



73097 Hwy 7

Stony Mountain, MB

\$299,900 | 3 BEDS | 2 BATHS | 1,160 SQ FT | LOT SIZE: 1.08 ACRES

A PRIVATE 1.08-ACRE RETREAT—HIDDEN FROM THE WORLD



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Surrounded by mature trees, this 1,160 sq. ft. bungalow offers privacy, space and endless potential. Featuring 3 bedrooms and 2 baths, hardwood floors and bright south-facing living and dining areas overlooking the beautiful yard. The home is ready for updating, offering an opportunity to create something truly special. A full unfinished basement, double detached garage, separate single garage and functioning well complete this rare Stony Mountain property.

INCLUSIONS

- Kenmore Refrigerator
- Kenmore Stove
- Dishwasher (Not Working)
- Washer
- Dryer
- Water Softener
- Garage Door Opener

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SPECIFICATIONS

- Style: Bungalow • Age: Older • Gross Taxes: \$3,704.59 • Net Taxes: \$2,104.59

MEASUREMENTS ——— MAIN FLOOR ———

Eat-in Kitchen: 13.17 x 9.92

- Vinyl Flooring
- East Facing Window
- Dual Stainless Steel Sink

Dining Room: 10.17 x 10.08

- Hardwood Flooring
- East Facing Window
- Cove Ceiling

Living Room: 13.75 x 17.58

- Hardwood Flooring
- South Facing Window w/ Opener
- Cove Ceiling

Main Bathroom: 4 Piece

- Tile Flooring
- Walk-in Shower/Tub
- Medicine Cabinet
- Fan

Primary Bedroom: 11.58 x 14.42

- Wall-to-Wall Carpet
- North & West Facing Windows
- Double Closet

Bedroom #2: 11.58 x 9.42

- Plywood Flooring
- West Facing Window
- Single Closet

Bedroom #3: 10.08 x 11.58

- Wall-to-Wall Carpet
- North Facing Window
- Double Closet

————— BASEMENT ———

Bathroom: 3 Piece

- Tile Flooring
- Jetted Tub
- Vanity

FEATURES

- Comfort Maker High Efficiency Furnace (2015)
- Zoning Memorandum 1996 Available
- Building Locations Certificate Available Dated 1996 Breezeway From Garage Removal
- Sump Pump
- 100 Amp Electrical Panel
- Central Air Conditioning (2015)
- Digital Water Softener
- Stucco Exterior
- Aluminum Soffits & Fascia
- PVC Windows
- Full Unfinished Basement
- Concrete Foundation
- Community & Well Water (Well Water for Lawn)
- Community Sewer
- Original Hardwood, Carpet, Vinyl & Tile Flooring
- 12' x 20' Single Detached Garage
- 16' x 24' Double Detached Garage
 - Power
 - Concrete Floor
- 10' x 24' Storage

