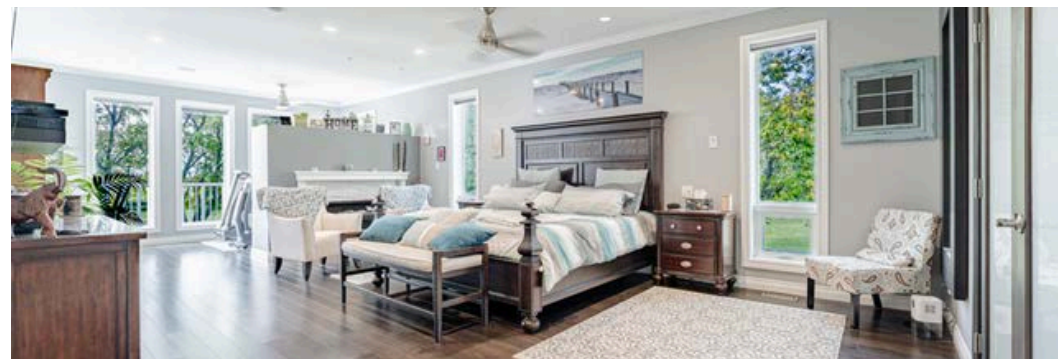




83146 Hwy 6
RM of Woodlands, MB

Luxury, Privacy and 11.36 Acres Under the Prairie Sky

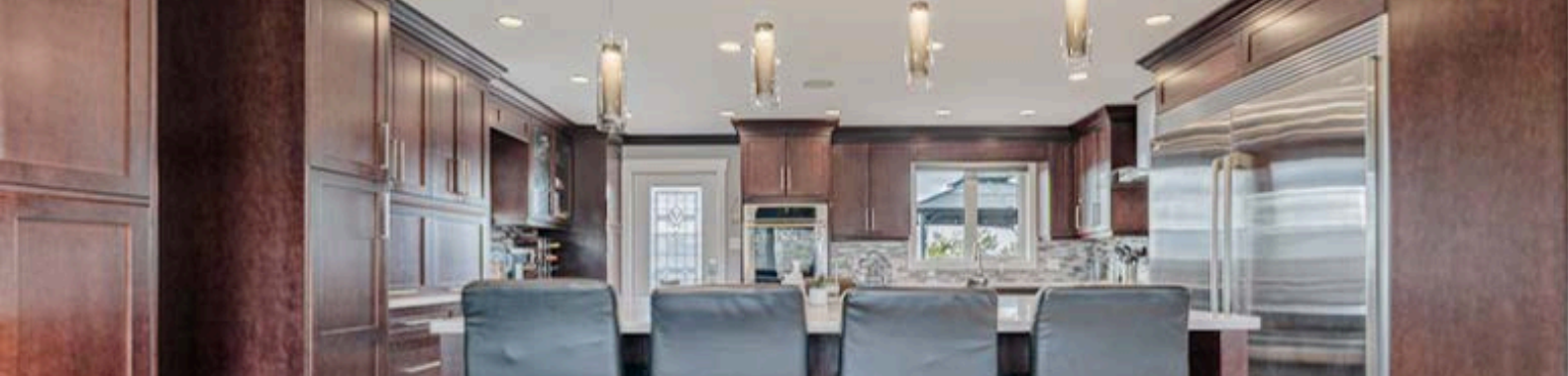
Tucked within a beautiful bluff north of Woodlands, this custom-built bungalow pairs peaceful country living with remarkable luxury, just 15 minutes from Warren. An extraordinary kitchen with an oversized island and beverage bar anchors the home, while the nearly 30-foot primary suite offers a fireplace, spectacular walk-in closet and spa-like ensuite. Smart-home features, a full basement, an oversized heated garage and massive solar energy system that can supply all the power required add comfort, convenience and efficiency. Step onto the wraparound deck or into the enclosed hot-tub retreat to watch the sun set over your own 11.36 private acres.

FOR MORE INFORMATION CALL OR TEXT:
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MCKILLOP
TEAM
RE/MAX Town & Country



ROOM FEATURES & DIMENSIONS:

Main	<u>Eat-in Kitchen</u> -Heated Ceramic Flooring (Own Thermostat) -Pot Lighting -5.17' x 7.5' Island w/ Overhead Pendulum Lighting, 4 Swivel Stools, Built-in Garbage Can, Reverse Osmosis Sink, Sharp Built-in Microwave, Electrical Outlets, Mix Master Shelves Popup to Hide, Spice Cabinet, Storage Area -Bar Sink -Roller Under Sink -Pullout Cupboard w/ Lights -Blanco Black 2-Sink Setup, Electrolux Glasstop Stove -Stainless Steel Hood Fan -Electrolux Double Ovens -Built In Samsung Stainless Dishwasher -5ft Electrolux Refrigerator w/ Freezer & Ice Maker -Reverse Osmosis to Entire Freezer & Water Cooler -Appliance Cabinet 4ft Wide, 18" Deep w/ 2 Outlets and Lights -Window Overlooking Deck -Slide Out Spice Drawer -Bar/Coffee Area w/ Granite Counter -Bar Cooler Professionally Installed -Cabinet Alcove w/ Undermount Lighting -Cabinet for Water Cooler -Door to Deck	16.08 x 17.92
Main	<u>Living Room</u> -Heated Ceramic Flooring (Own Thermostat) -Propane Fireplace w/ Stone Mantle -Built In Wall Unit -Smart Home Speakers in Ceiling -Pot Lighting -	11.33 x 18.33
Main	<u>5 Piece Main Bathroom</u> -Heated Cermic Flooring -2 Person Tile Glass Shower -Oval Air Tub -Vintage Vanity w/ 2 Sinks -Pot Lighting -Cove Ceiling -West Facing Window	13.42 x 7.42
Main	<u>Primary Bedroom</u> -Engineered Hardwood Flooring -5 Windows w/ Blinds -Ceiling Fan -Propane Fireplace -Gym Area -Pot Lighting -Ceiling Speakers -Garden Doors to Hot Tub & Deck	31.67 x 15.25
Main	<u>Primary Bedroom Walk-in Closet</u> -Engineered Hardwood Flooring -5ft Island -Built-in Ironing Board -Jewelry Shelf -Scarf & Tie Cabinet -10 Drawers, 24 Shelves for Shoes, Hats, Etc, Top Shelf for Luggage & Keepsakes -2 Large Mirrors -East Facing Window -Double French Doors	9.92 x 5.50
Main	<u>Bedroom #2</u> -Engineered Hardwood Flooring -Cove Ceiling -Single Closet -East Facing Window	10.17 x 9.17
Main	<u>Bedroom #3</u> -Engineered Hardwood Flooring -Double Closet -Built In Wardrobe -Cove Ceiling -Ceiling Speakers -East Facing Window	11.33 x 10.00
Bsmt	<u>Bedroom #4</u> -Vinyl Flooring -Egress Window -Suspended Ceiling -Walk In Closet	15.67 x 8.25
Bsmt	<u>Bedroom #5</u> -Vinyl Flooring -West Facing Egress Window	9.25 x 13.00
Bsmt	<u>Rec. Room</u> -Vinyl Flooring -Pot Lights -Suspended Ceiling -Brick Feature Wall -South Facing Window -Electrical Panel -Digital Water Softener -Broan Central Vacuum Canister -Marathon Hot Water Tank	25.58 x 19.08
Bsmt	<u>Storage Closet</u> -Suspended Ceiling	9.67 x 4.50
Bsmt	<u>4 Piece Bathroom</u> -Tile Flooring -Jetted Tub w/ Ceramic Backsplash -Angle Shower -Closet Storage for Washer/Dryer	9.75 x 9.50

INTRODUCING: 83146 Hwy 6 - RM of Woodlands, MB

 \$599,900	 1927 / 2015 ADDITION	 2,056 SQFT	 5 BEDS	 3 BATHS	 11.53 ACRES	 GROSS: \$5,659.48 NET: \$4,059.48
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HOME & PROPERTY FEATURES:

- Forced Air Electric Furnace
- Central Air Conditioning
- 200 Amp Electrical Panel
- Well Water
- Sump Pump
- Electric Hot Water Tank
- Digital Water Softener
- Central Vacuum (Beater Bar Not Working)
- Vinyl Exterior (2011 - 6" Wells Added On Top, 1 1/2" Styrofoam on Exterior + Tyveck)
- Doors and PVC Windows in the Original House, Including Adding 1-1/2" of Styrofoam Insulation on the Entire House Done in 2011
- New Addition, Including a Complete New Roof and Total Upper Floor Renovation Done in 2018/19
- Full - Fully Finished Basement
- Concrete Foundation
- Starlink Internet (Valley Fibre Coming Soon)
- Two Propane Fireplaces (Living Room & Primary Bedroom)
- Kitchen Cabinets (2011 by Netley Cabinetry)
- Engineered Hardwood, Tile & Vinyl Flooring
- 24' x 33' Double Detached Garage
 - Insulated
 - Heated
 - In-Floor Heat
 - 7 ½KW Electric Boiler
- Main Floor Completely Renovated
- Wrap-Around Deck w/ Outdoor Gazebo That Houses 6-Person Hot Tub (2yrs Old)
- Storage Trailer Box
- Solar Energy System
 - 50KW
 - 200 Amp System
 - Produces All Energy Required to Operate Homestead

INCLUSIONS:

- Refrigerator w/ Freezer & Icemaker
- Induction Stove
- Two Ovens
- Dishwasher
- Built-in Microwave
- Washer
- Dryer
- Power Blinds
- Reverse Osmosis
- Two Fireplaces
- Bar Fridge
- Whole Home Sound System

