



32 Ridge Road

RM of Rockwood, MB

\$599,900 | 3 BEDS | 3 BATHS | 1,750 SQ FT | LOT SIZE: 5 ACRES

Five Acres. A Heated Workshop. Endless Possibilities.



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Discover the space, privacy and freedom of acreage living in sought-after Oakwood Estates, just outside Stonewall. Loved by its original owners, this custom-built 1,750 sq. ft. bungalow offers three bedrooms, three bathrooms, an island kitchen and a full, partially finished basement ready for your ideas.

A standout feature is the impressive 36' x 30' garage/workshop with in-floor and forced-air heat, 220-volt service, a 30-amp RV outlet and convenient stairwell access to the basement. Outside, enjoy five spacious acres, a circular driveway, dedicated RV parking and a massive deck with plenty of room to relax and entertain.

The home is ready for cosmetic updates—an exciting opportunity to bring your own style to a well-built acreage and make it truly yours.

INCLUSIONS

- Refrigerator
- Built-in Oven
- Dishwasher
- Cook Top
- Microwave
- Two Sheds

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SPECIFICATIONS

- Style: Bungalow
- Age: 1997
- Gross Taxes: \$4,656.91
- Net Taxes: \$3,156.91

MEASUREMENTS ——— MAIN FLOOR ———

Eat-in Kitchen: 13.42 x 16.00

- Laminate Flooring
- Island
- Pantry

Dining Area: 11.58 x 10.33

- Laminate Flooring
- North Facing Windows

Living Room: 15.92 x 13.08

- Laminate Flooring
- Double Sided Gas Fireplace

Primary Bedroom: 15.67 x 10.67

- Walk-in Closet

Primary Ensuite: 5.00 x 9.67

- Unfinished

Sunroom: 14.92 x 11.25

- Laminate Flooring
- Double Sided Gas Fireplace
- North Facing Windows
- Garden Door to Deck

Bedroom #2: 11.33 x 9.75

- Laminate Flooring
- Double Closet
- South Facing Window

Bedroom #3: 12.67 x 9.67

- Laminate Flooring
- Double Closet
- South Facing Window

Main Bathroom: 7.67 x 6.00

Laundry Room: 19.08 x 4.92

————— BASEMENT ———

Rec. Room: 32.58 x 24.17

- Laminate Flooring
- Unfinished Ceiling

Hobby Room: 11.92 x 11.17

- Laminate Flooring
- Double Closet

Wine Making Room: 9.67 x 6.33

- Vinyl Flooring
- Access to Crawlspace Under Sunroom

Storage: 16.00 x 8.08

- Cold Room
- Door to Garage Stairs

Bathroom: 9.67 x 4.92

- 3 Piece
- Vinyl Flooring

FEATURES

- RUUD High Efficiency Forced Air Natural Gas Furnace
- Electronic Air Cleaner
- H.R.V.
- 200 Amp Electrical Panel
- 40 Gallon Electric Hot Water Tank (Newer)
- Novo Digital Water Softener (Newer)
- Central Vacuum
- Vinyl Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- Preserved Wood Basement - 2'x8' PWF Walls, PWF Sleeper Floor
- Natural Gas BBQ Supply
- 30' x 24' Composite Deck
- 10'x 12' Shed
- 10' x 24' Greenhouse/Shed
- 24' x 18' Concrete Patio
- 36' x 30' Triple Attached Garage:
 - 100 Amp Electrical Panel
 - 30 Amp RV Plug
 - 220 Volt Welder Plug
 - In-Floor Heat w/ Boiler
 - Boiler Overhead Heat
 - 12ft Ceiling
 - Stairs to Basement
 - Air Purifier
 - Three 10ft Overhead Doors
 - Floor Drain
- Hydro Average: \$375/mth (with Garage Heated All Winter)
- Natural Gas Average: \$65/mth

