



## 155155 Road 120 W, RM of Dauphin, R0L 2B0, Manitoba

### YOUR OWN PIECE OF PARADISE!

This 1200 SF 1 1/2 storey home with numerous outbuildings and a barn has all the makings of the perfect place to call home. Nothing but the sounds of nature surrounding your 3.1 acre yard site with well developed shelterbelt. The nicely renovated home has that modern farmhouse feel that your family is sure to enjoy. Lots of storage for RV's, boats or motor home/campers in the many outbuildings some with tin roofs and all in good shape. Good well and septic tank and mound. Garden space plus fruit trees (plum and apple). Updates include: 2012-Bathroom renovation, well dug, plumbing lines changed to pex, water softener and water heater, electrical panel updated to 200 amp; 2015-Valley Comfort wood electric furnace (current owner does not use wood part and has it decommissioned for insurance purposes); 2016-Deck, siding and exterior insulation, shingles and porch added; 2017-limestone driveway and deck; 2018-kitchen renovated, 2022-some upper kitchen cabinets and pantry added. Don't miss out...call today!

### MORE INFORMATION

#### Room Size Details

Kitchen 15.00 x 11.17 dishwasher and stove Living Room 14.75 x 11.25 hardwood flooring Bonus Room 11.33 x 8.67 Off living room; could be used as a bedroom Bedroom 11.25 x 11.08 Bathroom 4 piece Mud Room Off kitchen

#### Upper Floor Details

Upper Room 1 Name : Office/dressing room/sleeping area Upper Room 1 Features : Closet Upper Room 2 Name : Principle Bedroom Upper Room 2 Size : 11.08 x 11.25 Upper Room 2 Features : walk in closet

### BASE INFORMATION:

|        |                       |
|--------|-----------------------|
| Bed    | : 2                   |
| Bath   | : 1                   |
| Garage | : Double carport/shop |

### LAND INFORMATION:

|             |                       |
|-------------|-----------------------|
| Legal Land  | : Des NW31-26-20W     |
| Desc        |                       |
| Lot Size    | : 300' x 450'         |
| Frontpage   | : Concrete unfinished |
| Total acres | : 3.1                 |
| Square feet | : 1200                |

### BUILDING INFORMATION:

|                  |                            |
|------------------|----------------------------|
| Bedroom Suffix   | : Den                      |
| Possession       | : Negotiable               |
| Occupancy        | : Owner                    |
| Heat             | : Forced Air Wood Electric |
| N/A              | : 1/1/2                    |
| Year Built       | : 1949                     |
| Remodeled on     | : 2022                     |
| Number of Floors | : 2                        |
| Hydro Budget     | : 248.45                   |
| Property Tax     | : 2301.42                  |

### CONVENIENCE:



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