



9.3 Acres of SW9-26-23W, RM of Gilbert Plains, R0L 0X0, Manitoba

COUNTRY CHARM MEETS MODERN ELEGANCE

Don't let this acreage pass you by, it is one of a kind and has everything you have ever dreamed of in a country residence. The property has a mature yard, hooked to rural water and is situated on 9.3 acres in the RM of Gilbert Plains only minutes from town on a paved road with approx. 1/2 mile of gravel. The 3 bedroom, 2 bath, 2 story, 1887 sf home underwent a major renovation and an addition in 2013. The open concept kitchen and dining area have heated ceramic tile floors, quartz countertops, new appliances, white kitchen craft cabinets and a gorgeous island that will become the hub of the home. The living room has a stone feature wall with a built in electric fireplace. The laundry is located on the main floor and has access to the insulated attached single garage with heated floors. The heated ceramic tile floors run throughout the laundry, entrance, kitchen and dining area for that extra comfort. The 3 bedrooms are located on the upper level along with a 4 piece bathroom and walk in closet in the primary bedroom. The veranda has access from both the living room and kitchen and will soon become your newest favorite spot. There 5 - 2000 bushel bins, large barn with corrals, fenced pasture and a heated waterer that is connected to rural water or use the well located behind the barn. The home is heated with an electric forced air furnace and has central air. This is definitely a show stopper and will check all your boxes for that forever home. Directions: Go north on highway #274 for 5 miles turn west on Rd 151N for approx. 1/2 mile, its the second property on the north side of the road

MORE INFORMATION

Room Size Details

Eat in Kitchen 20.75 x 18.42 Heated Ceramic Tile Floor, White Kitchen Craft Cabinets, Glass Backsplash, Quartz Counter Tops, Fridge, Stove & Microwave (2020), Built in Dishwasher, Suspended Tile Ceiling, Access To Veranda Living Room 27.67 x 14.42 Stone Feature Wall with Electric Fireplace Insert, Large Windows and Access to the Veranda Laundry and Utility Room 16.50 x 5.50 Washer, Dryer, Heated Tile Floor, Window, Access to Attached Car Garage Entrance Way Heated Tile Floor, Opens to Kitchen, Double Closet, Pantry Bathroom 3 Piece Closet, Corner Shower

Upper Floor Details

Upper Room 1 Name : Primary Bedroom Upper Room 1 Size : 13.25 x 9.67 Upper Room 1 Features : Carpet, Closet, Walk in Closet, Window Upper Room 2 Name : Bedroom Upper Room 2 Size : 9.00 x 12.08 Upper Room 2 Features : Carpet, Window, Wardrobe Cupboard Upper Room 3 Name : Bedroom Upper Room 3 Size : 11.25 x 9.67 Upper Room 3 Features : Carpet, Window, Closet Upper Room 4 Name : Bathroom Upper Room 4 Size : 4 Piece Upper Room 4 Features : Lino, Window, Closet

BASE INFORMATION:

Bed	: 3
Bath	: 2
Garage	: Single Attached with Heated Floors

LAND INFORMATION:

Legal Land	: 9.3 Acres of SW 9-26-23W
Desc	
Frontpage	: Concrete - Unfinished
Total acres	: 9.3
Square feet	: 1887

BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Owner
Heat	: Forced Air Electric Furnace, Baseboards
N/A	: 2 Story
Remodeled on	: 2021
Number of Floors	: 2
Hydro Budget	: 265
Property Tax	: 3304.87

CONVENIENCE:

Name **Karen Gryba**
Phone 204-638-2597

