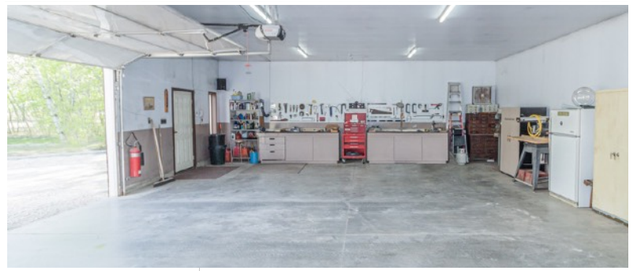
70032 Meridian Road - RM of Rosser, MB

Features of this listing:

- Heated & Cooled by: Well-to-Well Geothermal w/ Forced Air Electric Furnace
- Heat Recovery Ventilator
- Hydro Budget: $160/mth (Average)
- 200 Amp Electrical Panel (w/ Subpanel, All Copper Wiring)
- All Lights, Fixtures, Plugs & Switches Upgraded
- 40 Gallon Electric Hot Water Tank (2021)
- Central Vacuum (Main Floor & Basement)
- Built-in Wood Burning Fireplace w/ Stone Hearth (Two Air Intakes & Two Heat Outlets w/ Flue Cap - Must Be Removed)
- Oak Kitchen Cabinets
- Porcelain Tile & Exotic Brazilian Hardwood Flooring Throughout (2015)
- Oak Kitchen Cabinets
- Stone Exterior Finish
- Asphalt Shingles
- Aluminum Soffits & Fascia
- Triple Pane Wood Framed Windows
- Unfinished Part Basement
- Concrete Foundation on Piles
- Community Water
- Well Water (Two Wells; Geothermal & Lawn Service)
- Septic Tank/Field (Pro Pumper Septic)
- Newer Front & Rear Doors + Newer Garden Door
- Security System (Local Alarm Only w/ Door & Motion Sensors)
- Cell Phone Booster
- 3x Hardwired Smoke Detectors
- 420 sq.ft. Composite Rear Deck
- 42’ x 30’ Triple Detached Garage/Shop:
  - Insulated, Gyprock & Heated
  - 100 Amp Electrical Panel
  - Hard Phone Line
  - Alarm System
  - 60 Gal. Air Compressor w/ Piping & 4 Air Outlets Throughout Shop
  - 10’ Ceiling
  - 1x 3’ Man Door
  - 2x 8’x10’ Insulated O.H. Doors (One w/ Remote)
  - 6x 4’ Cold Weather Fluorescent Lighting
  - 2x6 Stud Walls
  - Metal Roof & Siding

This Home Includes:

- Refrigerator
- Cooktop
- Built-in Oven
- Dishwasher
- Built-in Microwave
- Washer
- Dryer
- Window Coverings
- Blinds
- Central Vac. + Attachments
- Built-in Fireplace
- Garage Door Opener(s) + Remote(s)
- Satellite Dish Only
- Cellular Booster
- Local Alarm System
- 60 Gal Air Compressor



Scan The QR Code To View Our 3D Tour & More!

Brandt McKillop
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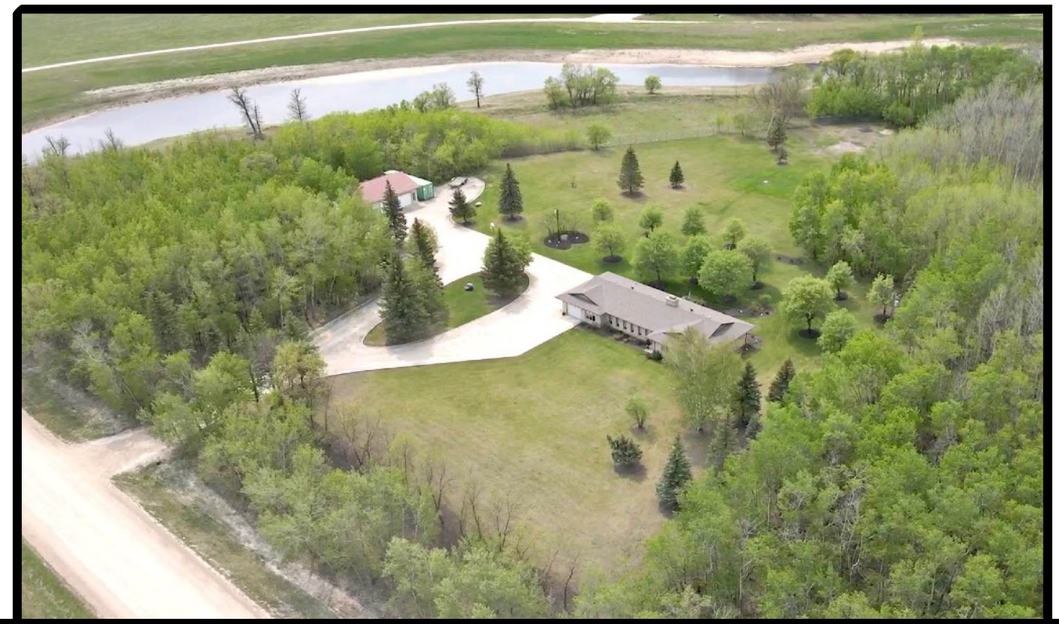
Call/Text: 1-204-782-8869

The information contained herein has been obtained through sources deemed reliable by The McKillop Team and RE/MAX Town & Country but cannot be guaranteed as to its accuracy. We recommend to the buyer that any information of special interest should be obtained through independent verification.
ALL MEASUREMENTS ARE APPROXIMATE.

Welcome



70032 Meridian Road

RM of Rosser, MB

Square Footage: 2318
Lot Size: 5.78 Acres
Bedrooms: 4
Bathrooms: 2.5

Style: Bungalow
Basement: Part Unfinished
Year Built: 1985
Gross Taxes: $3,391.79

Price: $699,900

DISCOVER YOUR DREAM HOME IN A COUNTRY PARADISE JUST MINUTES FROM THE PERIMETER!!

THIS STRIKING RANCH BUNGALOW NESTLED ON A PRIVATE 5.78-ACRE LOT OFFERS 4 BEDROOMS, A FULLY EQUIPPED 42 X 30 SHOP, AND METICULOUSLY CARED-FOR GROUNDS. WITH HIGH-QUALITY WORKMANSHIP, SUBSTANTIAL UPGRADES, AND EVIDENT PRIDE OF OWNERSHIP FROM THE ORIGINAL OWNERS, THIS HOME IS A TRUE GEM.

Main Floor

Kitchen: 13.00 x 12.83
- ☑ Porcelain Tile Flooring (2015)
- ☑ Updated Cabinets & Hardware w/ Soft Close Features
- ☑ Granite Countertops
- ☑ Under Mount Dual Stainless Steel Sink w/ New Faucet
- ☑ Stone & Steel Backsplash
- ☑ Newer Fridge w/ Ice Maker
- ☑ Built-in Oven & Microwave
- ☑ Smooth Top Cook Top w/ Exhaust Fan
- ☑ Dishwasher

Dining Room: 20.83 x 12.83
- ☑ Porcelain Tile Flooring (2015)
- ☑ Large Window Facing Back Yard
- ☑ Built-in Fireplace w/ Stone Hearth
- ☑ Open to Kitchen
- ☑ Garden Doors to Rear Deck & Yard

Living Room: 21.92 x 13.17
- ☑ Exotic Brazilian Hardwood Flooring (2015) - Sunken
- ☑ Four Large Windows Overlooking Front Yard & Drive
- ☑ Door to Front Entrance
- ☑ Doorway to Kitchen & Dining
- ☑ Hallway to Bedrooms & Bathroom

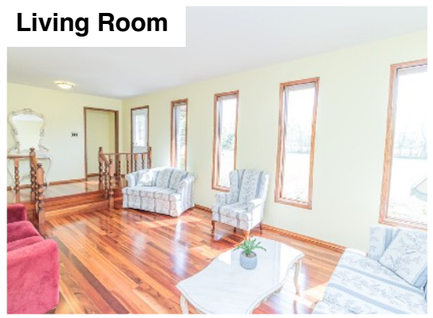
Family Room: 21.00 x 19.67
- ☑ Exotic Brazilian Hardwood Flooring (2015)
- ☑ Large Windows Overlooking Front Yard & Drive
- ☑ Stairs to Unfinished Part Basement
- ☑ Doorway to Kitchen

4 Piece Main Bathroom: 4.83 x 7.67
- ☑ Porcelain Tile Flooring (2015)
- ☑ New Granite Countertops w/ Under Mount Sink & Faucet
- ☑ Updated Cabinets & Hardware
- ☑ Newer High Standing Low Flush Toilet w/ Easy Cleaning Smooth Sides & Soft Close Lid
- ☑ Newer Towel & Toilet Paper Holders
- ☑ Built-in Tub & Shower

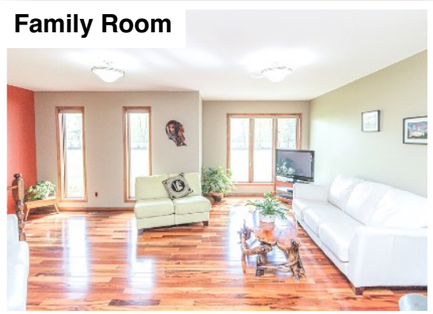
Kitchen

Dining Room

Living Room



Family Room



Main Floor

Primary Bedroom: 13.33 x 11.58
- ☑ Exotic Brazilian Hardwood Flooring (2015)
- ☑ Large Window Overlooking Front Yard
- ☑ Walk-in Closet

3 Piece Ensuite Bathroom: 6.58 x 8.00
- ☑ Porcelain Tile Flooring (2015)
- ☑ New Granite Countertops w/ Under Mount Sink & Faucet
- ☑ Updated Cabinets & Hardware
- ☑ Newer High Standing Low Flush Toilet w/ Easy Cleaning Smooth Sides & Soft Close Lid
- ☑ Newer Towel & Toilet Paper Holders
- ☑ Built-in Shower

2 Piece Bathroom: 5.50 x 4.75
- ☑ Porcelain Tile Flooring (2015)
- ☑ New Granite Countertops w/ Under Mount Sink & Faucet
- ☑ Updated Cabinets & Hardware
- ☑ Newer High Standing Low Flush Toilet w/ Easy Cleaning Smooth Sides & Soft Close Lid
- ☑ Newer Towel & Toilet Paper Holders

Bedroom #2: 10.00 x 9.83
- ☑ Exotic Brazilian Hardwood Flooring (2015)
- ☑ Double Closet

Bedroom #3: 10.83 x 9.17
- ☑ Exotic Brazilian Hardwood Flooring (2015)
- ☑ Double Closet

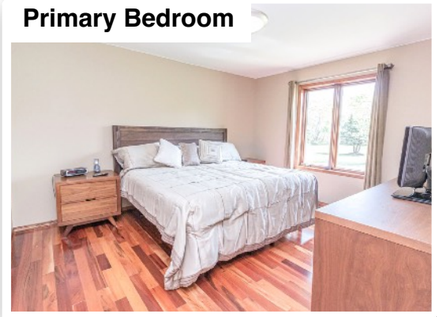
Bedroom #4: 10.83 x 10.17
- ☑ Exotic Brazilian Hardwood Flooring (2015)
- ☑ Double Closet

Laundry/Sewing/Crafts Room: 10.58 x 9.17
- ☑ Porcelain Tile Flooring (2015)
- ☑ Built-in Storage & Workplace
- ☑ All Cabinets Updated + New Doors & Hardware w/ Soft Closing Features
- ☑ Original Countertop
- ☑ Newer Washer & Dryer

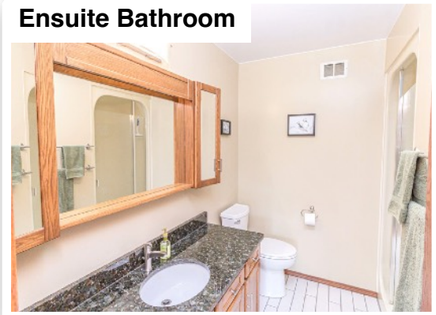
Basement

Utility: 22.17 x 12.83

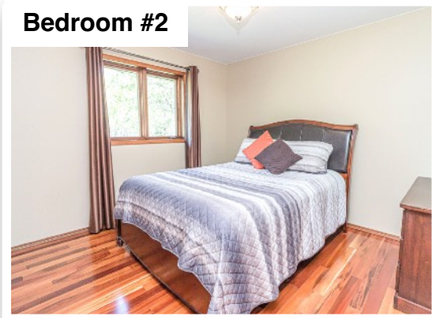
Primary Bedroom



Ensuite Bathroom



Bedroom #2



Laundry/Crafts Room