



## Things to Remember

Some photos have been virtually staged to showcase potential furniture placement.



Scan the QR code to see more!



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1-333 Main Street, BOX 1146, Stonewall, Manitoba R0C2Z0

**204-467-8000 mckillop.ca**



## 80051 Hwy #7 - RM of Rockwood



3 Beds

2.5 Baths

1336 sqft

Lot: 148.83 Acres

**\$1,200,000**

Taxes: \$3,699.22

Basement: Fully Finished

Age: 1989

Garage: Double Attached



**FARM INVESTMENT OPPORTUNITY:**  
**148.83 ACRES JUST NORTH OF STONEWALL ON HWY #7!!**

Top quality farm land with a solid 1 owner 3 bedroom home with oversized 26'x30' double attached garage on an approximate 4 acre yard site. Already separated into 2 titles; 72.83 acres including the yard site and 76 acres.



## Property Features

- Newer Forced Air Electric/Wood Furnace (*Wood portion unused*)
- Sump Pump
- 200 Amp Electrical Panel
- Central A/C
- 60 Gallon Electric Hot Water Tank
- Water Softener (*Currently unplugged - working condition unknown*)
- Copper Water Lines & ABS Drains
- Stucco & Stone Exterior Finish
- Metal Roof
- Aluminum Soffits & Fascia
- Triple Pane Wood Framed Windows
- Fully Finished Basement
- Concrete Foundation
- Well Water
- Ejector Sewer (*Owner will provide MB Conservation exemption certificate*)
- Oak Kitchen Cabinets
- Carpet, Vinyl & Tile Flooring Throughout
- 26' x 30' Attached Garage
  - Insulated
  - Drywall
  - Unheated
  - 8' Overhead Doors
  - 10' Ceiling

## Neighbourhood

The Rural Municipality (RM) of Rockwood offers a picturesque blend of natural beauty and rural charm. Nestled in the heart of the Interlake region, the area boasts sprawling landscapes, pristine lakes, and lush forests, providing residents with ample opportunities for outdoor activities such as hiking, fishing, and boating. With a close-knit community and a peaceful atmosphere, the RM of Rockwood is known for its inviting and friendly environment, making it a desirable place to call home for those seeking a tranquil and idyllic lifestyle in the Canadian prairies.



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## Room Dimensions

Floor	Room Type	Dimensions
Main	Kitchen	11.17 x 8.83
Main	Dining Room	15.33 x 10.92
Main	Living Room	19.00 x 11.92
Main	4 Piece Bathroom	11.83 x 5.00
Main	Primary Bedroom	13.00 x 11.83
Main	Bedroom	10.00 x 9.33
Main	Bedroom	10.42 x 9.33
Main	Mud Room	11.25 x 5.50
Main	Bathroom	2 Piece
Basement	Rec Room	32.42 x 24.08
Basement	Hobby Room	10.25 x 5.08
Basement	3 Piece Bathroom	7.33 x 6.58
Basement	Utility Room	14.08 x 10.25
Basement	Storage Room	13.00 x 11.83

## Included in Purchase Price

- ✓ Refrigerator
- ✓ Stove
- ✓ Dishwasher
- ✓ Washer
- ✓ Dryer



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