



FOR MORE INFORMATION CALL OR TEXT:
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73163 Road 1W
Grosse Isle, MB

Beautifully Treed Acreage – Peaceful, Pristine & Close to the City!

Meticulously cared for by its original owner, this 2.66-acre property offers privacy, mature trees, and unbeatable location just off Hwy 6—only 17 km to the Perimeter. The 1080 sq.ft. home features 2 bedrooms, 2 bathrooms, a full finished basement, and energy-efficient geothermal heating and cooling. Enjoy the 3-season sunroom, large deck, powered garden shed, and an impressive 14x26 workshop plus an oversized double garage. Minutes to Stonewall, Warren and just off Highway #6—this is the country lifestyle you've been waiting for!





INTRODUCING:
73163 Road 1W - Grosse Isle, MB

\$399,900

1973

1,080 SQFT

2 BEDS

2 BATHS

2.66 ACRES

GROSS: \$2,888.24
NET: \$1,924.88

ROOM FEATURES & DIMENSIONS:

Main	<u>Eat-in Kitchen</u> -Tile Flooring -North & East Facing Windows	18.92 x 12.75
Main	<u>Dining Room</u> -Laminate Flooring -West Facing Picture Window	13.83 x 10.00
Main	<u>Living Room</u> -Laminate Flooring -West Facing Picture Window	15.25 x 13.17
Main	<u>Main Bathroom</u> -Vinyl Flooring -Tub/Shower Combo	4 Piece
Main	<u>Primary Bedroom</u> -Wall-to-Wall Carpet Flooring -Double Closet -East Facing Window	12.92 x 9.67
Main	<u>Bedroom #2</u> -Wall-to-Wall Carpet Flooring -Double Closet -West Facing Window -Currently Setup as an Office	10.33 x 9.92
Main	<u>3 Season Sunroom</u> -Carpet Flooring	10.00 x 12.00
Bsmt	<u>Laundry Room</u> -Concrete Floor -Storage Shelves -Florescent Lighting -Utilities Located Here; Furnace, Well Access, Etc.	14.58 x 10.50
Bsmt	<u>Rec. Room</u> -Carpet Flooring -Suspended Ceiling -Florescent Lighting -Dry Bar	21.58 x 21.17
Bsmt	<u>Hobby Room</u> -Carpet Flooring -Setup as a Bedroom with No Window	11.58 x 11.08



HOME & PROPERTY FEATURES:

- Geothermal Closed Loop Forced Air Furnace & Central A/C (Closed Loop Guaranteed for 50 Years)
 - Note: Heat Turned Down from Jan 15-Mar 31
 - Hydro Budget: \$116/mth
 - 200 Amp Electrical Panel
 - 40 Gallon Electric Hot Water Tank
 - Digital Water Softener
 - Oak Kitchen Cabinets
 - Laminate, Carpet, Tile & Vinyl Flooring
 - Vinyl Exterior
- Aluminum Soffits & Fascia
 - PVC & Wood Framed Windows
 - Fully Finished Basement
 - Concrete Foundation
 - Well Water (Well House Door Beside H.W.T.)
 - Septic Tank/Field
 - 24' x 28' Detached Garage (Insulated & Lined)
 - 14' x 26' Detached Garage (Insulated & Lined)
 - Property is Landscaped w/ 20' x 12' Deck
- 2018 JD Lawn Tractor, 2016 Sears Snowblower, 2014 Rototiller & 2020 Cart Package Available for \$3000

INCLUSIONS:

- 2x Refrigerators
 - Stove
 - Dishwasher
 - Water Softener
- Washer
 - Dryer
 - Window Coverings
 - Blinds
- Garage Door Opener(s) + Remote(s)
 - Shed
 - Electric Fireplace (Heater Not Working)

