

2 Birch Street

Stonewall, MB

\$284,900 | 4 BEDS | 2 BATHS | 1,520 SQFT | LOT SIZE: 60' x 120'

Modern Living on a Dream Lot



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Welcome to this beautifully maintained 1520 sqft mobile home built in 2021 set on a spacious 60' x 120' lot, offering the perfect blend of modern comfort and outdoor living. Featuring 4 bedrooms and 2 full bathrooms, this bright and open-concept home is designed for both everyday living and entertaining. The stylish kitchen boasts maple cabinetry, included stainless appliances (+ Freezer & small fridge) and flows seamlessly into the spacious living room with electric fireplace and dining area, all highlighted by durable vinyl flooring and an abundance of natural light.

Step outside and enjoy everything this property has to offer—from the cozy fire pit area with pergola to the 8'x8' front and rear decks, perfect for relaxing or hosting guests. The 18'x10' she-shed with covered front porch & baseboard heat has 2 lofts that adds a unique and versatile space, while the 9'x15' metal-clad shed provides plenty of storage. Pet lovers will appreciate the 12'x12' chain link dog run, and the large yard offers endless possibilities.

INCLUSIONS

- Refrigerator
- Stove
- Dishwasher
- Built-in Microwave
- Washer
- Dryer
- Window Coverings
- Blinds
- Sheds
- Beer Fridge
- Electric Fireplace

SPECIFICATIONS

- Style: Mobile Home
- Built: 2021
- Lot Fee: \$589/mth

MEASUREMENTS

Eat-in Kitchen: 12.25 x 10.50

Dining Room: 9.17 x 11.33

Living Room: 15.08 x 18.58

Main Bathroom: 4 Piece

Primary Bedroom: 14.08 x 11.75

Bedroom #2: 9.17 x 10.75

Bedroom #3: 9.17 x 12.50

Bedroom #4: 9.17 x 9.17

Laundry: 9.00 x 10.00

FEATURES

- Forced air electric furnace
- Heat recovery ventilator (HRV)
- Hydro budget: \$215/mth
- 200 Amp electric panel
- Central A/C
- 40 gallon electric hot water tank
- Vinyl exterior
- Asphalt shingles
- Aluminum soffits & fascia
- PVC windows
- Community water
- Septic tank
- Electric fireplace
- Maple kitchen cabinets
- Vinyl flooring
- Privacy fencing
- 18' x 10' she shed
 - Loft + storage loft
 - Covered front porch
 - Metal clad roof
 - Baseboard heating
 - Vinyl flooring
- 9' x 15' metal clad shed
- 12' x 12' dog run w/ chainlink
- Fire pit area w/ pergola
- 8' x 8' front deck
- 8' x 8' rear deck

