

75125 Old Hwy 7

Stony Mountain, MB

\$599,900 | 4 BEDS | 2 BATHS | 2,475 SQFT | LOT SIZE: 5.65 ACRES

Space, Privacy & Endless Potential



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Welcome to 75125 (Old) HWY 7, to our community members you will recognize this property as 'The Mosquito Ranch' - 5.65 acres just outside Stonewall and Stony Mountain, only 5 min from the North Perimeter. This 2,475 sq ft two-storey home, is ready for your personal touch it offers 4 bedrooms and 2 full bathrooms, highlighted by a spacious primary bedroom with private outdoor access with above ground pool & fenced in area. The kitchen's wood-burning stove creates a warm, rustic feel, while a second wood stove/fireplace anchors the living room. The property is fully equipped for rural living or hobby use, featuring: Massive 8' chain-link dog run, 2.5 acres of fenced pasture, orchard (cherry, plum, apple & Saskatoon), 9x9 Barn & 25x40 airplane hanger for unique storage. What sets this property apart from the rest is the 3 metal clad Quonsets all with concrete floor, each with their own panels for power (not insulated) 100x40, 100x40, 40x40. Some updates include: roof 2021, siding 2021, plumbing 2021, electrical 2020 & well 2016. Whether you're looking for a hobby farm, workshop space, or simply room to breathe – this property delivers. This property is being sold in as in condition.

INCLUSIONS

- Refrigerator
- Wood Burning Stove
- Washer
- Dryer
- Window Coverings
- Blinds
- Wood Stove
- Supplies for Home/Flooring

SPECIFICATIONS

- Style: 2 Storey
- Built: 1940 / 2015
- Gross Taxes: \$3,428.94

MEASUREMENTS ——— MAIN FLOOR

Kitchen: 18.42 x 12.17

- Kitchen Queen Wood-Burning Stove
- Vinyl Flooring
- PVC Windows

Dining Room: 13.42 x 15.00

- Vinyl Flooring
- French Doors to Front Deck

Living Room: 33.17 x 14.83

- Vinyl Flooring
- Wood Stove
- PVC Windows

Main Bathroom: 4 Piece

Primary Bedroom: 11.58 x 13.17

- Vinyl Flooring
- Double Closet
- Door to Private Fenced Area
- PVC Window

Laundry Room: 6.17 x 9.33

————— SECOND FLOOR

Bedroom #2: 15.08 x 10.33

- Vinyl Flooring
- Single Closet
- PVC Window

Bedroom #3: 9.42 x 8.33

- Vinyl Flooring
- Single Closet
- PVC Window

Bedroom #4: 7.83 x 12.42

- Vinyl Flooring
- PVC Window

FEATURES

- Heated by Forced Air Electric Furnace (10 Year)
- Hydro Budget: \$260-\$310/mth
- 200 Amp Electrical Panel
- 30 Gallon Electric Hot Water Tank
- Vinyl Siding Exterior (2021)
- Asphalt Shingles (2021)
- Aluminum Soffits & Fascia (2021)
- Skirting (2022)
- PVC Windows
- Partial Unfinished Basement
- Concrete Foundation
- Well Water (10 Year)
- Septic Holding Tank
- Wood Stove
- Wood Burning Stove
- Vinyl Flooring
- Property is Landscaped with Deck
- Extra Large Dog Run w/ 8ft Chainlink
- Front Orchard - Cherry, Plum, Apple & Saskatoon
- 2.5 Acres of Barbed Wire Pasture
- Above Ground Pool
- Plumbing in 2021
- Electrical in 2020
- 100' x 40' Quonset
 - Concrete Floor
 - Power Panel
- 100' x 40' Quonset
 - Concrete Floor
 - Power
- 40' x 40' Quonset
 - Concrete Floor
 - Power
- 25' x 40' Airplane Hanger
- 6' x 6' Barn