



# 9002 W Road 69N

RM of Rosser, MB

\$449,900 | 3 BEDS | 1 BATH | 1,200 SQ FT | LOT SIZE: 4 ACRES

Where Country Living Feels Effortless



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All the charm of a classic country home... without the upkeep.

Set on 4 beautifully manicured acres, this fully rebuilt 2-storey blends timeless character with modern finishes, efficiency, and peace of mind.

Enjoy 3 bedrooms, a full basement, inviting outdoor spaces, and room to live the lifestyle you've been thinking about.

Just 23 minutes from the Perimeter—close enough for convenience, far enough to truly unwind.

## INCLUSIONS

- Samsung Refrigerator
- Samsung Stove
- Bosch Dishwasher
- LG Washer
- LG Dryer
- Central Vac. + Filters
- Window Coverings
- Blinds
- Window Tub & Washer Brush
- Garage Door Opener & 2x Remotes
- Treadmill
- Primary Bedroom TV Mount
- Freestanding Storage in Mudroom, Bedroom 2 & Laundry Room
- Basement Bookshelf

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# SPECIFICATIONS

- Style: 2 Storey
- Age: 1928 (approx.) - Completely Upgraded 1995-2022
- Gross Taxes: \$1,363.91
- Net Taxes: \$471.92

# MEASUREMENTS

## MAIN FLOOR

### **Kitchen: 9.83 x 9.25**

- Plank Flooring
- Dual Stainless Steel Sink
- Newer Cabinets
- North & West Facing Windows

### **Dining Room: 11.33 x 10.33**

- Plank Flooring
- Coffee Bar
- Newer Fixtures
- West & South Facing Windows

### **Living Room: 11.08 x 18.00**

- Plank Flooring
- Wall Air - Mini Split A/C
- French Doors to Dining Room
- North, East & South Facing Windows w/ Blinds

### **Mudroom: 13.75 x 7.42**

- Concrete Flooring
- Main Door to Backyard
- All Freestanding Storage Included

## SECOND FLOOR

### **Primary Bedroom: 13.33 x 9.25**

- Plank Flooring
- Single Wide Closet w/ Double Sliding Doors
- Light Dimmer Switch
- East & South Facing Windows

### **Bedroom 2: 11.25 x 9.17**

- Plank Flooring
- Single Wide Closet w/ Double Sliding Doors
- Freestanding Storage Included
- North & East Facing Windows

### **Bedroom 2: 13.33 x 9.25**

- Plank Flooring
- Single Wide Closet (No Doors)
- South & West Facing Windows

## BASEMENT

### **Laundry Room: 12.00 x 11.00**

- Concrete & Plank Flooring
- Sink

### **Rec. Room: 10.25 x 10.67**

- Plank Flooring
- Wood Ceiling
- Built-in Drawers
- Thermostat

### **Hobby Room: 10.42 x 6.25**

- Plank Flooring
- Wood Ceiling
- South Facing Window

# FEATURES

- Nortron Forced Air Electric Furnace
- Mini Split A/C Unit & Heat Pump
- Electric Hot Water Tank
- Nadair Central Vac w/ Filters Included
- Luxury Vinyl Plank Flooring
- Vinyl and Aluminum Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Full - Partially Finished Basement
- Concrete Foundation
- Community Water
- Septic Tank & Field
- Xplore Internet (P2P WiFi 50GB - \$70/mth)
- All LED Lighting
- Ubiquiti Wifi System & Network
  - Provides Coverage to House, Yard & Garage
  - Runs Security Cameras, Water Monitoring, & Smart Switches
  - System Can Remain, but Requires Technically Inclined Individual to Maintain
- Radon Mitigation System
- Twin Sump Pumps
- Hardwired Smoke Alarms
- Cell Signal Booster (2x Indoor Antennas, 1 Outdoor)
- Security Camera System (No Monthly Fee)
- Smart Switches
  - WiFi Connected & App Controlled
  - For Lights at Front & Back Door, Kitchen Sink, Basement, Xmas Lights, etc.
- Water Monitor: Moen Flo Smart Water Shutoff
  - Monitors Usage & Detects Issues
  - Performs Daily Leak Test and Will Alert via Text & Phone Call + Shutoff Water Line If There's a Problem
  - Sump Pumps Are Monitored & Watches Levels and Cycles - Alerts If Issues Detected
  - Moen Has Additional Detectors You Can Get & Place In Any Location
  - Some Insurance Companies Provide Discounts for Having This System

# FEATURES — continued...

- Portable Generator (Available for Sale)
  - On a Wagon
  - Connects to Outdoor Plug
  - Can Power U.P.S.
- Uninterruptable Power Supply (U.P.S.)
  - Provides Continuous 120VAC for Certain Loads
  - Automatically Switches to Battery Power Instantly if Main Power Goes Out
  - Will Run for 2-5 Hours (Load Dependent. Portable Generator Can Power UPS if Outage Lasts Longer)
- Whole Home Circulation Fan
  - Runs Quiet & Continuously to Draw Air Out of Bedrooms and Circulate Within House.
  - Balances Temperature in Home
- 2x Mini-Split Heat Pump & A/C, Cooling Only
  - Works to -27c
  - Central Electric Furnace is Backup & Kicks-in on Coldest Days of Winter
  - Operates as Air Conditioner During Summer
  - Cools 2<sup>nd</sup> Floor for Better Sleeping
- Insulation Values
  - Attic R58
  - Walls R20
- Windows
  - 2<sup>nd</sup> Floor Dual Pane PVC
  - Main Floor Triple Pane PVC
  - Basement Dual Pane PVC
- Extra Large 24' x 28' Double Detached Garage
  - Insulated (R20 Walls, R20 Ceiling, Insulated OH Door)
  - Vapour Barrier
  - Drywall
  - Metal Clad Ceiling
- Property is Private and Landscaped w/ 10' x 36' Patio
- 30' x 45' Fenced Garden Area
- Outdoor Bathroom: 8.17' x 8.17'
- Cabana: 10.92' x 12.17'
- Shed: 10.17' x 8.17'
- Shed: 13.33' x 11.33'

*Ask about equipment available for purchase.*

