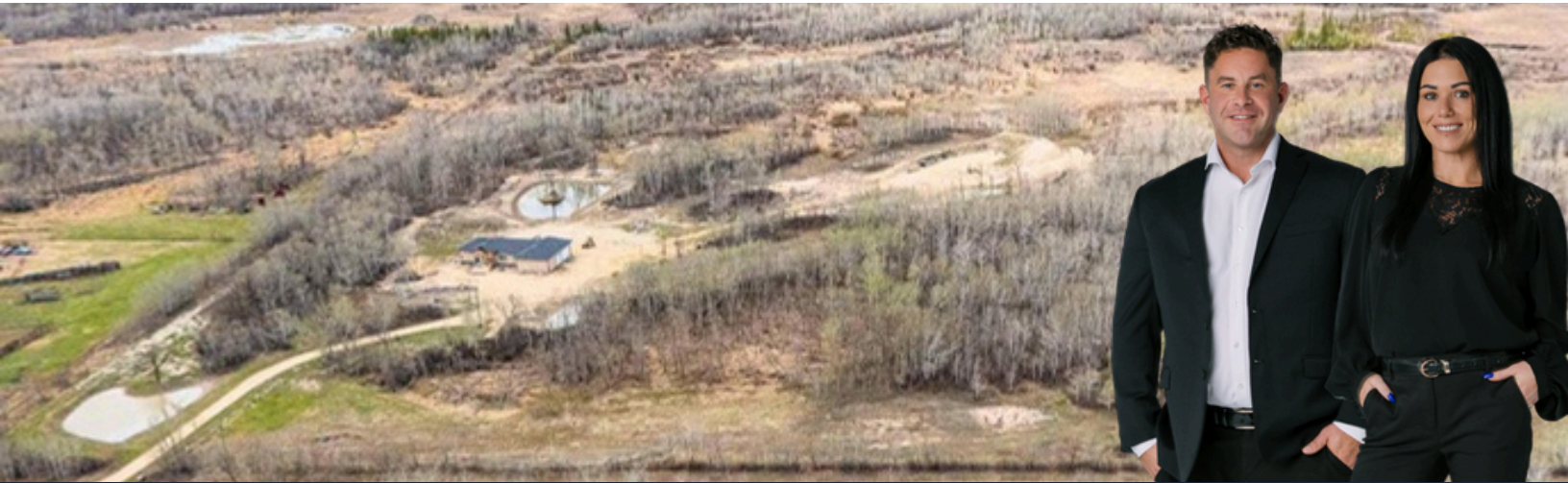


98084 Road 98N

Teulon, MB

\$699,900 | 4 BEDS | 3 BATHS | 1,570 SQFT | LOT SIZE: 160 ACRES

Modern Luxury Hidden On 160 Acres



mattmckillop@remaxinterlake.ca
204-770-2354

alyciadawson@remaxinterlake.ca
204-461-3225

Escape to unmatched privacy with this exclusive 160 acre retreat located at the very end of the road. A truly one-of-a-kind property offering modern comfort, incredible outdoor lifestyle opportunities, and exceptional hunting right out your back door. This spacious 1,570 sq ft home features 4 bedrooms and 3 bathrooms with a bright open-concept design, oversized island with breakfast bar, formal dining area, and included appliances. The huge primary suite offers a luxurious modern ensuite complete with a 2-person air tub, his & hers sinks, and walk-in closet.

Built for both entertainment and security, the home also includes a dedicated theatre room with seating, surround sound system, and more, plus a 5' x 6' panic room with walk-in gun safe. Outside, enjoy the triple attached garage, private shooting range, multiple ponds and endless space to explore, hunt, and relax in complete seclusion. Furniture and machinery are negotiable. An extraordinary must-see property offering luxury, privacy, and recreation all in one exclusive package.

INCLUSIONS

- Refrigerator
- Washer
- Water Softener
- Blinds
- Stove
- Dryer
- Reverse Osmosis
- Garage Door Openers & Remotes
- Dishwasher
- Giant Microwave
- Window Coverings

SPECIFICATIONS

- Style: Bungalow
- Built: 2015
- Gross Taxes: \$2,394.96

MEASUREMENTS ————— MAIN FLOOR —————

Kitchen: 13.33 x 12.25

- Extra Large Island w/ Breakfast Bar

Dining Room: 14.00 x 13.08

- Extra Large Formal Dining Room

Living Room: 15.42 x 16.00

- Wood Burning Fireplace w/ Stone Hearth

Main Bathroom: 4 Piece

Primary Bedroom: 14.08 x 11.75

Ensuite Bathroom: 10.00 x 11.00

Bedroom #2: 10.00 x 9.87

- Double Closet

- Custom Built Walk-in Off Ensuite

- 2 Person Air Tub
- His & Hers Sinks
- Standing Shower

————— BASEMENT —————

Bedroom #3: 14.33 x 9.42

- Double Closet

Bedroom #4: 10.25 x 13.58

- Walk-in Closet

Laundry Room: 15.25 x 9.08

Rec. Room: 18.17 x 16.08

- Suspended Ceiling

Theatre Room: 22.33 x 14.75

- Theatre Seating
- Rear Bar & Stools
- Complete Surround System
- Wall Sconces & Pot Lighting

Bathroom: 4 Piece

FEATURES

- Forced air electric furnace & in-floor heat in basement
- Heat recovery ventilator (HRV)
- Sump pump
- 200 amp electrical panel for home
- 200 amp electrical panel for garage
- Central air conditioning
- 60 gallon electric hot water tank
- Digital water softener
- Stucco exterior
- Asphalt shingles
- Aluminum soffits & fascia
- PVC windows
- Fully finished basement w/ polished concrete floors w/ in-floor heat
- Concrete foundation
- Well water
- Reverse osmosis
- Septic tank/field
- Wood burning fireplace
- Maple kitchen cabinets
- Laminate & tile flooring
- Security alarm system w/ 4 cameras
- Pot lighting throughout
- All furniture is negotiable
- 5' x 6' panic room w/ walk-in gun safe
 - 6 inch concrete walls w/ steel mesh ceiling
- 28' x 50' triple attached garage
 - Insulated
 - Vapour barrier
 - Heated w/ in-floor heat
 - Wood shelving
 - Multiple benches
 - Accessory storage
 - Workshop w/ in-floor heat
 - Dog kennel & outside chainlink dog run
- 12' x 16' deck
- Covered front porch
- 10KW generator
- Multiple ponds
- Excellent hunting property
- Private shooting range
- Extremely unique and private property located at the end of the road
- Bulldozer and atv's are negotiable
- Safe in walk-in closet is negotiable