



Alycia Dawson
— realtor® —



WELCOME TO YOUR NEW
HOME AWAY FROM HOME OR
YOUR HOME SWEET HOME!

36 COTTAGE ROAD
STEEP ROCK, MB



RE/MAX
Town & Country



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This newly built 1176 sq.ft. cabin/home in 2019 (STARS RTM), has 3 bedrooms and 2 full bathrooms. The stunning espresso kitchen includes high end Samsung Appliances including a dishwasher, island and a walk-in pantry. Laundry is a necessity while living the lake life and both washer and dryer are included with the sale. Stepping outside there is a beautiful 26x8 covered front deck complete with a BBQ and also a bonfire pit area with low maintenance landscaping. This cabin will be sold fully furnished, just move on in and enjoy everything it and Steep Rock has to offer. Transferrable Home Warranty. Only 4 homes away from lake access this 2 min walk is a great distance to enjoy the water any time.



INTRODUCING

36 COTTAGE ROAD
STEEP ROCK, MB

\$285,000

2019

1,176 SQFT

3 BEDS

2 BATHS

75' X 200'

\$3,103.97

FEATURES:

- Forced Air Electric Furnace
- HRV
- Sump Pump
- 200 Amp Electrical Panel
- Central A/C
- 2000 Litre Electric Hot Water Tank
- Vinyl Exterior Finish
- Vinyl Flooring
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Crawlspace
- Concrete Pile Foundation
- Well Water
- Septic Holding Tank
- Property Landscaped w/ 26' x 8' Deck



ROOM DIMENSIONS

Main	Living	10.75 x 14.67
Main	Eat-in Kitchen	13.58 x 9.25
Main	Dining	7.67 x 10.58
Main	4 Piece Bathroom	10.00 x 4.92
Bsmt	Primary Bedroom	13.17 x 11.42
Main	Ensuite Bathroom	4 Piece
Main	Bedroom #2	10.00 x 8.92
Main	Bedroom #3	10.00 x 8.92

INCLUSIONS:

- Refrigerator
- Stove
- Dishwasher
- Microwave
- Washer
- Dryer
- Blinds
- Window Coverings
- All Furnishings
- Kitchen Utensils
- BBQ
- Patio Furniture
- Picnic Table

Excluded: Personal Belongings

