

11 2nd Avenue

Inwood, MB

\$424,900 | 5 BEDS | 2 BATHS | 1,750 SQFT | LOT SIZE: 125' x 348'

Modern Family Home on One Acre in Inwood.



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Welcome to this spacious and modern 1,750 sq. ft. Olympic RTM home, built in 2025. Offering 5 bedrooms and 2 bathrooms, this home provides plenty of room for growing families. The bright, open-concept layout features a contemporary design, large bedrooms and comfortable living spaces throughout. The primary suite offers a large walk in closet, and stunning ensuite bathroom with a custom glass standing shower and a soaking tub. The full, partially finished ICF basement consists of 2 bedrooms, rec-room space, plumbing for a 3rd bathroom & Wet Room located on the SW corner: humidity control, Aqua-board drywall on exterior walls & floor drain. The impressive kitchen with high end appliances, the kitchen has a butler pantry & access to the mudroom with main floor laundry. The property consists of three lots held under one title, providing an expansive yard with plenty of room to enjoy the outdoors. There are 2 wells & 2 holding tanks on the property. Appliances are negotiable. A fantastic opportunity to own a brand new, family-friendly home with space both inside and out.

NEGOTIABLE INCLUSIONS

- Appliances
- Wood Stove
- Hot Tub
- Water Softener
- Washer & Dryer
- Sauna

SPECIFICATIONS

- Style: Olympic RTM Bungalow
- Built: 2025

MEASUREMENTS ————— MAIN FLOOR —————

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| <u><i>Kitchen: 14.33 x 18.00</i></u> | <u><i>Dining: 12.00 x 10.42</i></u> | <u><i>Living Room: 18.50 x 18.00</i></u> |
| <u><i>Primary Bedroom: 12.58 x 14.83</i></u> <ul style="list-style-type: none">• Carpet Flooring• Walk-in Closet | <u><i>Ensuite: 4 Piece</i></u> <ul style="list-style-type: none">• Tub• Standing Shower | <u><i>Bedroom #2: 9.83 x 10.42</i></u> <ul style="list-style-type: none">• Carpet Flooring• Double Closet |
| <u><i>Bedroom #3: 9.33 x 10.42</i></u> <ul style="list-style-type: none">• Carpet Flooring• Double Closet | <u><i>Laundry Room: 8.33 x 8.75</i></u> <ul style="list-style-type: none">• Tub• Standing Shower | <u><i>Main Bathroom: 4 Piece</i></u> |

————— BASEMENT —————

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| <u><i>Bedroom #4: 11.92 x 13.33</i></u> <ul style="list-style-type: none">• Pine Flooring• Single Closet | <u><i>Wet Room: 14.00 x 14.00</i></u> <ul style="list-style-type: none">• SW Corner• Duct Work Takes Out Moisture• Blue Skin Exterior Walls• Middle Floor Drain | <u><i>Rec. Room: 18.92 x 17.92</i></u> <ul style="list-style-type: none">• Unfinished |
| <u><i>Bedroom #5: 14.83 x 22.50</i></u> | | |

FEATURES

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| <ul style="list-style-type: none">• Forced Air Electric Furnace• H.R.V.• Sump Pump• Backwater Valve• 200 Amp Electrical Panel• Central Air Conditioning• Wood Siding & Vinyl Exterior• Asphalt Shingles• Aluminum Soffits & Fascia | <ul style="list-style-type: none">• PVC Windows• Full Partially Finished Basement• I.C.F. Foundation• Well Water• Septic Holding Tank• Electric Fireplace• Double Detached Garage<ul style="list-style-type: none">◦ Mud Floor |
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