

188 Cottage Road

Steep Rock, MB

\$299,900 | 3 BEDS | 1 BATH | 1,201 SQFT | LOT SIZE: 102' x 200'

Step Into Something Stunning in Steep Rock!



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Welcome to this absolutely stunning 2023-built bungalow in Steep Rock, offering 3 bedrooms, 1 bathroom, and a bright, spacious open-concept layout designed for comfortable modern living. The living, dining, and kitchen areas feature vaulted ceilings, ample pot lighting, large windows, and an abundance of natural light, while luxury vinyl plank flooring runs throughout.

The beautiful eat-in kitchen is finished with IKEA cabinetry, soft-close drawers, stainless steel appliances, quartz countertops, and a large center island with a quartz top, perfect for everyday meals and entertaining.

The spacious primary bedroom includes a walk-in closet and direct sliding glass door access to the impressive 42' x 12' covered rear deck. A second set of sliding doors off the dining area makes indoor-outdoor living effortless. At the front of the home, a covered 10' x 6' porch provides another welcoming outdoor space.

Built on an ICF foundation with a 4-foot crawlspace, this home also includes appliances, a Murphy bed, and a riding lawn mower. Furnishings in the home and the boat are negotiable.

Bright, modern, beautifully finished, and move-in ready!

INCLUSIONS

- Refrigerator
 - Stove
 - Dishwasher
- Built-in Microwave
 - Washer
 - Dryer
- Water Softener
 - Window Coverings
 - Reverse Osmosis
- Murphy Bed
 - Shed
 - Riding Lawnmower
- *Furnishings & Boat are Negotiable*

SPECIFICATIONS

- Style: Bungalow
- Built: 2023
- Gross Taxes: \$4,110.53

MEASUREMENTS

- Kitchen: 10.58 x 16.08
- Dining Area: 12.42 x 14.00
- Living Room: 18.58 x 12.58
- Primary Bedroom: 11.67 x 10.58
 - Walk-in Closet
- Bedroom #2: 9.58 x 10.42
 - Single Closet
- Bedroom #3: 10.42 x 9.67
 - Included Murphy Bed
- 4 Piece Bathroom
- Laundry Room: 6.83 x 5.08

FEATURES

- Forced Air Electric Furnace
 - Heat Recovery Ventilator (HRV)
 - Sump Pump
 - 200 Amp Electrical Panel
 - Central Air Conditioning
 - 40 Gallon Electric Hot Water Tank
 - Digital Water Softener
 - Reverse Osmosis
 - Well Water
 - Septic Holding Tank
 - IKEA Kitchen Cabinets
 - Quartz Countertops Throughout
- Ample Pot Lighting Throughout
 - Stainless Steel Appliances
 - Soft Close Drawers
 - Sliding Glass Door Access to Rear Deck from Primary Bedroom & Dining Area
 - Hardie Board Exterior
 - PVC Windows
 - Crawlspace (4ft Height)
 - ICF Foundation
 - Property is Landscaped with 42' x 12' Covered Rear Deck
 - 10' x 6' Covered Front Porch

