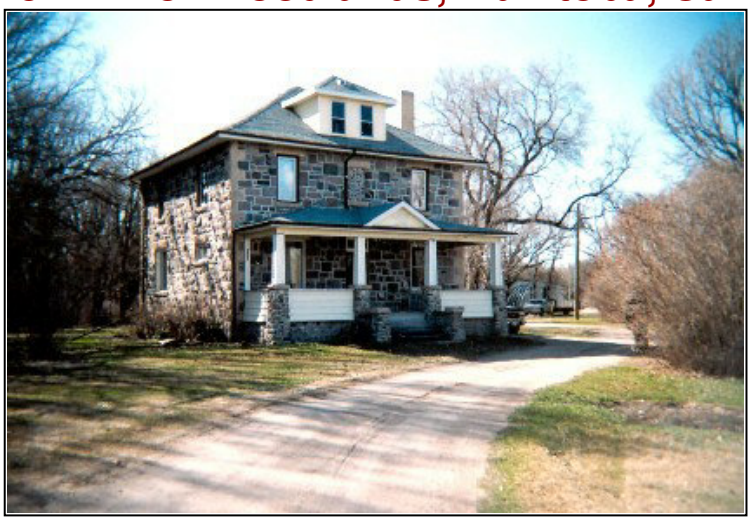
Grand Beach Realty

Welcomes you to this beautiful "HERITAGE HOME" and "FARM", located 2.3 km. north of Warren, in the R.M. of Woodlands, Manitoba, Canada



$349,000

FEATURE SHEET

ROOM SIZES:

MAIN FLOOR LEVEL

Kitchen	14' 0" x 13' 10"
Family Room	14' 0" x 12' 0"
Office	9' 9" x 8' 0"
Living Room	13' 8" x 10' 8"
Bath	2 pieces
Sunroom (off rear)	20' 0" x 15' 0"

SECOND FLOOR LEVEL

Master Bedroom	13' 0" x 12' 7"
2nd Bedroom	13' 0" x 12' 0"
3rd Bedroom	11' 9" x 8' 0"
4th Bedroom	9' 0" x 8' 8"
Main Bath	4 pieces
Sunroom - (off MBR)	12' 0" x 8' 0"

GENERAL INFORMATION

- **A Beautiful *"HERITAGE HOME"*, in superb condition.**
- **Total acreage: 240 acres**
- **160 acres cultivated and "in canola"**
- **3.2 km. north of Warren, Manitoba, Canada**
- **Yard site is approximately 20 acres & very well tree**
- **26' x 24' Garage with cement floor plus a an automatic garage door opener**
- **50 ft. x 36 ft. steel Quonset building**
- **6 grain bins**
- **Two white storage barns - (each barn is approximately 36 ft. by 36 ft. in size)**
- **The *Two and a half story home* is approximately 2019 sq. ft. with a 30 ft. x 8 ft. veranda on the front.**
- **Refinished hardwood flooring throughout the home**
- **Remodelled main bath and kitchen**
- **Built-in dishwasher**
- **Main floor sunroom is not insulated**
- **Plenty of new cupboards (Kitchen Craft)**
- **The entire home has 24 inch thick stone walls**
- **Full basement**
- **Mostly triple pain windows**
- **Newer forced air electric furnace is approximately three years old**
- **Sump pump in basement**
- **Water softener**
- **200 Amp. electrical service panel**
- **Copper plumbing throughout**
- **Two septic fields**
- **Two wells (one is approximately 48' deep)**
- **The home was built around 1914 and has beautiful stone finished exterior walls**
- **Two stone pillars at driveway entrance**

- **25 gallon electric hot water tank**
- **Wood burning open fireplace in the office on the main floor**
- **Taxes: $2,710.25 - (year 2004**

The above information is deemed accurate but is not guaranteed

LARRY GUARINO

(204) 771-5531 (Cell)

(204) 754-3096 (Office)

Larry J. Guarino - larry@grandbeachrealty.ca