



TYLER ROBB
PROFESSIONAL REALTOR

103081 HWY 11, ST GEORGES

3 BEDROOMS | 2 BATHROOMS | 1,731 SQ FT | \$649,900



PROPERTY DETAILS

Style: Bungalow
Lower Level: 5' Crawlspace, Insulated
Parking: Double Detached (32'x24'x9') + Shop
Lot Size: 150' x 292' (1 Acre)
Year Built: 2020
Property Taxes: \$3,948.95 (2023)
Water Supply: Cistern (1,550 gal)
Sewer: Holding Tank (1,650 gal)

MECHANICALS

Heating: Forced Air, electric + Pellet Stove
Cooling: Central Air
HRV: Yes
Hot Water: 182 L, Electric
Electrical Service: 200 amp
Sump Pump: Yes
Water Softener: No
Internet: Starlink



UPGRADES & NOTEWORTHY

TOP OF THE LINE MATERIALS: Yellow cedar timbers from BC, Celect composite siding, Lowen windows and doors, and an ICF foundation provide a Manitoba Hydro certified energy efficient home

LOCATION: Located just down the road from Pine Falls and Powerview your home is near great amenities like golf courses and public beaches!

TURN KEY: Move right in and enjoy this fully finished home year round!

