



## Rural Address Brokenshell Rm No. 68 Saskatchewan

\$389,900

A dream of a lot of families is to be able to have and enjoy the privacy and peacefulness of living and owning an acreage. Let's make it possible. With the convenience of being about a 12 minute drive to Weyburn, with school bus to your door, we find this modern home with 4 bedrooms and 3 bathrooms waiting for you. This country style home has a large kitchen with ample cabinets, boasting a large pantry that flows into a large dining room, creating an open concept for the whole family to enjoy. There are 3 bedrooms and 2 bathrooms on the main floor. The living room has the room to entertain or just enjoy the features of hardwood flooring as well as a gas fireplace. The front door as well as garden doors from the living room leads to a wrap around large deck with the front portion having a roof over it for your enjoyment. The basement features a large family room, laundry room with lots of storage, office, bedroom, and bathroom including a sauna for your comfort. This property is totally surrounded by a mature grove of trees for your privacy. To get here the acreage is 9.5 miles West on Highway 13 from the junction of highways 39 & 13, and then 1 mile South on the Orr road. The condition of this property is excellent including new shingles in July of this year. Ready to move into and ready for you to come and view. As an added bonus, the sellers will give you a cash back incentive to the amount of \$2,000 that can go toward approx. 1 year of water hauling costs, upon possession. As an added bonus, sellers will give a cash back incentive in the amount of \$2000 that can go toward 1 year of water hauling costs upon possession.



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