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information, please
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71047 RD 9N Clearwater MB

\$215,000

Looking for an acreage? Here's a 2 + 1 Bdrm, 2 bath home privately located just 1 mile from Clearwater. Open Kit/LR/DR on laminate flooring. Patio doors off Dining room lead to landscaped pergola area with large yard safe for kids to play. Renovated exterior with Styrofoam, vinyl siding, and PVC windows. Mostly finished basement with cozy family room and wet bar for entertaining. Double attached insulated garage with heated mudroom connecting house and garage. Large 24' x 36' insulated workshop for mechanical projects. Outbuildings, above ground swimming pool, piano in basement all included!

Sale subject to Subdivision approval. Ejector exemption applied for. Seller requests agreement for occasional use of well to water cattle, fill sprayer tanks and plug electric fencer during summer months. Sellers prefer mid- late November possession pending subdivision approval. Hydro includes heating workshop. Sellers prefer mid- late November possession pending subdivision approval.

Living/Dining Room 12.8 x 25.2

Kitchen 10.8 x 11

Primary Bedroom 10x 13.8

Bedroom 8.9 x 11.7

Family Room 10.55 x 23.5

Bedroom 10.9 x 12.4

Porch 5.9 x 6.3

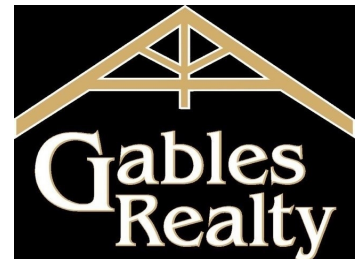
Mudroom 7.5 x 18.2

Utility Room 11 x 11.1

Other 7.7 x 13.5

Four-Piece Bath

Three-Piece Bath



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