



## 803 FORT GARRY Road St Andrews

\$1,350,000

If you're seeking a rural escape with room to breathe and an entrepreneurial spirit, look no further. Nestled on 80 picturesque acres of pristine land, This 1652 SF bungalow features living area, dining area, three bed and two bath. There are two impressive shops on the property, ready to support your home-based business dreams. The 4320 sq ft insulated shop includes new men's and women's washrooms with a new holding tank. Meanwhile, fully renovated 5000 sq. ft shop is perfect for ventures like kitchen cabinetry or window manufacturing. This property allows for potential subdivision to create additional lots fronting Linklater road. Buyers should conduct their own due diligence. Beyond the shops, the property boasts a beautiful garden area with a concrete patio, perfect for outdoor family gatherings. An additional 1100 sq ft. heated workshop and double detached garage with roughed in floor heat, ready for equipment storage, adds convenience. Less than 10 mins to Selkirk, under 15 mins to Perimeter Hwy!

Living Room 20 x 20

Kitchen 12'42 x 12'33

Dining Room 9'50 x 17'75

Primary Bedroom 21 x 11'75

Three Piece Bath

Bedroom 11'42 x 9'33

Bedroom 9 x 9'58

Four Piece Ensuite Bath

Listing Presented By:



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