



303 Rupert Ave, Grandview, R0L 0Y0, Manitoba

Show Stopper.....

This property is one of a kind, the attention to detail and workmanship will be one of the first things that you notice. The home is open concept with vaulted ceilings. The living room, kitchen and dining area flow naturally from one room to the other. The kitchen has oak cabinetry with a walk in pantry, large island and garden doors to the beautiful Trex deck. The living room has a large window that allows lots of natural light to flood the area and the grand staircase to the upper suite is a central focal point. There are 3 bedrooms on the main living area, one is currently being used as an office. The 2nd bedroom shares the 4 piece main floor bath to act as an ensuite. The primary bedroom is spacious with a large walk in closet and a stunning ensuite, complete with soaker tub. Laundry/Mud Room are on the main floor with access to the back yard and garage. The cab over suite is a spacious living area, bedroom, walk in closet with a private 4 piece bathroom. The basement has an additional bedroom, large rec room, storage rooms and would make the perfect space for a family to hang out. The basement and garage have infloor heat as an added bonus. The home is a stunner on the outside but the inside has been well thought out and every nook and cranny has been utilized.

MORE INFORMATION

Room Size Details

Eat in Kitchen 24.67 x 12.08 Oak Cabinets, Island, Walk in Pantry, Fridge, Stove, Microwave, Dishwasher, Garden Doors with Access to the Back Deck Living Room 23.75 x 14.75 Vaulted Ceiling, Grand Staircase to Upper Level, Large Picture Window, Carpet Primary Bedroom 14.25 x 13.75 Large Walk in Closet, Carpet, Windows, Spectacular Ensuite Bedroom 12.42 x 9.42 Carpet, Closet, Window, Access to Main Bathroom Bedroom/Office 15.08 x 10.67 Windows, Carpet Ensuite 4 Piece Soaker Tub, Shower, Bathroom 4 Piece Lino, Access to the Main Level and to Second Bedroom Laundry / Mud room Cabinets, Sink, Upright Freezer, 3 Piece Bath, Washer & Dryer, Access to the Deck and to the Garage

Upper Floor Details

Upper Room 1 Name : Living Quarters Upper Room 1 Size : (13.08 x 8.08) + (19.33 x 9.25) Upper Room 1 Features : Sink and Cabinets, Fridge, Access to Storage, Large Window, Carpet, Upper Room 2 Name : Bedroom Upper Room 2 Size : (13.75 x 11.50) + (5.50 x 4.75) Upper Room 2 Features : Walk in Closet, 4 Piece Ensuite, Sitting Area, Access to Storage Area Upper Room 3 Name : Bathroom Upper Room 3 Size : 4 Piece Upper Room 4 Name : Storage Area Upper Room 4 Size : 33.58 x 5.67

Basement Details

Basement Room Name 1 : Rec Room Basement Room Size 1 : 43.33 x 19.58 Basement Room Name 2 : Bedroom Basement Room Size 2 : 17.08 x 12.75 Basement Room Name 3 : Bathroom Basement Room Size 3 : 2 Piece Basement Room Name 4 : Storage Room Basement Room Size 4 : 13.75 x 10.17 Basement Room Name 5 : Cold Storage Room Basement Room Size 5 : 10.67 x 7.50 Basement Room Name 6 : Mechanical Room Basement Room Size 6 : 13.67 x 13.67

BASE INFORMATION:

| | |
|--------|-------------------|
| Bed | : 5 |
| Bath | : 5 |
| Garage | : Double Attached |

LAND INFORMATION:

| | |
|-------------|-------------------------------|
| Legal Land | : Lot 3/4, Block 24, Plan 334 |
| Desc | |
| Lot Size | : 100' x 116 |
| Frontpage | : ICF - Partially Finished |
| Square feet | : 2109 |
| N/A | : 2109 |

BUILDING INFORMATION:

| | |
|--------------|--------------------------------|
| Possession | : Negotiable |
| Heat | : Forced Air Gas / Central Air |
| N/A | : Cab Over |
| Year Built | : 2001 |
| Remodeled on | : 2022 |
| Gas Budget | : 245 |
| Hydro Budget | : 86 |
| Property Tax | : 7065.19 |

CONVENIENCE:



Phone

204-638-2597