



## 137010 Road 108W, RM of Dauphin, R7N 2T7, Manitoba

### NESTLED ALONG RIDING MOUNTAIN NATIONAL PARK!

An amazing, private property to call HOME! This well-treed, 14.69 acre property is right along the RMNP line allowing you to enjoy nature at its finest! Watch wildlife graze through your yard as you sip your morning coffee! Cozy cottage vibes are felt immediately from the cedar exterior and wrap around deck. Walk inside this 1178sf, 1 1/2 storey home and be greeted by the welcoming atmosphere with a spacious mudroom with 2 closets, and second large entrance area with more closet space. Bright kitchen open to the dining area making it a great home to entertain in! Patio door access to deck perfect for BBQing and bird watching. Sunken living room. Main floor 3 piece bathroom with shower and spare bedroom. Upstairs you'll find the primary bedroom with its own private 3 season sunroom with a bird's eye view of the entire yard! Both bedrooms upstairs have split air-conditioning units. Shingles and eaves redone 2023. Detached double car garage with attached heated workshop (24' x 48' total, workshop is 20' x 23'). Ski-doo trails running right along south boundary of property. Perennial flowerbeds, vegetable garden space with asparagus, apple trees, raspberries! Find the peace and quiet you've been looking for! Schedule an appointment to view today! Gross 2023 Taxes \$3728.53 Hydro \$302/month. Directions: Drive south of Dauphin to the junction of 5 & 10, turn east and go to Road 108W, turn south and drive all the way to the very end of the road.

### MORE INFORMATION

#### Room Size Details

Kitchen 13' x 10.25' Fridge, stove, dishwasher, microwave, vinyl flooring Dining Room 11.67' x 10.58' Vinyl flooring, patio doors to deck Sunken Living Room 15.17' x 11.67' Carpet Bedroom 10.83' x 8.75' Carpet, closet, built-in desk area Bathroom 3 piece Shower Mudroom 9.08' x 7.42' 2 closets

#### Upper Floor Details

Upper Room 1 Name : Primary Bedroom Upper Room 1 Size : 14.42' x 10.50' Upper Room 1 Features : 2 closets, built-in dressers, carpet, split AC unit, 3 season sunroom Upper Room 2 Name : Bedroom Upper Room 2 Size : 12.25' x 8.83' Upper Room 2 Features : Carpet, closet, built-in dresser, split AC unit Upper Room 3 Name : Bathroom Upper Room 3 Size : 3 piece Upper Room 3 Features : Jetted tub Upper Room 4 Name : Laundry Area Upper Room 4 Size : . Upper Room 4 Features : Washer, dryer, storage closet, access to attic via drop down stairs Upper Room 5 Name : Attic Space Upper Room 5 Features : Unfinished space with lights- great storage

#### Basement Details

Basement Room Name 1 : Rec Room Basement Room Size 1 : 22' x 12' + 13' x 11.67' Basement Room Features 1 : Carpet, shuffleboard to remain Basement Room Name 2 : Office Basement Room Size 2 : 11.17' x 11' Basement Room Features 2 : Carpet, piano to remain Basement Room Name 3 : Utility Room Basement Room Features 3 : Freezer, electric furnace, hot water tank, sump pump & pit

### BASE INFORMATION:

Bed	: 3
Bath	: 2
Garage	: Double detached with workshop

### LAND INFORMATION:

Legal Land	: Part of SE 38-23-19W
Desc	
Lot Size	: 14.69 A
Frontpage	: Preserved Wood
Total acres	: 14.69
Square feet	: 1178

### BUILDING INFORMATION:

Possession	: After July 16
Occupancy	: Owner
Heat	: Electric Forced Air, Baseboard
N/A	: 1 1/2
Year Built	: 1986
Remodeled on	: 2023
Hydro Budget	: 302
Property Tax	: 3728.53

### CONVENIENCE:



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