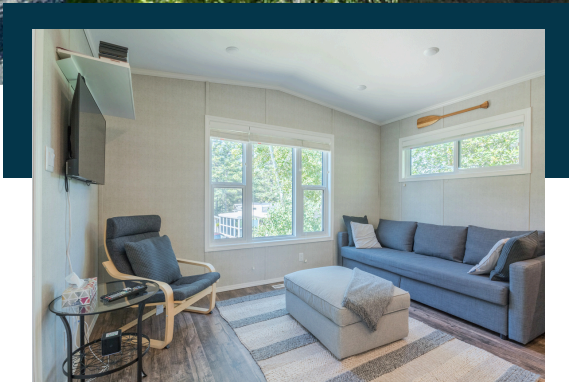
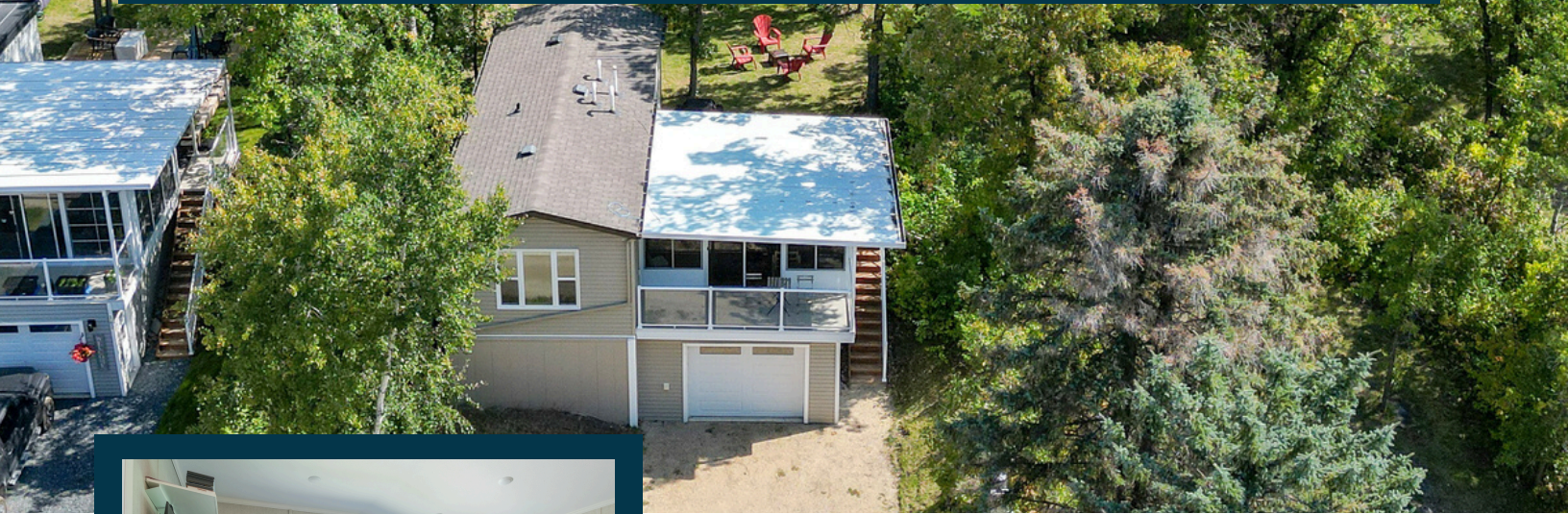




YEAR ROUND LIVING
SITE 163

37116 Rd 37 N (Park Rd)
RM of Ste. Anne, MB, Canada



Four Season Year Round Living Park Model Site 163

2020 Grandeur Pine Park Model
532 SF
2 Bedroom
1 Bathroom
50 amp Electrical

INCLUDES:

16.5' x 28' Attached Deck with Glass Railing (462 SF)
14' x 24' Insulated Garage (336 SF)
16.5' x 14' Attached Sunroom Glass Windows (231 SF)

\$259,000 Includes taxes



BOOK AN APPOINTMENT TO VIEW



204-371-1159



info@cherryhillliving.ca



www.cherryhillliving.ca

Year Round Park Model Specifications

SUPERIOR CONSTRUCTION

- 12" I Beam Frame & Hitch
- 3/8" OSB Underbelly
- 2"x10" Floor Joist w/ Single Rim Joists 16" OC (R30 Insulation Value)
- 19/32" OSB Tongue & Groove Floor Decking (Glued & Stapled)
- 8' Exterior Sidewall Height
- 2"x6" Exterior Wall Studding, 24" OC (R20 Insulation Value)
- 3/8" OSB Exterior Sheathing
- 7/16" OSB Roof Sheathing (R30 Insulation Value)
- 3/12 Pitch Engineered Roof Trusses 24" OC

UTILITIES

- Rinnai Tankless On-Demand Water Heater
- Propane Furnace
- HRV
- Park Pac Central Air System
- 50 Amp Electrical Panel w/ Wired Breakers
- Digital Programmable Thermostat Ready
- Elongated Comfort Height Toilet
- 48" Shower c/w seat
- Exterior Frost Free Water Tap
- GFI Protected Receptacles in Bathroom
- AFCI Protected Receptacles in Bedrooms
- 1 GFCI & AFCI Protected Heat Trace Receptacles Near Water Inlet
- Door Chime
- Smoke/CO2 Alarms w/ LPG Detectors
- USB Combo Receptacles
- Exterior GFI Receptacles
- 3 Exterior Wall Mounted Lights
- Communications Box w/ Pre-Wired Data Locations
- Exterior Propane BBQ Hookup

MAINTENANCE FREE EXTERIORS

- Kaycan Vinyl Siding
- House Wrap
- IKO Cambridge Laminated 1-Tab Shingles
- Berdick Triple Pane, Low E Windows w/ Argon
- 36" 1 Lite Embossed Door w/ 22x36 Window, Internal Blinds & Storm Door
- 6' Sliding Patio Doors

CABINETS & WOODWORK

- Maple Cabinets w/ Soft Close Hardware
- Custom Cabinets & Wardrobe in Master Bedroom
- White Moulding Throughout
- Baseboards & Casing Throughout
- Laminate Countertops w/ Underwrap Edge
- Stainless Steel Double Kitchen Sink

INTERIOR DÉCOR

- Armstrong Stratamax Linoleum - Coyote Coat
- Interior White Doors
- Cathedral Ceiling Throughout Kitchen & Living Room
- Horizontal Blinds Package
- 4" Surface LED Lights Throughout

APPLIANCES

- Whirlpool Stainless Steel 18 Cu. Ft. Top Freezer Refrigerator
- Whirlpool Stainless Steel 30' Propane Range
- Whirlpool Stainless Steel Over The Range Microwave / Range Hood
- Whirlpool 5.0 Cu. Ft. Closet Depth Front Load Washer
- Whirlpool 7.4 Cu. Ft. Front Load Gas Dryer

