



TUNNELWOOD RANCH

Endless Possibilities!

On this fine and private property you will find chokecherries, saskatoons, plums, hazelnuts and cranberries. There are 45 acres of income generating cultivated land, 25 acres of fenced bush, trails, meadow and pasture, 5 acres surround the sand pit and swimming pond. There is a gate at the entrance into the 5 acre yard site which features a circular driveway and with a heated shop/studio suitable for multiple purposes.

This country home and surroundings will truly amaze you and bring lasting memories! 80 Acres of meadows, pasture, bush, riding trails, sand pits with ponds!

This property has much to offer. 45 minutes north of Winnipeg in St. Andrews, great for horses, this property features a 3 bedroom home with central air, built in dishwasher, ensuite w/whirlpool & more!

Home built in 2003 - 1197 sq. ft., 2x6 construction, 12x24 deck and 3 season 12x21 cedar gazebo w/woodstove built in 2004.

Shop/Studio 1280 sq. ft. (32x40) steel, 2x6 construction, 14 ft ceiling, w/infloor heat, 200 amp, 12 ft rolling door and heated parking pad.

Barn w/3 box stalls 24x30 w/concrete floor, hay loft w/entrance from back; built in 2002.

Tarped, wood hayshed 30x40. 4 hydrants around yard site. Take a dip in the private swimming area w/sand beach and dock or drift in a canoe with a good book! Turn the pond into an ice skating rink in the winter!



A Rural Property for Your Consideration

Private Sale by: Pat Hardy & Tim Schouten
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PETERSFIELD 753 TAYLOR ROAD (Mun. Rd # 91, St. Andrews) \$319,900



Taxes: \$1,304.16 / 2013
 Type/Style: Mobile Home/Raised Bungalow
 Age/Year Built: 2003
 Total Lvg Area: 1,197 SF
 Bsmt: Crawl

Living Room: M 14.75 x 15.67
 Kitchen: M 14.83 x 10.67
 Master Bedroom: M 14.83 x 15.08
 2nd Bedroom: M 9.33 x 9.42
 3rd Bedroom: M 9.33 x 9.75
 Laundry R00m: M 7.67 x 5.00

Lot Dimensions: 1,320 F x 2,640 F (80 Acres)

Parking: Front Drive Access (Circular Drive)

Site: Country Residence, Fenced, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Private Setting, Treed Lot, Ideal for Horses, 15 minutes to Winnipeg Beach, 45 Minutes to Winnipeg.

Features: Central Air Conditioning; Exterior Walls- 2x6, No-Smoking Home, Whirlpool Bath, Wall Unit - Built-In, 2 Full Bathrooms, Skylight, Walk-In Pantry, Deck, Wheel Chair Ramp, 3-Season Gazebo with Wood Stove and a Large Heated Workshop/Studio with in floor heat, 14'ceiling.

Goods include: Blinds, Dishwasher, Fridge & Stove, Washer & Dryer, Water Softener, Freezer, Lawn Tractor & Lawn Mower, Walk Behind 42" Snow Blower, fixed shelving & work tables in studio.

Bowes Home: Serial # 16783-CSa #435623 Model #ST480.

Shop 1280 sq ft/32x40x18, Infloor Heat, 200 amp

3-Season Gazebo w/woodstove, 12x21

Barn 24x30 concrete floor, 3 box stalls

Cedar outhouse w/plumbing!

Private swimming area, sand pits, fenced, riding trails, pasture, zoned A80, 45 acres cultivated, Must See!!

The Workshop / Studio



45 Acres Cultivated



The Barn

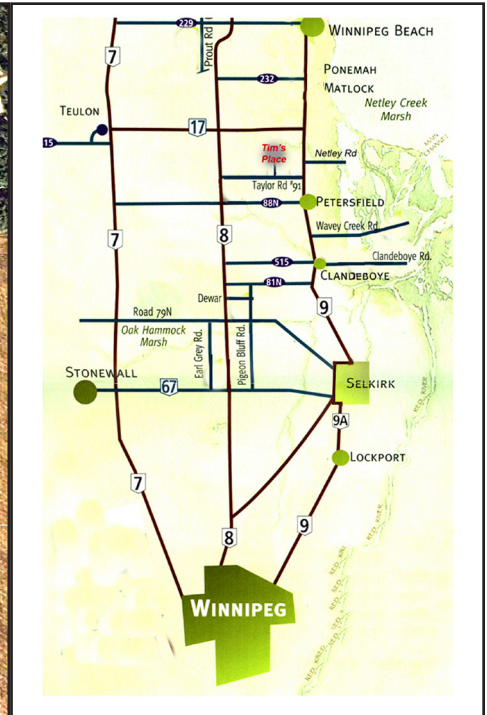
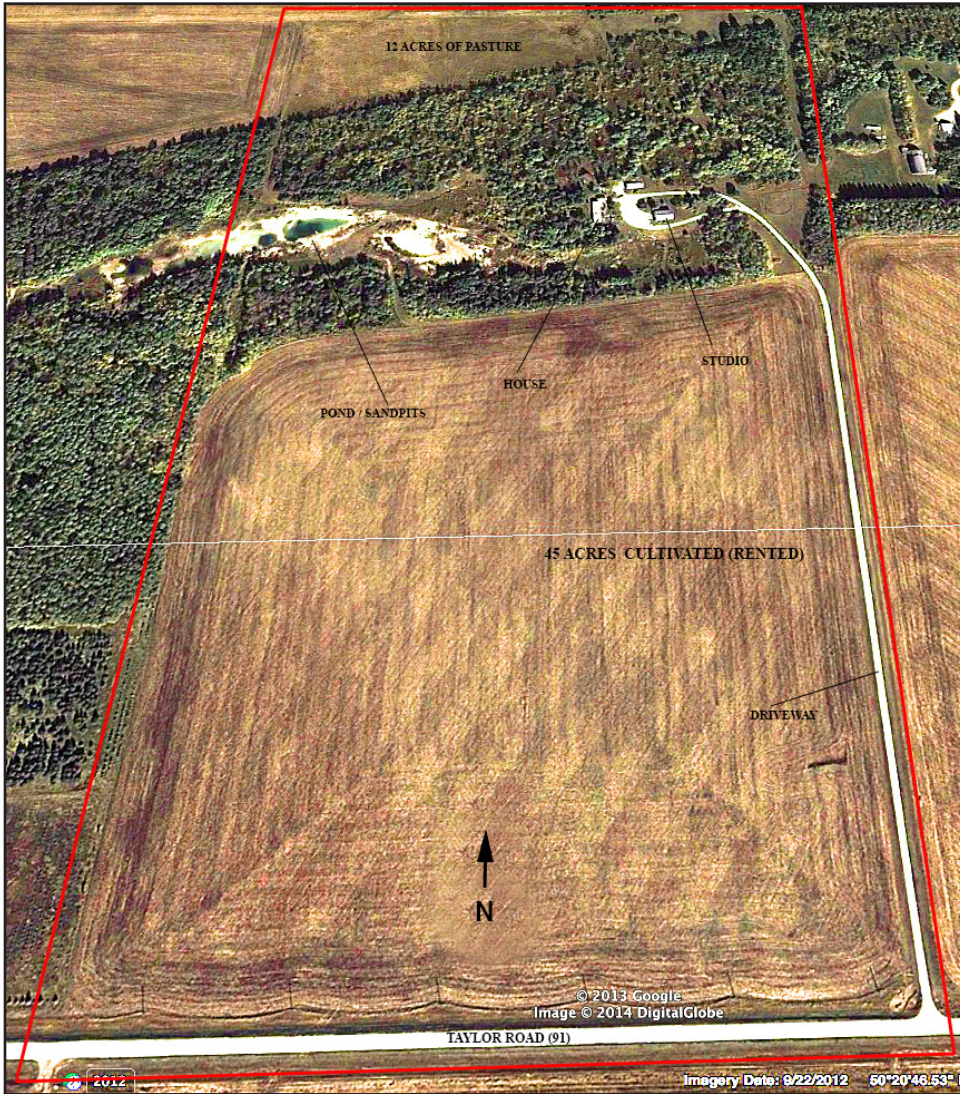


The Beach

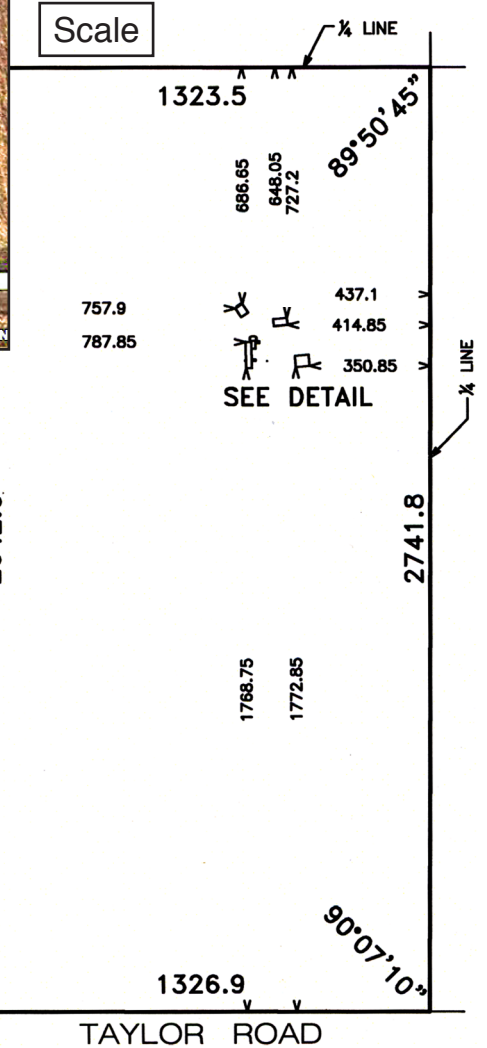


Aerial View - Red Line indicates approximate Property Line

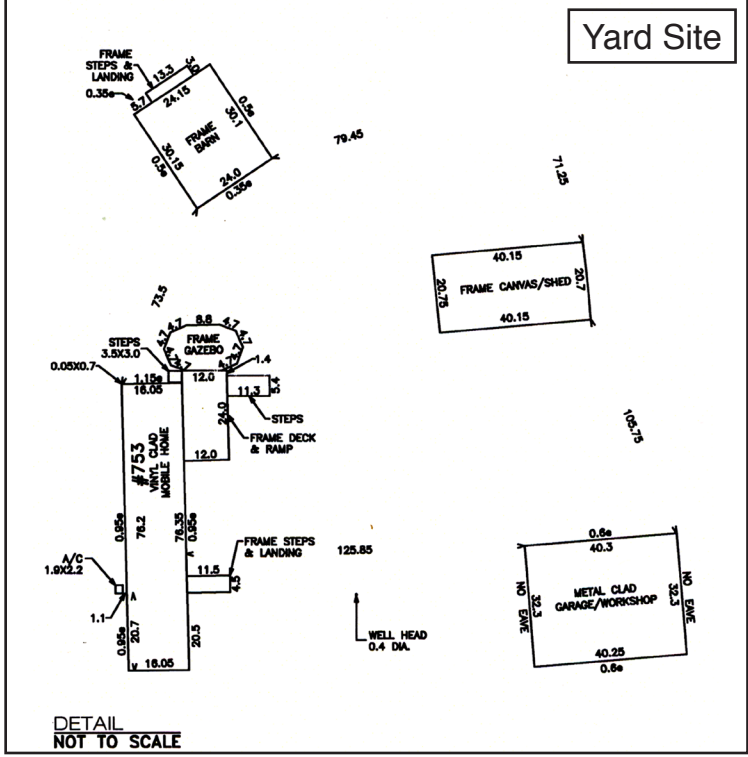
Location



Scale



Yard Site



DETAIL NOT TO SCALE