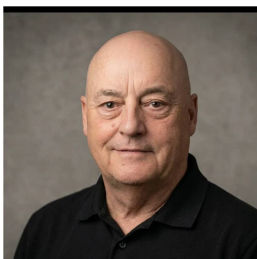




\$289,000

Blue Jay Residential Acreage



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## Property Details

|                      |         |                            |                    |
|----------------------|---------|----------------------------|--------------------|
| <b>Service Type:</b> | Listing | <b>Rural Municipality:</b> | RM 486 Moose Range |
|----------------------|---------|----------------------------|--------------------|

|                      |              |                  |              |
|----------------------|--------------|------------------|--------------|
| <b>Closest Town:</b> | Carrot River | <b>Location:</b> | Saskatchewan |
|----------------------|--------------|------------------|--------------|

|                    |          |                           |      |
|--------------------|----------|---------------------------|------|
| <b>MLS Number:</b> | SK049297 | <b>Title Acres (ISC):</b> | 2.69 |
|--------------------|----------|---------------------------|------|

|               |           |                         |              |
|---------------|-----------|-------------------------|--------------|
| <b>Price:</b> | \$289,000 | <b>\$/Titled Acres:</b> | \$107,434.94 |
|---------------|-----------|-------------------------|--------------|

|                      |           |
|----------------------|-----------|
| <b>Improvements:</b> | \$289,000 |
|----------------------|-----------|

|                    |         |
|--------------------|---------|
| <b>Enterprise:</b> | Acreage |
|--------------------|---------|

## Description

Acreage property northeast of Carrot River on Highway 55, with 15 km of paved highway to the door. This 2.69 acre parcel is improved with a 2010 built modular home in very good condition, with three bedrooms, two full washrooms, insulated skirting, central AC. Also present is a 24x42 heated workshop with 20x20 heated addition, overhead door, concrete floor with drain, mezzanine, two washrooms. The property is serviced with well water plus RO drinking water and natural gas, buried septic tank. Attractive yard in excellent condition, lawn front and back, garden area, perennials, treehouse, barn, firepit, and graveled driveway. The area surrounding the workshop has been excavated and upgraded with geotextile matting and gravel for a solid base that will handle large equipment 12 months of the year. This property is within Wildlife Management Zone (WMZ) 49 where and is adjacent to Provincial Forest and WMZ 60. Snowmobile trails are nearby and walking trails within the forest are there for your use. Excellent location for big game hunters and recreational users.

Legal Land Description:

Block A Plan 101388427 Ext 59

## Block A Plan 101388427



|                     |                               |                       |                           |
|---------------------|-------------------------------|-----------------------|---------------------------|
| <b>Prop Type:</b>   | Residential                   | <b>Location:</b>      | Moose Range<br>Rm No. 486 |
| <b>SubType:</b>     | Acreage                       | <b>Building Type:</b> | Modular                   |
| <b>Tot Lnd Acr:</b> | 2.69                          | <b>Postal Code:</b>   | S0E 0L0                   |
| <b>WaterBody:</b>   |                               | <b>Possession:</b>    | TBD                       |
| <b>Style:</b>       | Bungalow                      | <b>Add Yr Cmp:</b>    | 2010                      |
| <b>Bldg Type:</b>   | Modular                       | <b>Baths:</b>         | 3                         |
| <b>Year Built:</b>  | 2010                          | <b>Levels AG:</b>     | 1.0                       |
| <b>Additions:</b>   | No                            | <b>Longitude</b>      |                           |
| <b>Beds:</b>        | 3                             | <b>Ownership:</b>     | Freehold                  |
| <b>SqFt:</b>        | 1,480                         | <b>Tax Amt/Yr:</b>    | \$2,820 / 2026            |
| <b>Zoning:</b>      | A                             | <b>Levy:</b>          | \$0                       |
| <b>Legal:</b>       | Block A Plan 101388427 Ext 59 |                       |                           |
| <b>Latitude</b>     |                               |                       |                           |
| <b>Condo Type:</b>  |                               |                       |                           |

### Location Description

Six miles north and 3.5 miles east of Carrot River on Highway 55.

**Service To Property:** Yes

**Service to Prop Comments:** Power, natural gas

### Rooms Information

|                |              |                 |              |                     |          |              |              |                      |              |          |              |             |             |              |  |
|----------------|--------------|-----------------|--------------|---------------------|----------|--------------|--------------|----------------------|--------------|----------|--------------|-------------|-------------|--------------|--|
| <b>Beds: 3</b> |              |                 |              | <b>Bathrooms: 3</b> |          |              |              | <b># Kitchens: 1</b> |              |          |              |             |             |              |  |
| <b>#</b>       | <b>Level</b> | <b>Room</b>     | <b>Size</b>  | <b>Floor</b>        | <b>#</b> | <b>Level</b> | <b>Room</b>  | <b>Size</b>          | <b>Floor</b> | <b>#</b> | <b>Level</b> | <b>Room</b> | <b>Size</b> | <b>Floor</b> |  |
| 1              | M            | Kitchen         | 14'4" x 11   | Laminate            | 2        | M            | Living Room  | 16'9" x 11           | Laminate     |          |              |             |             |              |  |
| 3              | M            | Dining Room     | 14'4" x 8    | Laminate            | 4        | M            | Laundry/Bath | 9 x 9                | Linoleum     |          |              |             |             |              |  |
| 5              | M            | 4-pc bath       | 9'6" x 5     | Linoleum            | 6        | M            | 4-pc bath    | 10'10" x 9           | Linoleum     |          |              |             |             |              |  |
| 7              | M            | Primary Bedroom | 14'7" x 11'9 | Laminate            | 8        | M            | Bedroom      | 10'5" x 10           | Laminate     |          |              |             |             |              |  |
| 9              | M            | Bedroom         | 10'5" x 10   | Laminate            |          |              |              |                      |              |          |              |             |             |              |  |

### Property Information

|                                                |                                                                                                         |                                           |     |                          |              |             |  |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------------|-----|--------------------------|--------------|-------------|--|
| <b>Exist Prop:</b>                             | No                                                                                                      | <b>PCDS:</b>                              | Yes | <b>GST:</b>              |              | <b>PST:</b> |  |
| <b>Energuide Efficiency Evaluation Report:</b> | No                                                                                                      |                                           |     | <b>Irrigated:</b>        |              |             |  |
| <b>Construction:</b>                           | Wood Frame                                                                                              |                                           |     |                          |              |             |  |
| <b>Roof:</b>                                   | Asphalt Shingles                                                                                        |                                           |     |                          |              |             |  |
| <b>Exterior:</b>                               | Vinyl                                                                                                   |                                           |     |                          |              |             |  |
| <b>Basement:</b>                               | Crawl, Not applicable                                                                                   |                                           |     | <b>Sep Entry:</b>        |              |             |  |
| <b>Bsmnt Walls:</b>                            | Other                                                                                                   |                                           |     | <b>Bsmnt Ste #:</b>      |              |             |  |
| <b>Equip Incl:</b>                             | Dishwasher Built In, Dryer, Freezer, Fridge, Hood Fan, Microwave, Reverse Osmosis System, Stove, Washer |                                           |     |                          |              |             |  |
| <b>Features:</b>                               | Air Conditioner (Central)                                                                               |                                           |     |                          |              |             |  |
| <b>Outdoor:</b>                                | Deck, Garden Area, Lawn Back, Lawn Front, Trees/Shrubs                                                  |                                           |     |                          |              |             |  |
| <b>Heating:</b>                                | Forced Air, Natural Gas                                                                                 |                                           |     | <b>Wtr Softner:</b>      | Not Included |             |  |
| <b>Water Htr:</b>                              | Included/Electric                                                                                       |                                           |     |                          |              |             |  |
| <b>Heating Source Rented?:</b>                 | No                                                                                                      | <b>Heating Source Rented Description:</b> |     |                          |              |             |  |
| <b>Lot Width:</b>                              | 380.00                                                                                                  | <b>Depth:</b>                             | 309 | <b>Tot Lot Area:</b>     | 2.69 Acres   |             |  |
| <b>Lot Desc:</b>                               | Backs on to Field/Open Space                                                                            |                                           |     |                          |              |             |  |
| <b>Gar/Prk:</b>                                | No Garage                                                                                               |                                           |     | <b>Insulated Garage:</b> |              |             |  |
| <b>Driveway:</b>                               | Gravel Drive                                                                                            |                                           |     | <b>Park Sp:</b>          | 10           |             |  |
| <b>Monitoring Discl</b>                        |                                                                                                         |                                           |     |                          |              |             |  |

### Acreage Information

|                        |                        |                      |            |                           |                          |            |                 |                |
|------------------------|------------------------|----------------------|------------|---------------------------|--------------------------|------------|-----------------|----------------|
| <b>Prop Offered:</b>   |                        | <b>Land Lsd:</b>     | No         | <b>Environ Audit:</b>     | No                       |            |                 |                |
| <b>Mineral Rgts:</b>   | Not Included           | <b>Trms of Lse:</b>  |            | <b>Financial Oblig?:</b>  | No                       |            |                 |                |
| <b>Taxes Paid To:</b>  | RM of Moose Range #486 |                      |            | <b>Other Bldgs:</b>       | 1,408 sf heated workshop |            |                 |                |
| <b>Topography:</b>     | Flat                   | <b>Sloughs:</b>      | None       | <b>Power:</b>             | Yes                      |            |                 |                |
| <b>Bush:</b>           | Some                   |                      |            | <b>Phone:</b>             |                          |            |                 |                |
| <b>Fences:</b>         | None                   | <b>Dist to Town:</b> | 15         | <b>Yard Light:</b>        | Yes                      |            |                 |                |
| <b>Propane Tank:</b>   |                        | <b>School Bus:</b>   | Yes        | <b>Dist to High Schl:</b> | 15                       |            |                 |                |
| <b>Nearest Town:</b>   | Carrot River           | <b>Sump Pump:</b>    |            | <b>Wtr Treat Equip:</b>   |                          |            |                 |                |
| <b>Dist to Elem:</b>   | 15                     |                      |            | <b>Svcs To Property:</b>  | Yes                      |            |                 |                |
| <b>Wtr Supply:</b>     | Well                   |                      |            |                           |                          |            |                 |                |
| <b>Sewer:</b>          | Septic Tank            |                      |            |                           |                          |            |                 |                |
| <b>Srv To Prp Rem:</b> | Power, natural gas     |                      |            |                           |                          |            |                 |                |
| <b>RM</b>              |                        | <b>Parcel</b>        | <b>Dir</b> | <b>Sec</b>                | <b>TWP</b>               | <b>RGE</b> | <b>Meridian</b> | <b># Acres</b> |
| Moose Range RM No. 486 |                        | 146242751            | SE         | 02                        | 51                       | 11         | 2               | 2.69           |



