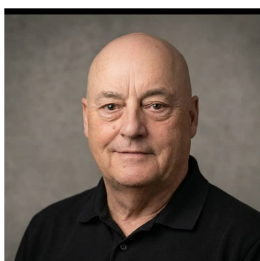




\$899,000

Karst Acreage 2.95 acres, Saskatoon



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Property Details

Service Type: Listing **Rural Municipality:** RM 344 Corman Park

Closest Town: Saskatoon **Location:** Saskatchewan

MLS Number: SK048870 **Title Acres (ISC):** 2.95

Price: \$899,000 **\$/Titled Acres:** \$304,745.76

Improvements: \$899,000

Enterprise: Acreage

Description

If you are looking for a spacious and modern acreage almost next door to Saskatoon, this property might be the one for you. Located on the kitty corner edge of City of Saskatoon, this 2.95-acre lot offers plenty of space and privacy. The residence was built in 2017 and features 3,000 sq. ft. of living space with 3 bedrooms and 3 bathrooms. The main floor has a cozy gas fireplace, a large kitchen with stainless steel appliances and a dining area that opens to the stamped concrete patio with NG barbeque hookup and NG radiant heat for chilly nights. The second floor has a TV sitting area with wet bar and fridge that goes out on to a deck, it also has a staircase that leads to the patio below. On the second floor is the master bedroom with a walk-in closet and an ensuite bathroom featuring jetted tub with a surround shower, two sinks, toilet and a stand-up shower, plus a personal south facing balcony, as well as two other bedrooms and a full 4pc bathroom with two sinks. There is an unfinished, insulated, heated, crawl space for extra storage. The house also has two furnaces, two central air conditioners, one for each floor, and an air exchanger, humidifier and heat recovery unit for optimal comfort.

The house also boasts a double attached garage that is heated and insulated, as well as an insulated, heated motorhome bay / RV garage for your vehicles and toys. This area has two natural gas forced air furnaces for your vehicles or projects. Outside, you can enjoy the balcony, the deck, the patio or the garden area. The lawn has trees and shrubs, flower beds, and a garden area has numerous drip lines, or sprinklers from the private personal well.

The property has city water line with holding tank in crawl space and a well that is 90' deep with a 30" fiberglass casing located in an 8'x10' well house. There is a sump pump in the crawl space. The property comes with all the appliances you need, including high-end large fridge/deep freezer combo, NG Wolfe stove, washer, dryer, central vac and attachments, dishwasher, garburator, garage door openers, microwave, oven, satellite dish, window treatment, (2) central air, natural barbeque hookup, TV mounts, underground sprinkler system and water drip system.

This property is a rare opportunity to own a stunning home with all the amenities you need in a peaceful and practical location. It is only half a mile south from Grasswood Road on Highway 219, which means you can easily access Saskatoon and all its services. Literally under 10 minutes to stores in Stonebridge, car dealerships, exhibition grounds, 8th Street or downtown. Don't miss this chance to make this property your dream home!

Legal Land Description: Block/Par B Plan 102351394

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DOM: 0



Prop Type:	Residential	Location:	Corman Park Rm No. 344
SubType:	Acreage	Postal Code:	S7K 1M2
Tot Lnd Acr:	2.95	Possession:	To be determined
Style:	2 Storey	Baths:	3
Bldg Type:	House	Levels AG:	2.0
Year Built:	2017	Longitude	-106.672291
Beds:	3		
SqFt:	3,000		
Zoning:	RES/Ag		
Legal:	Blk/Par B-Plan 102351394 Ext 0		
Latitude	52.047257		
Ownership:	Freehold	Tax Amt/Yr:	\$5,983 / 2022

Ease/Restrct: Yes

Easement/Restriction Comments: Power line crosses back on property

Public Remarks: If you are looking for a spacious and modern acreage almost next door to Saskatoon, this property might be the one for you. Located on the kitty corner edge of City of Saskatoon, this 2.95-acre lot, offers plenty of space and privacy. The residence was built in 2017 and features 3,000 sq. ft. of living space with 3 bedrooms and 3 bathrooms. The main floor has a cozy gas fireplace, a large kitchen with stainless steel appliances and a dining area that opens to the stamped concrete patio with NG barbeque hookup and NG radiant heat for chilly nights. The 2nd floor has a TV sitting area with wet bar and fridge that goes out on to a deck, it also has a staircase that leads to the patio below. On the second floor is the master bedroom with a walk-in closet and an en-suite bathroom featuring jetted tub with a surround shower, two sinks, toilet, and a stand-up shower, plus a personal south facing balcony, as well as two other bedrooms and a full 4pc bathroom with two sinks. The house also boasts a double attached garage that is heated and insulated, as well as an insulated, heated motorhome bay / RV garage for your vehicles and toys. This area has two natural gas forced air furnaces for your vehicles or projects. Outside, you can enjoy the balcony, the deck, the patio, or the garden area. The lawn has trees and shrubs, flower beds, and a garden area has numerous drip lines, or sprinklers from the private personal well. The property has city water line, power, and the phone service is on land in front of the house. This property is a rare opportunity to own a stunning home with all the amenities you need in a peaceful and practical location. It is only half a mile south from Grasswood Road on Highway 219, which means you can easily access Saskatoon and all its services. Literally under 10 minutes to stores in Stonebridge, car dealerships, exhibition grounds, 8th Street or downtown. Don't miss this chance to make this property your dream home!

Rooms Information

Beds: 3			Bathrooms: 3			# Kitchens: 1		
#	Level	Room	Size	Floor	#	Level	Room	Size
1	M	Foyer	9'5" x 12'8"	Ceramic Tile	2	M	Living Room	19'2" x 16'11"
3	M	Dining Room	12'5" x 13'2"	Ceramic Tile	4	M	Kitchen	14'7" x 18'7"
5	M	2-pc bath	6'2" x 6'2"	Ceramic Tile	6	2	Primary Bedroom	13'8" x 16'10"
7	2	5-pc en suite	5'9" x 14'9"	Ceramic Tile	8	2	Family Room	17' x 18'3"
9	2	Bedroom	11' x 14'9"	Hardwood	10	2	5-pc bath	5'9" x 14'9"
11	2	Laundry	6'11" x 7'7"	Ceramic Tile	12	2	Bedroom	11'1" x 16'8"
13	B	Storage	26' x 65'	Concrete				

Property Information

Exist Prop:	No	PCDS:	Yes	GST:		PST:	
Energide Efficiency Evaluation Report:	No			Irrigated:			
Construction:	Wood Frame			Sep Entry:			
Roof:	Asphalt Shingles			Bsmnt Ste #:			
Exterior:	Stucco						
Basement:	Crawl, Unfinished						
Bsmnt Walls:	Concrete						
Equip Incl:	Fridge, Stove, Washer, Dryer, Central Vac Attached, Central Vac Attachments, Dishwasher Built In, Freezer, Garburator, Garage Door Opnr/Control(S), Microwave, Oven Built In, Satellite Dish, Shed(s), Window Treatment						
Features:	Air Conditioner (Central), Air Exchanger, Humidifier, Heat Recovery Unit, Natural Gas Bbq Hookup, Sump Pump, T.V. Mounts, Underground Sprinkler						
Outdoor:	Balcony, Deck, Garden Area, Lawn Back, Lawn Front, Patio, Trees/Shrubs			Wtr Softner:			
Heating:	Forced Air, Natural Gas			Furnace:	Furnace Owned		
Water Htr:	Included/Gas						
Fireplace:	1/Gas						
Lot Width:		Depth:		Tot Lot Area:	2.95 Acres		
Lot Desc:	Backs on to Field/Open Space			Insulated Garage:	Fully Insulated		
Gar/Prk:	2 Car Attached, RV Garage			Heated Garage:	Yes		
Garage Size:	x			Park Sp:			
Driveway:	Exposed Aggregate						

Acreage Information

Prop Offered:
Mineral Rgts: Not Included
Taxes Paid To: RM 344 Corman Park
Topography: Flat, Gently Rolling
Bush: Some
Fences: Some
Nearest Town: Saskatoon
Dist to Elem: 6-10
Wtr Supply: Public Water Line
Sewer: Mound, Septic Tank

Land Lsd: No
Trms of Lse:
Sloughs: Some
Dist to Town: 5
School Bus: Yes
Sump Pump: Included

Environ Audit: No
Financial Oblig?: No
Other Bldgs: Well house, 8x10
Power: Yes
Phone: No
Dist to High Schl: 6-10
Wtr Treat Equip:
Svcs To Property:

RM	Parcel	Dir	Sec	TWP	RGE	Meridian	# Acres
Corman Park RM No. 344	203844135	SE	32	35	5	W3	2.95





