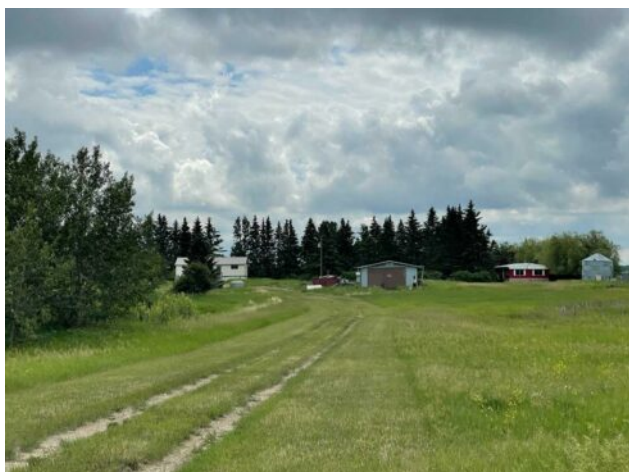


**322010 TWP RD 480  
Rural, Saskatchewan**

**MLS # A2142455**



## \$192,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Gravel Driveway, Triple Garage Detached		
<b>Lot Size:</b>	18.31 Acres		
<b>Lot Feat:</b>	Triangular Lot, Brush, Corner Lot, Lawn, Garden, Native Plants, Yard Lights, F		

<b>Heating:</b>	Baseboard, Combination, Electric, Propane	<b>Water:</b>	Private, Spring, Well
<b>Floors:</b>	Other	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	36-47-22-W3
<b>Exterior:</b>	Composite Siding, ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	ACR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity Connected, Phone, Natural Gas at Lot Line, F
<b>Features:</b>	Ceiling Fan(s), French Door, Separate Entrance, Vinyl Windows		

**Inclusions:** N/A

**\*\* MOTIVATED SELLERS - OPEN TO ALL OFFERS \*\*** Buy land, they aren't making it anymore! 18 acres at Rush Lake with pavement to the driveway. This mature property has projects on the go with a partially renovated, 1104 square foot, 3 bedroom, 1979 Bungalow with a new ICF walkout basement with concrete floor and large windows, a double wide mobile home and a 43x23 metal shop with wood heat, a concrete floor and new overhead garage door and opener. The house has a new tin roof, new plumbing lines, electrical upgrades, new doors, fresh paint, added blown-in insulation and refinished ceilings throughout. The supersized basement door provides direct access to the bottom floor to move in large furniture, to become a separate access suite or for convenient access to your future garage area. There is a cistern in the basement for R/O back up to the spring fed storage well, water quantity is reported to be good. The home used to be heated with a diesel furnace but has been converted to electric heat, natural gas angles across the north east portion of the land. All building supplies and appliances etc. viewed in the property can stay, there is a yard light and a land line phone connection. The double wide mobile (make/model and serial number unknown) has not been connected to utilities since being moved onto the land but it used to be connected to propane, it has a large open concept living and dining area, a family room, four bedrooms, full bath and laundry. It is included 'as-is' and is located on its own very private area of the yard site - great potential for extended family or a guest house. Lots of hard packed gravel has been brought in on the driveway and also loops around the shop for solid semi-truck access without ripping up the yard. There is a giant garden area and multiple water well spigots located

around the property. The mounds you will notice to the north-east of the house used to be a dirt bike track for some extra fun and there is a clay loading ramp to load toys, a quad or mower. No trespassing - do not access this land without a scheduled appointment.