



## Henry Carels

Farm Sales Specialist in western MB

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**\$975,000 | 40.00 Acres | Acreage**  
Carberry, MB

Scenic and secluded best describes this gorgeous private property. Located 15 minutes from the thriving town of Carberry and 45 minutes to the city of Brandon, this beautiful 40 acre property is simply a piece of paradise. As you proceed down the curved driveway next to mature trees, you approach a beautiful and personally designed custom-built home with a triple car garage placed perfectly on a hilltop plateau with impressive views of the surrounding valleys. A short walk from the house brings you to a unique workshop/storage shed built with in a traditional red barn design. Nicely landscaped yard with manicured lawn and huge garden also compliment this one of a kind property. Great year round access off a well maintained road also adds to the value of this amazing place to raise a family or peacefully live surrounded by nature. Contact listing agent Henry Carels at 204-573-5396 for more details.

## Listing Details

Property Id #:	21410
Price:	\$975,000
Farm Type:	Acreage
Acreage (Total):	40
Municipality / County:	RM of North Cypress-Langford
Province:	Manitoba
Postal Code:	R0K 0H0

## Residence Remarks

**Primary Residence:** Gorgeous 3,850 sq ft custom built house with large triple attached garage and numerous unique features. As you enter the foyer, you instantly notice the tiled floor which transitions nicely into hardwood throughout the main level. Ten foot, cove style ceilings enhance the brightness throughout the abundance of the large, south facing windows. A bright, open concept kitchen and dining room with custom cabinets and high quality matching appliances add to the relaxing atmosphere of this home. French doors open to a beautiful living room with oak finished staircase and more large bright windows. Patio doors from both the dining and living rooms take you out onto a covered, wrap around veranda with a breathtaking view of the valley. Completing the main floor is an enormous laundry room, powder room and an executive style corner office with wood finishing. Second floor features 5 bedrooms and 2 full baths. The well planned primary bedroom, with four-piece ensuite, is complimented with a spacious, walk in closet. For your entertainment requirements, with access from the second floor or from the garage, is a massive family/game room with additional storage space. Efficient geothermal heating and cooling, along with aquifer supplied water, adds to the value and attraction of this meticulously cared for home.

## Property & Land Remarks

Property Legal Description:	DESC NW 28-11-13W
Acreage (Total):	40

## Additional Listing Remarks

Property Taxes:	\$2,448.00
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## How to View

How to View:	Through listing agent Henry Carels at 204.573.5396
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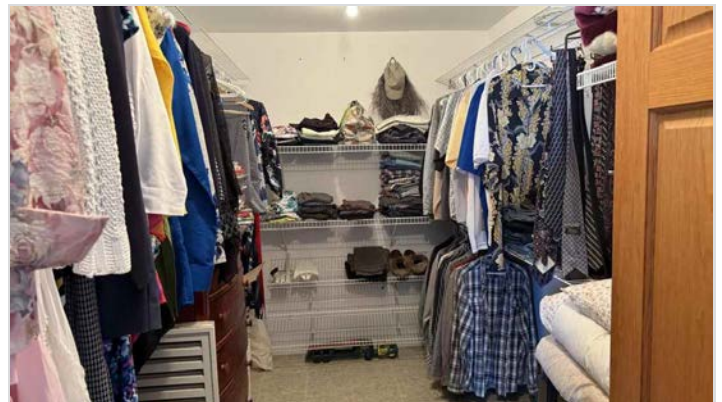
## Property Photos

Listing #21410



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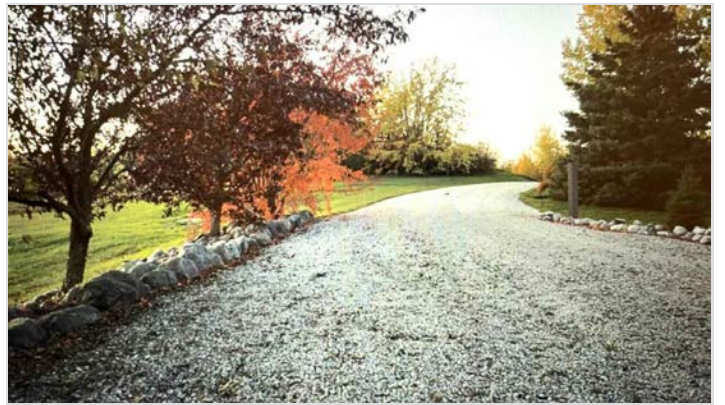
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