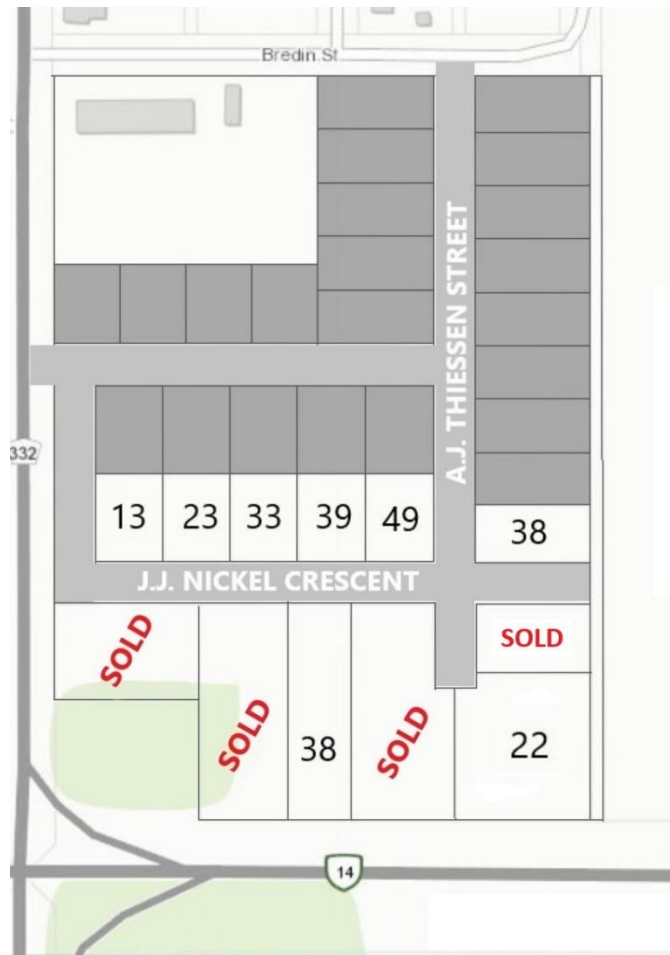


# NICKEL ESTATES

## Rosenfeld, MB

Residential lots in Rosenfeld just 10 minutes from Altona & 25 minutes from Winkler. Lots range from 0.34 acres to 1.15 acres. All lots to be serviced with municipal water, low pressure sewer system, hydro and MTS up to the property line. The water, sewer and hydro connections from the property line to the house/shop are the responsibility of the buyer.

Starting at \$44,900+GST!



## J.J. Nickel Crescent

Civic Address	Legal Address (Lot-Blk-Plan)	Frontage (ft)	Depth (ft)	Price
13	10-2-51772	106.94	140	\$44,900
14	1-3-51772	<b>SOLD</b>		
23	9-2-51772	107.44	140	\$44,900
30	2-3-51772	<b>SOLD</b>		
33	8-2-51772	107.44	140	\$44,900
38	3-3-51772	100	343.82	\$51,900
39	7-2-51772	107.44	140	\$44,900
49	6-2-51772	107.92	140	\$44,900
50	4-3-51772	<b>SOLD</b>		

## A.J. Thiessen Street

Civic Address	Legal Address (Lot-Blk-Plan)	Frontage (ft)	Depth (ft)	Price
22	5-3-51772			\$61,900
28	6-3-51772	<b>SOLD</b>		
38	1-4-51772	89.90	183.26	\$46,900



## Additional Information

- Road is complete and services TBD
- Driveways will be responsibility of buyer.
- Development is serviced by a low-pressure sewer system. Sewer tank and pump are required and are the responsibility of the buyer.
- Buyer's can expect that the tank may need to be pumped out once a year or every other year, depending on usage.
- Sewer service is provided by the Rosenfeld Sanitation Coop.
- For estimates on the costs to hook up Hydro, please contact Manitoba Hydro. Hydro lines will run above ground from the property line to the house.
- Natural gas is not available.
- Water service is provided by the RM of Rhineland.
- No street levy applicable.
- No mobile home units shall be allowed.
- Buyers must apply to Manitoba Infrastructure for a permit prior to building or planting of trees. Cost of residential permit is \$300.

