



Lot 43 Road 1 - \$365,000.00 ***3 Bedroom - One and a Half Storey*** ***Setting Lake, MB***

Waterfront home is move in ready!
Just sit back, relax and enjoy lake life!



Main Floor:

Beautiful open concept kitchen, living and dining area with gleaming hardwood floors.

The kitchen features an abundance of cabinets with butcher block counter tops and sitting area. Built-in appliances and Jenn-Air gas range. PVC window over double stainless steel sinks. Garden doors lead to the raised deck with stunning views. Wood stove (WETT inspection 2021).

2 good size bedrooms on the main floor with laminate floors and pine ceilings. The larger bedroom is very spacious with a huge walk-in closet.

4 piece main bath is modern with new vanity. Main floor laundry.



Upper Level:

Let your cares drift away in the Primary bedroom with gleaming floors, large walk-in closet and an beautiful ensuite with soaker tub, vanity with his/her sinks and heated tile floors.

Lower Level: The lower level features 2 bonus rooms, lots of storages and heated floors.

Garage: Dream garage! 32' x 38' detached garage is insulated and wired with in-floor heat.

Yard: Landscaped with a gentle slope to the water front. Large raised deck overlooks the lake. Dock system. 3 sheds.



Extras: Very well maintained waterfront home situated on titled land. Water is pumped from the lake (new pump and heat trace in 2025). UV Light filtration system. New shingles and eaves troughs in 2023. 1,500 gallon septic tank. 500lb tank for gas range. 3 portable air conditioning units and some furnishings included. Insulated concrete foundation.

Age:

Lot Size: 100' x 150' (15,000 sq ft)

House Size: Approx. 1,524 sq ft

Taxes: Annual \$1,046.50

Heat: EBB & Wood

Possession: TBA

 **REMAX** THOMPSON

Each office independently owned and operated.

55 Selkirk Avenue
Thompson, MB R8N 0M5
Bus. 204-778-6303 Fax. 204-778-5652
Website: www.remaxthompson.net

This information, although believed to be accurate,
is not warranted to be so.

