



# Lot 35, Road 1 - \$449,900.00

**Setting Lake, MB**  
**3 Bedroom - Crawl Space**

*Modern meets rustic in this tastefully decorated home!  
Move right in and enjoy the picture perfect views*



**Kitchen/Dining** - Open concept kitchen and dining area is the perfect place to entertain! The kitchen features beautiful custom built oak cabinets with tile back splash. Double stainless steel sinks. Stainless steel fridge and stove. Large island counter with tile counter top. 3/4" oak hardwood floors and stone accent wall warm the room. Vaulted ceilings. Great waterfront views!

**Living Room** - Step down into the sunken living room with garden doors to the raised deck. Large PVC picture window replaced in 2020. Regency built-in air tight stove with stone front and oak mantle anchors the room. 1 1/4" Pine hardwood floors.

**Bedrooms** - 3 Bedrooms. The Primary bedroom is spacious with Pine hardwood floors, walk-in closet and 3 piece ensuite that features a stand-up shower. 2nd bedroom is large with pine hardwood floors. 3rd bedroom with laminate floors.

**Bathroom** - 3 piece main bath is large with stand-up shower and pedestal sink.

**Yard** - Situated on a lot and a half of titled land, this beautifully landscaped property provides plenty of room for outdoor enjoyment. Lots of decking at front and side (new front deck in 2023). Walk way in front leads to the waterfront and dock. Boathouse is a great place for waterfront storage. Private boat launch.

**Garage** - Oversize 26' x 36' attached garage with direct access to the home! Heated (construction and propane heaters), insulated and wired. Electric door opener.

**Snowmobile Garage** - This structure has 2 parts. The garage side has 2 overhead doors to drive right though. Great place for the toys! The side building is currently used for storage, but could easily be converted to additional living quarters.

**Guest House** - Located in front with waterfront views is the perfect place for guests!

**Extras** - The large front entrance welcomes you into this warm and inviting home! Kitchen, dining and living room are open concept and provide views of the waterfront and loads of natural light. Laundry room with washer and dryer also provides extra storage.



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55 Selkirk Avenue  
Thompson, MB R8N 0M5  
Bus. 204-778-6303 Fax. 204-778-5652  
Website: [www.remaxthompson.net](http://www.remaxthompson.net)

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





\*2" x 6" construction.

\*Exterior is stone and vinyl siding with 1 1/2" of added insulation.

\*Metal roof installed in 2020.

\*PVC windows throughout.

\*Water is pumped from the lake. Waterline and submersible pump installed in the summer of 2021. 2 water holding tanks are on-site.

\*200 amp panel.

\*Outhouse is grand fathered in.

\*Home is built on bedrock so there is no shifting.



**Age: 1980 (Addition built in 1997)**

**Lot Size: Irregular (Approx. 20,400 sq ft)**

**House Size: 1,600 sq.ft.**

**Titled Land: Taxes \$1,046.50**

**Heat: EBB and Wood (Approx. \$250.00 per month)**

**Possession: TBA**

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