

Lot 37 Road 1 - \$365,000.00

4 Bedroom- Bungalow Setting Lake, MB

Lakefront- 4 season cabin on titled land!

Welcome to the lake life!



Kitchen/Dining - Spacious kitchen with open views to the rest of the home and vaulted ceilings. Plenty of white crystal on ash wood Swan valley cabinets. Built in dishwasher, stainless steel sink, new stainless steel stove. 2 fridges, large pantry and vinyl floors.

Dining Room- Spacious dining area with wall to wall carpet, skylight and a beautiful fireplace/mantle. (Fireplace currently not used) Great space for gatherings.

Living Room - Large livingroom with wall to wall carpet, vaulted ceilings. Wood stove is WETT Inspected. Plenty of windows makes this space nice and bright. Patio doors to the 4 season sunroom. Sunroom measures 12 x 24 and has wall to wall carpet and plenty of windows.



Bedrooms - 3 Bedrooms on the main floor. Primary bedroom is large with a large walk-in closet. Beautiful views overlooking the lake. 2nd and 3rd bedrooms are smaller with wall to wall carpet. Additional 4th bedroom on lower level.

Bathroom - 3 piece bathroom on the main floor has corner shower and vinyl plank flooring.

Lower Level- Large lower level with walk- out basement and large windows overlooking the lake. 4th bedroom. Recreation area gives extra living space. Woodstove (WETT inspected) Large storage room with extra fridge and freezers. Cold storage room.

Garage- 24 x 32 garage on concrete pad is insulated, wired and a wall heater.

Yard - Beautifully landscaped with rock flower gardens, vegetable garden and a side flower garden. 3 sheds

Extras - Steps to the lake! Dock with a 16 x 16 deck with treated lumber. 16 x 60 deck with gazebo. 16 x 40 under deck storage for quads/ skidoo's etc.



Age: 1989- addition 2 x 6 construction in 2005

Titled land

House Size: Approx. 2,400 sq ft.

Taxes: \$1046.50

Heat: Wall heaters & 2 wood stoves (WETT inspected) \$298.00 on budget.

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

