



## 3 Block 5 Road Nutimik Lake Manitoba

\$875,000

R29//Nutimik Lake/Built in 2003 this custom-designed home has a piled foundation and 2 x 6 energy efficient specifications. The exterior is maintenance free including steel roofing. Functional, modern floor plan designed to take advantage of lake views from most rooms. Main floor bedroom/guestroom with three piece bathroom/laundry. Diningroom with lake view and patio doors to decking. Livingroom features large windows with lake view and vaulted ceilings. Front sunroom with patio doors to deck, kitchen offers pine cabinets and laminate flooring. Second level has four more bedrooms including the large master with walk in clothes closet, patio doors to balcony, and 4-piece ensuite with whirlpool tub. Very cool large second storey family room overlooking the Livingroom offers two sets of patio doors to balcony. Pine trim and cabinetry throughout. Double attached garage is insulated, dry walled and has auto door opener. Mechanical: 200 AMP service, HRV, central A/C, forced air electric furnace, and security system. (id:6769)

Bedroom 12 ft ,11 in X 11 ft ,10 in

Kitchen 11 ft ,5 in X 12 ft ,2 in

Living room/Dining room 11 ft ,5 in X 8 ft ,6 in

Games room 21 ft X 19 ft ,8 in

Primary Bedroom 11 ft ,6 in X 13 ft ,10 in

Bedroom 9 ft ,6 in X 10 ft

Bedroom 9 ft ,6 in X 10 ft

Bedroom 9 ft ,6 in X 10 ft

Listing Presented By:



Originally Listed by:

Lifestyles Real Estate Ltd.



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.