



## 4 Block 9 Road Falcon Lake Manitoba

\$2,750,000

R29//Falcon Lake/Beautiful low profile lot, just a gentle slope to the water, no stairs required. 100' of lake frontage. Step into this custom-built, 5 bed 4 bath lakeside retreat. Approximately 3200 square foot hybrid-timberframe design. Beautiful oak hardwood floors throughout the home. Stunning kitchen including massive island with quartz countertop, white oak cabinetry, walk-in pantry, coffee bar, stainless steel appliances, and two sinks. Oversized two-story single boathouse with guest quarters on top, and lower level with 8' x 10' overhead door. 2000 Gallon holding tank. Hybrid timberframe design, Two-zone furnace and air conditioning (separate thermostats for each floor), Triplex water filtration with UV light, heat traced line with submersible pump, Tri pane windows throughout, 200 AMP service, 64 steel piles into rock (foundation), 10 foot main floor ceilings (8 foot doors on main level), 9 foot ceiling on second floor, All solid core doors, Twin Hot Water Tanks, HRV, Wifi controlled lighting throughout home, Wifi controlled thermostat, Co-op propane tank feeds fireplace and stove, Cellulose blown in insulation for higher R value, good for efficiency both with temperature and sound (id:6769)

Primary Bedroom 14.9 x 13.9

Bedroom 20.3 x 12.4

Bedroom 10.7 x 16.5

Bath (# pieces 1-6) 6.5 x 5.4

Other Above Garage(bed/Rec)29x23.1

Storage 23.1x3.9

Living room 14.6 x 15.6

Eat in kitchen 22 x 14

Other Pantry 5x3.4

Family room 13.7 x 7.7

Family room 13.2 x 14.3

Foyer 28 x 10.9

Bath (# pieces 1-6) 8.4 x 7.6

Laundry room 8.6 x 14.3

Other Entry(front)4.8x5.2

Other Shed8x10

Listing Presented By:



Originally Listed by:

Lifestyles Real Estate Ltd.



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