



## 9 Block 14 Road Falcon Lake Manitoba

\$2,750,000

R29//Falcon Lake/Northwesterly facing and professionally landscaped lot. Massive timber frame great room, stone-faced wood-burning fireplace, oak hardwood flooring throughout the entire home and neverending serene lake view. The kitchen features custom made maple cabinets, granite counters, large island with counter top seating, stainless steel appliances and 9 ft ceiling height. The 12 x 14 ft. dining room offers terrific view of the lake & garden doors to tiered decking. Oversized primary main floor bedroom. 2-piece powder room with granite-topped vanity rounds out the functional main floor plan. The upstairs area contains 3 more bedrooms, two of which are not only huge but each has their own 4pce ensuite bath! The fourth bedroom has bunks, great for the grandkids. Maintenance free stone and Hardy board exterior, Double concrete driveway, Double attached garage, Double boathouse, Platform + finger docking, 2000 gall fibreglass wastewater holding tank, Security system/camera, Water filter system with UV protection, Good privacy from neighbours, Starlink internet, Central air and vac, forced air electric furnace with HRV, Wood casement triple pane windows, ICF concrete foundation with concrete floor. Come view today! (id:6769)

Primary Bedroom 15 ft ,7 in X 13 ft ,7 in

Great room 27 ft ,3 in X 23 ft

Kitchen 13 ft X 13 ft ,7 in

Laundry room 5 ft X 10 ft ,9 in

Dining room 12 ft X 14 ft

Bedroom 10 ft X 10 ft

Bedroom 13 ft ,7 in X 13 ft ,9 in

Bedroom 13 ft ,7 in X 13 ft ,9 in

Listing Presented By:



Originally Listed by:

Lifestyles Real Estate Ltd.



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com