



## 91 Waterhouse Bay Winnipeg

\$499,900

S/S APRIL 6 OFFERS AS RECEIVED. Looking for location?? This custom built 3 plus bedroom 4 bathroom home is sure to impress! Bright and spacious L-shaped living room and dining room with bow window. Large eat-in kitchen with granite counters and patio doors to professionally installed sun-room. Family room with gas fireplace and patio door to deck. rec-room with office/bedroom and bath. fenced yard, shed, extra side paved parking pad for your toys. Hi-eff furnace, c/air, c/vac, under-ground sprinkler, water filtration and reverse osmosis system, 7 appliances included and more!!

Living Room 18'50 x 11'58  
Dining Room 14'25 x 10  
Eat-In Kitchen 21'50 x 10'42  
Family Room 18'83 x 13  
Master Bedroom 15'50 x 13'42  
Bedroom 12 x 10'67  
Bedroom 11'33 x 9'50

Sunroom 17'33 x 12  
Recreation Room 26 x 12'83  
Office 20'33 x 10'83  
Two Piece Bath  
Four Piece Bath  
Three Piece Bath  
Four Piece Ensuite Bath

Listing Presented By:



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