



# 103075 PTH 11 Highway St Georges

\$649,900

OTP April 21 @ 2pm. Welcome to this amazing home nestled on 2 acres of majestic riverfront property overlooking The Winnipeg River/Nathan Chevretils Creek. A variety of mature trees envelope the yard, creating your own private sanctuary. Custom-built by Vogt in 2004, this home greets you w/ a bright, open main living area featuring vaulted ceilings. Enjoy the living/dining rm w/ a stone elec. fireplace/entertainment area & dining rm hutch. A chef's dream, the timeless white kitchen offers ample cupboard/counter space. Relax in the sunrm w/ remarkable views! The main lvl has 3bedrms, including a large primary bedrm w/walk-in closet & 3piece ensuite bathrm w/ heated flrs, plus a stunning 4piece bathrm. The finished basement has a large family rm,gym,bathrm w/steam shower, bedrm, den, workshop & laundry rm. Outside, you'll find a 26'X34' garage w/ in-flr heat & 100-amp panel,deck w/hot tub,dock,garden & parking area for RVs w/electricity. View the virtual tour for marked details. Visit [www.rmalexander.com](http://www.rmalexander.com) for amenities!

Living/Dining room 23'75 x 18'25

Kitchen 18'83 x 10'25

Primary Bedroom 13 x 14'33

Bedroom 10'33 x 10'33

Bedroom 10'33 x 9'50

Family Room 33'83 x 13'83

Bedroom 12'92 x 13'42

Recreation Room 12'58 x 13

Den 9'92 x 13'42

Utility Room 10'50 x 13'50

Workshop 7'83 x 9'58

Sunroom 7'75 x 19

Four Piece Bath

Three Piece Bath

Three Piece Ensuite Bath

Listing Presented By:



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