



## 103097 PTH 11 Highway St Georges

\$537,500

Built for comfort & efficiency, this stunning riverfront home on 0.70 acres is a true gem. The kitchen features a large island w/ breakfast bar, quartz counters, under-cab lighting, stainless steel apps & plenty of cupboard space. The living & dining rms seamlessly blend w/ the kitchen, creating a warm & open space. W/ 4 bedrms, 1.5 bathrms, washer/dryer combo & vinyl plank flooring throughout, this home offers modern appeal. The home was designed using a unique truss system structure that allows for R66 insulation in the ceiling and R44 insulation in the walls. It was built on helical piles that provide geothermal heating/cooling. It has tri-pane windows, low-maintenance metal exterior & 200-amp panel. Enjoy relaxing or entertaining in the screen rm w/ a hot tub. Step outside to a large deck w/ bar/food prep area, spacious yard, dock & double garage w/100-amp panel. Please inquire for more information regarding the unique building technology.

Living Room 11 x 16

Kitchen 9 x 16

Dining Room 23'25 x 10'83

Primary Bedroom 10'17 x 11

Bedroom 10'42 x 8'75

Bedroom 8'83 x 10'75

Bedroom 8'67 x 10'75

Four Piece Bath

Two Piece Ensuite Bath

Listing Presented By:



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