



103097 PTH 11 Highway St Georges

\$514,900

Crafted for comfort & efficiency, this breathtaking 0.70-acre riverfront home is a rare find. The kitchen has a large island w/ breakfast bar, quartz counters, under-cab lighting, SS appliances & ample cupboard space. Seamlessly connected to the living/dining rms, it offers an open-concept space perfect for entertaining. Designed w/ modern appeal, it has 4 bedrms, 1.5 bathrms & vinyl plank flooring throughout. Engineered w/ a unique truss system, the home allows for exceptional insulation - ceiling R66 & walls R44. Built on helical piles for stability, it benefits from geothermal heating/cooling. It has tri-pane windows, low-maintenance metal exterior & 200-amp panel. Step outside to enjoy the screened-in rm w/ hot tub, deck w/ a bar/food prep area, large yard, private dock & double garage w/ 100-amp panel. This home also generates passive income! As a highly rated 4.9-star Airbnb, it brings in appx \$30,000 in gross annual revenue. Contact for more details on its innovative building technology & Airbnb.

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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