



## 1070 MARCHAND Road Ritchot Rm

\$729,900

SS May 7/26 OH May 9/26 2-4 PM OTP May 12/26 EVE. PICS and Video Tues Eve. Modern design just minutes from the city, and tucked away on a quiet rd. you'll find this 2914 sq ft 2 Story home situated on 2.83 Acres. Bathed in sunlight from the South facing backyard with a wall of windows to maximize the view. The sleek modern kitchen and dining room, make entertaining and family meals inviting. The living room offers a massive family space where everyone can come together for a night of movies and entertainment or a quiet afternoon or evening watching deer pass through the property. Upstairs the Primary bedroom has a huge walk in closet, ensuite bath with jetted tub, floor to ceiling windows and your own private south/West facing balcony to enjoy the sunsets. 2 large bedrooms and a bathroom along with a reading nook complete this level. Don't miss the triple attached garage covering 500 sq ft. New Furnace 2025, HWT 2020, Interior Paint 2026, Metal roof, Municipal Water + well. Don't miss your opportunity, contact your agent today!

Living Room 17'28 x 28'72  
Dining Room 16'80 x 8'20  
Kitchen 16'89 x 13'82  
Primary Bedroom 18'83 x 21'90  
Bedroom 12'90 x 17'48  
Bedroom 11'57 x 17'68

Laundry Room 16'09 x 5'94  
Utility Room 7'44 x 13'75  
Three Piece Bath  
Three Piece Ensuite Bath  
Five Piece Ensuite Bath

Listing Presented By:



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