



1221 Bay Road St Andrews

\$1,999,900

EQUESTRIAN PARADISE! A one-of-a-kind 152 ACRE property with 2 separate 1,300 SF bungalows & everything an equestrian enthusiast could need! The sprawling property features a year round riding arena w/heated viewing rm, 2 tack rms, 14 stalls, 75 acres of fenced paddocks, an insulated barn, large storage shed for hay, 4 heated drinking fountains, and plenty of space & storage for your horses! The 3 bed, 2.5 bath home offers heated floors throughout, an open concept living area w/a cozy wood burning fireplace, kitchen w/granite countertops, primary bedroom w/3pc ensuite & access to the deck, an office, 2pc bath, spacious rec rm, 2 add't bedrooms, a 4pc bath, a screened-in porch, & a double attached garage. The 4 bed, 3 bath home offers hardwoods throughout, an open concept living area w/a cozy wood burning fireplace, kitchen w/SS appl & plenty of storage space, primary bedroom w/3pc ensuite, an office, 4pc bath, spacious rec rm, 3 add't bedrooms, a 3pc bath, screened-in porch, & a double detached garage.

- Living Room 14 x 14
- Dining Room 13 x 17
- Eat-In Kitchen 9 x 20
- Primary Bedroom 14'42 x 14'42
- Three Piece Ensuite Bath
- Office 11'42 x 11'33
- Two Piece Bath
- Laundry Room 9 x 8'50
- Recreation Room 33'25 x 16
- Bedroom 10 x 15
- Bedroom 10 x 14
- Five Piece Bath
- Living Room 14'42 x 15'67

- Dining Room 15'67 x 9
- Eat-In Kitchen 15'67 x 12'58
- Primary Bedroom 14 x 13'33
- Three Piece Ensuite Bath
- Office 9'58 x 10'25
- Four Piece Bath
- Laundry Room 5'75 x 7'08
- Recreation Room 22'50 x 25
- Bedroom 9'50 x 11
- Bedroom 9'50 x 11'58
- Bedroom 8'50 x 12'58
- Three Piece Bath

Listing Presented By:



Originally Listed by:
 Royal LePage Prime Real Estate
 derekdaneault@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway,
 Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164
 rickjansen@royallepage.ca