

20092 PR 519 Avenue Sandy Hook

\$329 900

Custom built in 2024 this 1170 sqft 3bdrm 1bthrm cottage/home w/high end finishing situated only 1 block from the lake. As you approach this beautiful bungalow you will be greeted by 9x24' covered deck w/pot lighting. Step inside through the patio drs to luxury vinyl plank throughout the open concept main living area, vaulted ceilings & wall of windows letting in an abundance of natural light. Eat in kitchen offers plenty of quartz counter & soft close cabinet space, honeycomb backsplash, granite undermount sink, island w/seating for 3,SS appliances included & open to formal dining area. Living rm consists of pot lighting stone feature wall w/built in electric f.p. 3 spacious bdrms w/ample closet space. 3 pc bthrm w/heated tile flooring, stone vanity, custom tile wall & 1 pc acrylic shower surround w/glass drs. Convenient laundry, hi eff furnace, water softener, Artesian well, single car garage w/loft roughed in for electrical, perfect guest suite or games area built on, Helical screw piles, R30 spray foam in crawl space.

Dining Room $11 \times 5'40$ Kitchen $11'10 \times 10'20$ Living Room $12 \times 15'20$

Primary Bedroom 10'90 x 11'90

Bedroom 8'90 x 10'90 Bedroom 11 x 8'20 Three Piece Bath Listing Presented By:



Originally Listed by: Royal LePage Prime Real Estate

royce@royallepage.ca https://www.roycefinley.com/



Royal LePage Prime Real Estate

1877 Henderson Highway , Winnipeg, MB, R2G 1P4

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