



# Nordmark Realty (1985) Ltd.

116 Main Street Flin Flon Manitoba, R8A 1K1 Ph: 204-271-4114

[www.flinflonrealestate.com](http://www.flinflonrealestate.com)

## 100 Bomber Lake Road, Bomber Lake, SK

<b>STYLE: Country Bungalow</b>	<b>LOT SIZE: .43 Acres</b>
<b>AGE: 1949</b>	<b>HEAT TYPE: Wood/ Electric Forced Air plus Additional Wood Stove on Main Floor</b>
<b>BEDROOMS: 3 BATHROOMS: 2</b>	<b>UTILITIES: 200 Amp Service</b>
<b>GARAGE:</b>	<b>HYDRO COSTS: Monthly Average: \$250.77</b>
<b>TAXES: \$1,213.13 (2019)</b>	<b>LIST PRICE: \$ 295,000.00</b>

**\*All measurements are approximate and should be verified by the buyer, if accurate measurement is important to a buying decision.**

<b>MAIN:</b> <ul style="list-style-type: none"> <li>• Entryway/Mudroom</li> <li>• Kitchen</li> <li>• Living Room</li> <li>• Dining Room &amp; Library</li> <li>• Master Bedroom with Ensuite</li> <li>• Bedroom 2</li> <li>• Loft Bedroom 3</li> <li>• Main 4 Piece Bathroom/Laundry</li> </ul>	<b>LOWER:</b> <ul style="list-style-type: none"> <li>• Large Workshop</li> <li>• Separate Entrance</li> <li>• Wood Storage</li> <li>• Storage Space</li> </ul>	<b>EXTRAS:</b> <ul style="list-style-type: none"> <li>• Combination Wood/Electric Furnace - 9 s.f. Firebox (Wett Certified)</li> <li>• Septic System - 500 Gallon Holding Tank with Septic Field</li> <li>• Well Water/water Cooler For Drinking</li> </ul>

**REMARKS:** This private lakefront open concept home, with wrap around deck, with gorgeous lake views, is located at the edge of Creighton, Sk on a property surrounded by pristine forest, with a lovely walking trail around the lake. The road to the house is plowed by the Town of Creighton. In addition a plow truck is included to deal with the short driveway.

Extensive renovation and redesign over the past 5 years has focused on improved insulation, energy efficiency and open layout. The entryway/mudroom leads to the kitchen featuring new stainless dishwasher (2017), large double sink, stainless fridge, stove and rangehood plus an island with storage and 2 built- in outlets for kitchen appliances. A built- in pantry is located under the stairs.

Del Ward cell: **204-271-4114**

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The open concept living room, dining room & library with french doors opening to access the deck and lake, includes a cast iron wood stove and chimney (Wett Certified), with built in wood storage and a cozy reading nook with built-in floating bookshelves.

The master bedroom features French doors leading to a small balcony overlooking the lake and an ensuite bathroom with double sinks, low flow toilet (2016), and a custom shower built in 2016. It has an entrance from the master bedroom as well as the hallway. Bedroom 2 is perfect for a child's room or as a guest room. Bedroom 3 is an open loft style room (9f. X 40f.) that is currently used for 2 guest spaces, office space and storage.

The outdoor living space features a wrap around deck with built-in seating on the lakeside, and a wooden play structure with swings and a slide. The half acre lot includes a custom made woodshed, a small storage shed and a large greenhouse/she shed that could be converted to a summer cabin. There is a large driveway with plenty of parking for vehicles and all those toys. All of the appliances listed are included.

**A private, modern and well cared for lakeside retreat located 5 minutes from Flin Flon!!!**

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