



Nordmark Realty (1985) Ltd.

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

www.flinflonrealestate.com

13 Easy Street, Schist Lake, MB (#28)

STYLE: Bungalow (Main Level 1400 S.F.)	LOT SIZE: 98.4 f. Frontage X 175 f. Depth
AGE: 30 Years.	HEAT TYPE: Electric Forced Air
BEDROOMS: 4 BATHROOMS: 2	UTILITIES: 200 Amp Service
GARAGE: Double Detached (28.4 f. X 22.3 f.	HYDRO COSTS: Monthly Average: \$273. 00
TAXES: \$1464.30 (2020)	LIST PRICE: \$385,000.00

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

MAIN:	LOWER:	EXTRAS:
<ul style="list-style-type: none"> • Entryway • Kitchen • Dining Area • Living room • Master Bedroom • Bedroom 2 • Bedroom 3 • 4 Piece Bathroom 	<ul style="list-style-type: none"> • Family Room With Walk-out to Patio • TV Room • Bedroom 4 • 3 Piece Bathroom • Laundry Room with Storage 	<ul style="list-style-type: none"> • Reverse Osmosis Water Purifier • Back Wash System • Gazebo With Hot Tub • Fridge & Stove Dishwasher • Clothes Washer & Dryer • Central Vac • Furnace & Air Condish (2 Yrs)

REMARKS: Located on a huge, beautifully landscaped lot with a gorgeous view of Schist Lake this home is very well cared for & a pleasure to view. The main level features an open floor plan with vaulted ceilings, creating a light & airy living space. A spacious entryway leads to a well planned kitchen with oak cabinetry The dining area adjacent to the kitchen has a lovely view with a large door leading to the front deck overlooking the lake. A large sunken living room with picture windows facing the lake includes a granite faced wood burning fire place. The master bedroom, bedrooms 2 & 3 and a well appointed 4 piece bathroom complete the main level. The lower level includes a huge family room with a door opening to a brick patio, a prewired TV room, a 3 piece bathroom with a jacuzzi tub, bedroom 4 and a large laundry room with sink and lots of cupboards. All of the basement flooring is newly installed vinyl laminate. The exterior of this home features a beautifully landscaped backyard with perennial flower beds, limestone walkways plus a stand alone art/craft studio. and wide driveway

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leading to the double detached garage. The landscaped front yard overlooking the water is complete with brick patio, brick lined limestone walkways that lead to stairs accessing the large dock and waterfront and a 16' X 24' cedar gazebo, complete with hot tub and a lovely screened in sitting area.

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