



Nordmark Realty (1985) Ltd.

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www.flinflonrealestate.com

29 Hilltop Drive, Inlet Arm, Schist Lake, MB

STYLE: 2 Storey	41' X 24' Main	LOT: 100' X 150'
AGE: 2008		HEAT TYPE: Electric In -Floor on all 3 Levels
BEDROOMS: 2	BATHROOMS: 2	UTILITIES: 200 Amp Service - 2000 Gal Septic
GARAGE: Double Detached - 31' X 27'		HYDRO COSTS: \$289.00/Month Epp.
TAXES: \$983.35 - 2016		LIST PRICE: \$485,000.00

MAIN: <ul style="list-style-type: none"> • Porch Entry • Open Plan Kitchen & Great Room • Master Bedroom • Full 4 Piece Bath 	UPPER: <ul style="list-style-type: none"> • Family Room/Tv Room • Bedroom 2 • Full 4 piece Bath LOWER: <ul style="list-style-type: none"> • Utility Room • Vac- U-Flo • Air Exchanger 	EXTRAS: <ul style="list-style-type: none"> • 1 Bedroom Guest Cottage • Stone Lakefront Patio • Wood Dock • Garden Shed Central Air <ul style="list-style-type: none"> • Landscaped With Stone Walkways & Garden Plot

REMARKS: A beautiful home in a gorgeous setting overlooking the Inlet Arm of Schist Lake. This stucco and stone home has been lovingly planned and built using the best of building materials and equipment. The main entrance porch leads to an open plan great room, dining area and kitchen with large windows & a patio door opening to a huge deck facing the lake plus a 24' high stone fireplace that enhances the decor. The main level is completed with a main floor laundry, a large master bedroom and a lovely 4 piece bath. The upper level has a large family room overlooking the great room, a large 2nd bedroom & a full 3 piece bath. The kitchen boasts Kitchen Kraft cabinets, tumbled marble backsplash and all stainless steel appliances. Both bathrooms feature Toto Dorion 1 piece toilets, one piece acrylic showers, vessel sinks and a neptune air induction whirlpool tub in the master bath.

The house features all Huron triple E windows and doors.

The guest cottage is wired and insulated with 1 bedroom and an open kitchen and living area with a Jasper wood burning stove and pine floors.

The garage has 2 10' overhead doors with remote openers, in-floor heat and is wired and insulated.

Del Ward cell: **204-271-4114** Chad Plamondon cell: **204-271-2729**

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