



Nordmark Realty (1985) Ltd.

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7 Easy Street, Schist Lake, MB

STYLE: Bi Level	1712 S.F approx	LOT: irregular shape 30.4m x 39m x 52m x 82.19m
AGE: 1993 Approx.		HEAT TYPE: Electric Furnace with Supplemental Baseboards/ Wood fireplaces
BEDROOMS: 5	BATHROOMS: 3	UTILITIES: 200
GARAGE: 1.5 Detached		HYDRO COSTS: TBV
TAXES: TBV		LIST PRICE: \$385,000.00

MAIN: 1712 s.f <ul style="list-style-type: none"> • Entrance • Living Room <ul style="list-style-type: none"> ○ Wood fireplace • Dining Room • Kitchen • 4 Piece Bathroom • MBR-Ensuite 3 piece shower • BR2 • BR3 	LOWER: 1712 s.f <ul style="list-style-type: none"> • Laundry/Storage/Utility • Rec Room <ul style="list-style-type: none"> ○ Wood Fireplace • 3 Piece Bathroom • BR4 • BR5 	EXTRAS: <ul style="list-style-type: none"> • Quonset • 2 Wood Burning Fireplaces • Stone landscape work • Two walking bridges • Creek • 1.5 stall garage • Flat Lot • Engineered Truss floors
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REMARKS: This sprawling lakefront home is on a flat lot, and faces south east across beautiful Schist Lake MB. From the back entrance you can go up or down. Upstairs you will find an enormous closet to accommodate all of your gear. To the right you have an open concept dining room off the well designed kitchen. From the dining room you may enter the expansive living room, where a wood fireplace is a great focal point amid large picture windows and a vaulted ceiling. Down the hall you have the main four piece bathroom, bedroom two, bedroom three. At the end of the hall you come to a luxurious master suite, complimented by an expansive three piece en-suite with a shower. Downstair the game room awaits. Past the three piece bathroom with a shower, there is a large rec room, with a matching wood fireplace as the focal point. Off the rec room is the fourth and fifth bedrooms. The downstairs rec room is a walk out, with a patio door accessing ground level under the front deck. Completing the lower area is a large laundry/storage/utility room. The entire design maximizes the stunning views throughout most of the main and lower levels. High quality materials of the day, and pride in construction, were used to make this year round home a stunning retreat, that has been used seasonally.

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