

Equestrian dreams come true on this impeccable 10 acre property just outside Lac du Bonnet, the Four Season Playground.



Contact Christine or Danny Blowers at 204-345-6877 or email blowersd@granite.mb.ca for viewing appointment

Attention to detail is apparent throughout this custom built 7-yr-old home, approx. 3000 sq. ft. on two levels . 3 bedroom, 2 full baths. Sun room/dining room. Great room. Downstairs family room. Large laundry room. Underground wiring. Broadband internet service tower on stable and underground to house.

1 mile off the Winnipeg River. Short walk to the shore; short drive to the boat launch.

Possible business opportunities abound: Equestrian boarding/training facility, dog kennel, mechanics dream etc. So much to offer

Priced far below replacement value at

\$399,900

INSIDE

Ceramic tile floor to entrance, bathrooms. Hardwood flooring to great room, kitchen, hallways. Great room has fireplace and vaulted ceiling; or enjoy the view of the pasture & corrals from the sun room.

Kitchen features high end floor to ceiling oak cabinets with large centre island. Corner pantry and appliance garage. Bay window over sink accents this lovely kitchen. Large main floor master bedroom features a spacious full room length floor to ceiling mirrored closet. Large main bathroom with corner Jacuzzi tub and shower.

Office/2nd bedroom on main floor features windows of the turret for lots of natural lighting. Full finished basement with 3rd bedroom and 4 piece bathroom. Oversized laundry/utility room. Large family room with space to build an additional large bedroom at rear with little effort. Wall to wall carpet in lower level. Ceramic tile in bathroom.

Triple pane Low E windows throughout. Central air, central vac. Active Alarm system. HRV system and circulating pump for hot water. Attention to detail throughout the whole property - too much to list here. Come and tour!

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OUTSIDE

Large oversized insulated drywalled attached garage with overhead doors and automatic door openers. 24' X 30' wired for 220v. Large loft above garage for seasonal storage.

Perennial gardens and deck off sun room down to a stone patio and screened gazebo. Unistone and natural granite stone walkways and flowerbeds accent the home. Fire pit and raised vegetable garden area (20' x 30').

EQUINE

High tensile & 2" white tape fencing totally surrounding the 10 acres. Rail fences in day pens with sand base, outdoor sand riding ring. Outdoor grass jumping ring with natural jumps. Grass paddocks and 2 separate lush pastures back. Forest trails, also marked snowmobile trails far behind property.

2 -10' x 20' day shelters on skids. Automatic heated waterer. (Water Co-op -non metered).

30' x 36' metal clad insulated and heated stable w/overhead door to front, sliding door to rear. 5 Hi Qual 10' x 10' box stalls. 10' x 16' heated insulated tack room with racks and shelving. Exhaust system and heater on thermostat/ humidistat. Stable can be easily converted to shop. Outdoor wash racks.

Fenced 6' dog run w/access to stable. Indoor arena 60' x 110' built 2005. Sand base, lighting, kick boards, stereo system. Big doors front and rear plus man door. Many uses. 30' x 30' metal clad wired storage building. Custom made steel entrance gates, lighted sign & electric outlet.

