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## Description

10+ ACRE RIVERFRONT LOT! Located on the Canadian Shield is this 3000 SF, 5 bed, 3 bath two storey home featuring soaring ceilings, a walk-out basement, & stunning river views thru-out! The living rm offers ample natural light radiating through the lg windows & access to the bright sunroom w/panoramic river views. The spacious kitchen features a custom farm sink, tiled backsplash, and access to the dining area & lg deck-the perfect place to enjoy your morning coffee! A laundry rm, 2pc bath, & bedroom complete the level. The upper level features a lg primary bedroom w/a 5pc ensuite & walk-in closet, and a second bedroom. The walk-out lower level offers a spacious rec area, 2 add't bedrooms, & a lg storage area. Imagine seeing eagles, beavers, swans & more local wildlife daily! Enjoy your own private shoreline & dock for fishing & storing your boat! There's always something to do-whether it be fishing, boating, or even snowmobiling in the winter! Final finishing work not completed yet.



Foyer (M) 10.58X8.75

Living Room (M) 23.42X11.42

Sunroom (M) 15X12

Dining Room (M) 25X11.42

Kitchen (M) 17.67X13.83

Two Piece Bath (M)

Bedroom (M) 13X10.83

Primary Bedroom (U) 31.33X17

5 Piece En Bath (U)

Bedroom (U) 20.83X19.58

Recreation Room (L) 40.33X31.33

Bedroom (L) 11.5X31.33

Bedroom (L) 15X12

Storage Room (L) 8X31.33

Four Piece Bath (L)

Laundry Room (M)

If you would like to view this property or are looking for additional information, please contact me.

*Disclaimer: This information obtained is deemed to be reliable, but not guaranteed to the accuracy, correctness, and completeness of this information. Please note the information may change or withdrawal without notice.*

\$1,499,900.00

Call Us: 204-989-7900

Email Us: [derekdaneault@royallepage.ca](mailto:derekdaneault@royallepage.ca)

5Bedrooms

2.50Bath

3000SqFt

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