



DEREK DANEAULT

12 Chizick Drive, St. Andrews, MB

ADDITIONAL FEATURES:

House:

- Built 2009 / 2010.
- 3,137 square feet of living space (2,225 sq.ft. main floor + 912 sq.ft. upper level).
- Triple attached garage (24' X 36' ft or 864 sq.ft.).
- Raised basement (30" tall x 60" wide basement windows), wood floor with sub basement, piled.
- Steel beams (including under basement floor) and Engineered joists.
- Dual furnaces, Dual AC, HRV, UV light, Softener, Reverse Osmosis drinking, Dual HWT, hot water circulation loop.
- 200 Amp service, Transfer station wired and ready for back-up generator for essential items, wired for whole home entertainment.
- Master Bedroom feature 700 sq.ft. of living space.
- Deluxe Master Bedroom 5-piece en-suite with soaker tub, dual vanities, glass shower, large 12' X 13' ft walk-in closet with a built-in make-up vanity with granite countertop.
- Second floor offers 2 large bedrooms each with a walk-in closet and joining Jack & Jill bathroom.
- Built-in high end Thermador and Bosch appliances.
- Granite countertops throughout
- High-end woodwork throughout.
- Stamped colored concrete driveway and front yard professionally landscaped.
- In-ground Pool (18' X 36' ft) and professional landscaped back yard (2018), includes a waterfall, diving rock, color changing lights, oversized gas heater, high end systems and phone app controls.
Pool area includes a stamped and colored concrete, Brazilian hardwood deck, custom manufactured powder coated steel staircase, rough cut oak cladding.





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Detached Garage / Shop

- Built circa 2014 / 2015.
- 1,630 sq.ft. on the main floor + 360 sq.ft. loft area.
- 18' x 40' ft. "tall side" is 16' ft clear with 12' ft wide x 14' ft tall overhead door suitable for RV or 5th wheel storage or hoist.
- 2'X6' (pressure treated) construction.
- 200 Amp service and meter.
- Dual zone hydronic floor heat, plus forced air heat and A/C.
- Rough plumed for bathroom (loft area).
- Insulated R40 ceiling and R20 walls.
- 3X's 50A welding plugs.
- 3X's 30A RV plugs (in and out).
- Four ceiling fans.
- Separate security (but tied into house and app).

