



DEREK DANEAULT

**1069/1077 Bracken Road, RM of St. Andrews**

### **List of features**

- Custom built Southern California style bungalow
- Original home built in 1973, total renovation between 2010-2016
- Exterior brick front walkway and composite front porch /deck
- Exterior glass railings on deck
- Exterior exposed hardy-board panel
- Exterior lights are on auto sensors
- Touchdown roof application
- Double attached garage, insulated and drywall, and water hook-up
- Above ground pool and large 12 'X 12'ft. gazebo with electricity
- Large front foyer with heated tile flooring, access to the garage and a walk-in coat closet with auto lighting
- Vaulted ceilings in the living area, as well as a floor plug in the living room floor
- Three side gas fireplace (with access/ trap door in the main foyer closet) runs on propane gas (tank fill approx. \$130/year)
- Engineered hardwood floors and tile flooring on the main floor, wall-to-wall carpet in the lower level
- Custom built cabinets throughout by Harms Cabinets
- Large dining room with a modern light fixture
- Eat-in kitchen with custom concrete island and laminate countertops, stainless steel appliances, gas stove with ceiling mount hood fan, built-in dishwasher, large appliance garage, slide-out pantry doors and soft close drawers. A spacious eating area with patio doors to deck and backyard. Island offers a frosted glass door china storage cupboard
- Large mudroom / laundry room with ample storage, tile flooring and access to the lower level and back entrance.
- Large master bedroom with sliding barn door walk-in closet with inserts and closet organizers.
- Deluxe 4 piece en-suite bath with a soaker tub, modern vanity with vessel sink and an open glass shower stall with rain shower-head, heated tile flooring
- Bedroom #2 features a large closet





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- Bedroom #3 features a wardrobe closet (access trap to crawlspace. Client stores seasonal decorations there)
- Main floor 4 piece bathroom with tiled tub/shower with glass door and modern vanity
- Lower level remodeled in 2018 features wall to wall carpet, electric fireplace, built-in wine rack, dry bar, large pantry/cold storage with sliding barn door, a large storage closet and utility room
- Utility room houses the newer (2011) furnace, HRV system, HWT, water softener, new septic tank sump pump, new well pressure tank
- Two-way light switches throughout
- All closet and bedroom doors are soft-close doors by German Living
- Site features a barn (formerly a cattle barn) with 9-10 stalls. Client uses this for storage. Barn has electricity to the building, but was never used (not in use - as is condition), has a separate furnace (not in use- as is condition), separate water well and separate septic holding tank (separate meter to barn)
- Site is fenced with an electric fence
- Former detached garage pad, currently used as a patio with firepit (has electricity to the pad for lighting or stereo)
- Fenced chicken coop and goat coral
- 15 acres rectangular lot with vegetable garden with separate water tap for watering. Client grows wine grapes in site and makes own wine. Site also offer fruit trees and storage shed for gardening
- Potential for a machine shop/shed/garage with the existing electrical services (elec, water and septic)

Above ground pool and pool equipment is negotiable (pool pad in place). All appliance are included.

