

23 Clubhouse Road

Sandy Hook, MB



DEREK DANEAULT

ROYAL LEPAGE
Prime Real Estate
INDEPENDENTLY OWNED AND OPERATED



BEAUTIFUL CUSTOM BUILT MARIC HOME! This amazing property backs onto the 10th hole at Sandy Hook Golf Course. Well cared for this 1667 sf, 4 bedroom, 3 bath **BUNGALOW** offers an open floor plan with vaulted ceilings. Island Oak kitchen with ample storage/cupboard space, corner walk-in pantry and a spacious eating/ dining area. Cozy up to the fireplace in the great room. Additional space in the family room that overlooks the deck and back yard. Large primary bedroom with a 4 pc ensuite. Main floor laundry/mudroom with access to garage. Finished lower level rec room, 2 large bedrooms and a 3 pc bathroom. A/C, reverse osmosis, landscaped yard with shrubs, perennials, tiered deck and a triple attached garage. New shingles. Great location only a 10 mins walk to the beach on Lake Winnipeg.





ROOM DIMENSIONS:

Great Room (M) 15.08X12.75
 Primary Bedroom (M) 13.5X12.75
 Four Piece Bath (M)
 Bedroom (L) 13.08X11.08

Eat-In Kitchen (M) 21.25X16
 4 Piece En Bath (M)
 Recreation Room (L) 14X13.33
 Storage Room (L) 11.17X10

Family Room (M) 12.33X12.42
 Bedroom (L) 13.25X9.75
 Bedroom (L) 12.5X11.08
 Three Piece Bath (L)

FEATURES & DETAILS:

- 1,667 SF bungalow style home - custom built in 2000.
- Open floor plan with vaulted ceilings.
- Garage access from main floor laundry/mudroom.
- Eat-in kitchen features an island counter, built in wine rack, beautiful oak cupboards, and a corner walk-in pantry for extra storage space.
- Kitchen/dining area offers a large window for plenty of daylight.
- Great room features 3 large windows, carpeted flooring, ceiling fan, and a tiled gas fireplace.
- Family room offers ample daylight from large windows, and sliding patio doors leading to the deck and back yard.
- Primary bedroom features a large window, ceiling fan, and access to a four piece en suite bathroom.
- All bedrooms include a window and carpeted floors.
- Spacious lower level rec room offers additional living space, two bedrooms, and a three piece bathroom.
- Tiered back deck and landscaped yard overlooking Sandy Hook Golf Course.



ROYAL LePage Prime Real Estate

1877 Henderson Hwy

Wpg, MB R2G 1P4

P. 204-989-7900 C. 204-293-3735

E. derekdaneault@royalpage.ca

W. www.derekdaneault.com



DEREK DANEAULT



ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
2020



ROYAL LEPAGE
Prime Real Estate
INDEPENDENTLY OWNED AND OPERATED