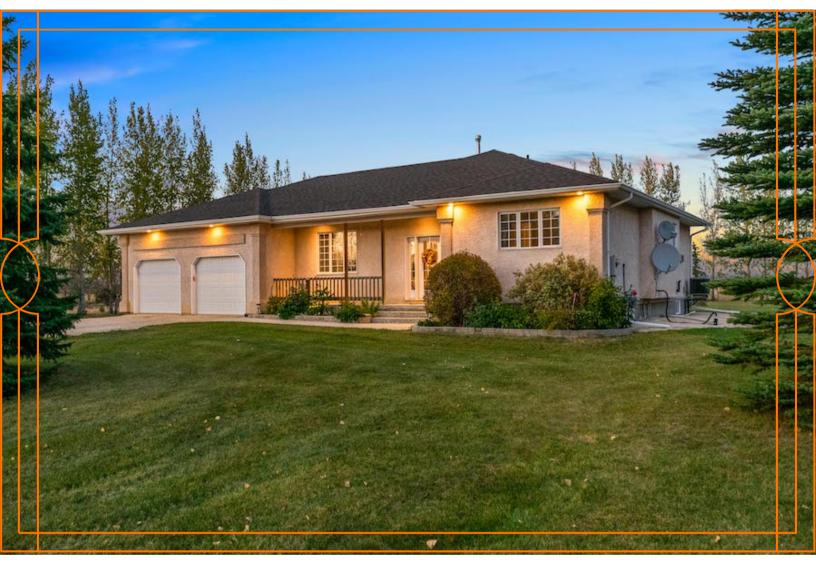
259 Dunning Road St. Clements, MB





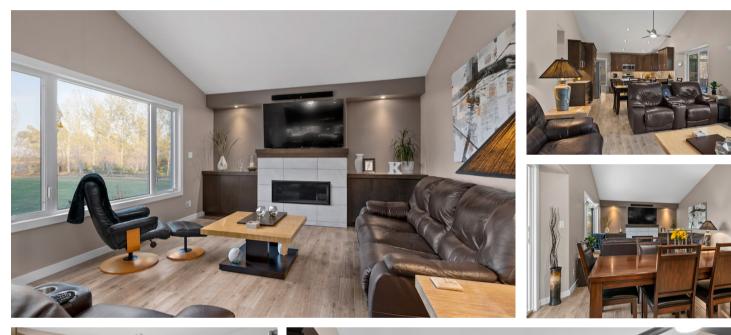
DEREK DANEAULT



BEAUTIFUL COUNTRY RETREAT! Amazing updated property features a 1800 sf, 3+ bedroom, 3 bath BUNGALOW situated on a 2.12 acre park like yard with pool! Bright & spacious open floor plan with vaulted ceilings. Island eatin kitchen with maple cabinets, soft close drawers, quartz counters & SS appl. Spacious eating / dining area, great room features a gas fireplace and entertainment unit. The family room is flooded with windows. Enjoy additional living space in the 3 season sunroom. The primary bedroom offers a 3 pc ensuite. The lower level features rec room space, a games area, fitness room, bedroom & bath. A/C, HEF, HRV, newer roof (5 yrs), pool liner, sunroom (18'), gas hook up for BBQ & MORE! A double attached & double detached are heated. The Large backyard deck surrounds the pool & so much more!



























ROOM DIMENSIONS:

Eat-In Kitchen (M) 21.17X13 Great Room (M) 17.75X12.75 Family Room (M) 23X11.42 Sunroom (M) 15.17X11.42 Primary Bedroom (M) 13.08X11 Recreation Room (L) 24.58X12.5

3 Piece En Bath (M) Bedroom (M) 11.58X11.08 Bedroom (M) 11.08X8.58 Four Piece Bath (M)

Game Room (L) 14X10.75 Gym (L) 12.5X11.42 Bedroom (L) 12.08X9.25 Three Piece Bath (L)

FEATURES & DETAILS

- Built in 2000, this 1800 SF bungalow home surrounded by a park like yard.
- Covered front porch.
- Stunning chandelier in the entryway to welcome you and your guests.
- Vaulted ceilings.
- Laminate floors and neutral tone walls throughout.
- Eat-in kitchen area features beautiful maple cabinets with soft close drawers, stainless steel appliances, and a tiled backsplash.
- Great room features a ceiling fan, dining area, gas fireplace, entertainment unit, and sliding glass patio doors leading to a three season sunroom and pool deck.
- Carpeted family room with large windows for ample natural light in the day and a corner wood stove fireplace.
- Primary bedroom offers a large window and access to a three piece ensuite bathroom.
- Each bathroom features bright mirror lights and beautiful wooden cabinets.
- Spacious lower level rec room features cornered gas fireplace, fitness room, and games area.
- Newly built (2018) three season sunroom surrounded by windows for plenty of daylight, and a ceiling light for night time.
- Large circular above ground pool surrounded by large fenced railing deck.
- Patio bricks and shrubs surround the backyard fire pit area.
- Double attached garage with electric heat & double detached garage with gas heat for extra space to store your toys.
- Treed lot offers extra peace and privacy.





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