

259 Dunning Road St. Clements, MB



DEREK DANEAULT

ROYAL LEPAGE
Prime Real Estate
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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 eat-in 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	3 Piece En Bath (M)	Game Room (L) 14X10.75
Great Room (M) 17.75X12.75	Bedroom (M) 11.58X11.08	Gym (L) 12.5X11.42
Family Room (M) 23X11.42	Bedroom (M) 11.08X8.58	Bedroom (L) 12.08X9.25
Sunroom (M) 15.17X11.42	Four Piece Bath (M)	Three Piece Bath (L)
Primary Bedroom (M) 13.08X11	Recreation Room (L) 24.58X12.5	

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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