

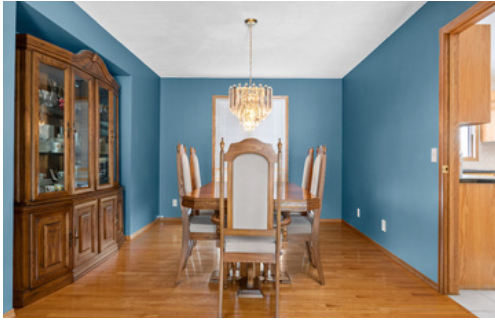
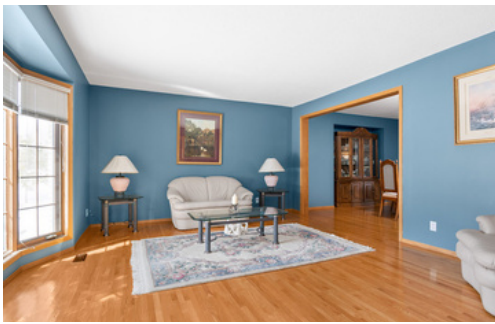


DEREK DANEAULT

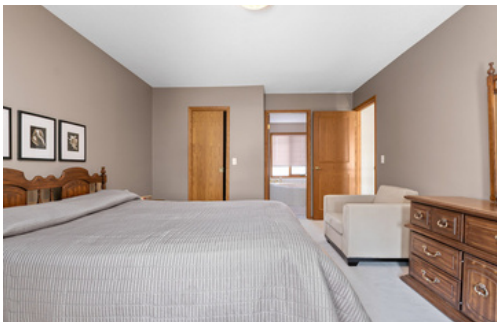
**85 McKay Road
St Clements, Manitoba**



BEAUTIFUL TWO STOREY FAMILY HOME! This 2600 SF, 4 bed, 4 bath home has been cherished by its owners and features oak hardwoods & ample natural light thru-out. Enter through the French doors into the family room that offers a lg bay window & access to the dining room w/a beautiful crystal chandelier. The eat-in kitchen features wooden cabinets w/plenty of storage, granite countertops, a tiled backsplash, SS appl, and access to the landscaped back deck. Step down into the living room & enjoy cozy nights w/a wood burning fireplace! A 2pc bath, den, & laundry room complete the main floor. The spacious primary bedroom features neutral tones, carpeted floors, a walk-in closet, & access to a 5pc ensuite complete w/a large jetted tub. 3 additional bedrooms w/carpeted floors & a 4pc bath complete the upper level. The lower level features a games area & rec room that would be perfect for entertaining! An added den & 3pc bath complete the home. Under 15 mins to Lockport & only 10 mins to the Perimeter Hwy!









ROOM DIMENSIONS:

Living Room (M) 12.08X16.75	Two Piece Bath (M)	Bedroom (U) 11.08X10.08
Eat-In Kitchen (M) 17.25X13.25	Primary Bedroom (U) 15X12	Four Piece Bath (U)
Dining Room (M) 10X13.17	5 Piece En Bath (U)	Recreation Room (L) 12.75X15.08
Family Room (M) 15.08X13.25	Walk-in Closet (U)	Game Room (L) 13X11.08
Den (M) 11.08X9.67	Bedroom (U) 9.08X12.17	Den (L) 14X12
Laundry Room (M)	Bedroom (U) 12.25X9.08	Three Piece Bath (L)

FEATURES & DETAILS:

- Treed lot
- 2,600 SF two story home
- 4 bedrooms
- 4 bathrooms
- Oak hardwoods and ample natural lighting throughout
- French door access to the family room that features a large bay window and access to the dining room
- Dining room features a beautiful chandelier and access to the eat-in kitchen
- Eat-in kitchen offers wooden cabinets with ample storage, granite countertop, tiled backsplash, stainless steel appliances and access to the landscaped back deck
- Living room features large windows for ample natural light, and a wood burning fireplace
- The main floor is completed with a two piece bathroom, den and laundry room
- Spacious primary bedroom offers neutral tones, carpeted floors, a walk-in closet, and access to a five piece ensuite with a large jetted tub
- Three additional bedrooms with carpeted floors and large windows, and a four piece bathroom complete the upper level
- The spacious lower level offers wall to wall carpet throughout with a rec room, game area, an added den, and a three piece tiled bathroom
- Double attached garage

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