

# 15 Clubhouse Road, Sandy Hook, Manitoba



DEREK DANEAULT

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**WALK TO THE BEACH!** Backing onto the Sandy Hook Golf Course is this 1,840 SF, 3 bedroom, 1 full and 1 half bathroom bungalow featuring neutral tones and hardwood floors. The light and airy living room features large windows radiating natural light and a cozy gas fireplace. The eat-in kitchen offers stainless steel appliances, plenty of cabinet space, and a dining area with French doors to the large 4 season sunroom with an electric granite fireplace - perfect for entertaining! The spacious primary bedroom features a large walk-in closet. 2 additional bedrooms, a large updated 4 piece bath, 2 piece bath and laundry room complete the home. Lounge around on the large deck overlooking the golf course and enjoy being just a quick walk away from the beach! Heated and insulated double detached garage for all of your tools and toys.

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## ROOM MEASUREMENTS:

Living Room (M) 13.17X20

Primary Bedroom (M) 12.25X12.25

Two Piece Bath (M)

Eat-In Kitchen (M) 11.42X20.5

Bedroom (M) 10.92X10

Sunroom (M) 18.33X20.5

Four Piece Bath (M)

Bedroom (M) 10.25X10.5

Laundry Room (M)

## FEATURES AND DETAILS:

- 1,840 SF Bungalow
- 3 bedrooms, 1 full and 1 half bathrooms
- Neutral tones and hardwood floors throughout
- Living room offers a cozy fireplace and large windows
- Eat-in kitchen features ample cabinet space, stainless steel appliances and an eating area with French door access to the 4 season sunroom that offers a granite electric fireplace
- Primary bedroom offers a large walk-in closet
- Main floor complete with a large 4 piece bathroom, 2 piece bathroom, laundry room and 2 additional bedrooms
- Heated double detached garage

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