




## 3 Highland Park Drive, East St Paul, Manitoba

**STUNNING RIVERFRONT HOME!** Situated on a treed .53 acre riverfront lot is this 4 bedrooms, 3 full and 1 half bathrooms two storey home featuring captivating river views and intricate wooden details throughout. The grand entrance greets you w/soaring ceilings and French doors to the living and dining room offering large windows beaming with natural light and access to the kitchen. The kitchen features plenty of cabinet space, a large island, and an eating area with access to the landscaped backyard and patio - perfect for hosting large gatherings! The family room offers a cozy fireplace and access to the library. The spacious primary bedroom haven features a large bay window, a large walk-in closet, and a 5 piece ensuite complete with a jetted tub. 3 additional bedrooms and a 4 piece bath complete the upper level. Entertain your guests in the spacious lower level rec room! Relax under the pergola covered patio overlooking the river and private dock! Enjoy a large inground pool, hot tub, and gazebo with a cozy fireplace for those chilly autumn nights!



















## ROOM DIMENSIONS:

Living Room (M) 17.08X13

Dining Room (M) 12.08X11.08

Kitchen (M) 20X13

Family Room (M) 19X14

Library (M) 14X9.08

Two Piece Bath (M)

Primary Bedroom (U) 21X15.67

5 Piece En Bath (U)

Bedroom (U) 15X8

Bedroom (U) 12X9.08

Bedroom (U) 12X10

Four Piece Bath (U)

Recreation Room (L) 37X20

Laundry Room (L) 10X9.58

Three Piece Bath (L)







## FEATURES & DETAILS:

- 2,764 SF two storey
- 4 bedrooms , 3 full and 1 half bathrooms
- Landscaped riverfront lot
- River views and intricate wooden details throughout
- Grand entrance features soaring ceiling and French door access to the living room and the dining room
- Living room offers ample natural light with its large window and access to the dining room with access to the kitchen
- Kitchen features a large island, plenty of cabinetry space, and an eating area with large windows for ample natural light and access to the patio and backyard
- Family room offers large windows for natural light, a fireplace and access to the library
- Primary bedroom offers ample natural light with a large bay window, a large walk-in closet, and access to a 5 piece ensuite with a jetted tub
- Main floor complete with a 4 piece bathroom and 3 additional bedrooms
- Lower level offers a 3 piece bathroom, laundry room, and a large rec room
- Double attached garage
- Backyard offers a hot tub, large inground pool and gazebo complete with a fireplace

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