

### Lot 113 Sandy Beach Regional Park Sandy Beach (Sask), Saskatchewan

MLS # A2212870

# \$999,900



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,218 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Heated Garage, Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Lake, Treed, Underground Sprinklers		

<b>Heating:</b>	In Floor, Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), See Remarks	<b>Zoning:</b>	REC
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** Central Vac. R.I., Natural Gas BBQ Hookup, Hot Tub

LAKE FRONT DREAM HOME... Not only do you get lakefront access to park your boat and enjoy all the lifestyle opportunities you desire, but the floor to ceiling two storey glass overlooking the water from inside this home is breathtaking-the moment you walk into this home you will hear it calling your name!! The list of features are long and include: 30 year architectural shingles, Entire home is in floor boiler heat (basement, main floor and upstairs)-each room in the home has its own zone to control heat. Heated slab in garage which has its own boiler and a forced air heating system for the second floor garage suite, garage suite is fully finished with 547 square feet (bedroom, bathroom, family/kitchen area) should you wish to have a guest area. Heated parking pad and sidewalk heated with the garage tankless water heater, underground sprinklers, custom railings, garage floor drain, central air conditioning, upgraded siding, huge deck facing the water with large covered area, custom interior doors and trim package, custom storage area and organizers at front entrance, main floor laundry and option to have laundry in basement, custom kitchen with commercial gas cooktop and venting, pot fillers, backsplash, granite counter tops, two storey rock feature with integrated wood fireplace, tile flooring throughout home (main and second floor), Custom lighting, triple glazing on large windows facing south, large en-suite with glass shower-his/hers sinks and 6' soaker tub. **BONUS FEATURE:** Fully finished garage suite which offers rental income opportunities or room for family and friends when visiting the lake.