# \$999,900 - Lot 113 Sandy Beach Regional Park, Sandy Beach

MLS® #A2212870

## \$999,900

6 Bedroom, 4.00 Bathroom, 2,218 sqft Residential on 0.32 Acres

NONE, Sandy Beach, Saskatchewan

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.

#### Built in 2018

## **Essential Information**

MLS® # A2212870 Price \$999,900

Bedrooms 6
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,218
Acres 0.32
Year Built 2018

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address Lot 113 Sandy Beach Regional Park

Subdivision NONE

City Sandy Beach
County Saskcatchewan
Province Saskatchewan

Postal Code S0M 1X8

# **Amenities**

Parking Spaces 6

Parking Concrete Driveway, Insulated, Triple Garage Attached, Heated Garage

# of Garages 3

Waterfront Lake, Lake Front

#### Interior

Interior Features Granite Counters, Pantry, See Remarks, Soaking Tub, Vaulted

Ceiling(s)

Appliances Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator,

Stove(s), Washer/Dryer, Window Coverings, Wall/Window Air

Conditioner

Heating In Floor, Forced Air, Hot Water, Natural Gas

Cooling Wall/Window Unit(s)

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Treed, Lake, Underground Sprinklers

Roof Asphalt Shingle

Construction ICFs (Insulated Concrete Forms), See Remarks

Foundation ICF Block

### **Additional Information**

Date Listed April 17th, 2025

Days on Market 197

Zoning REC

# **Listing Details**

Listing Office MUSGRAVE AGENCIES

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