



Professionally Marketed by:

Chad Friesen

REALTOR®

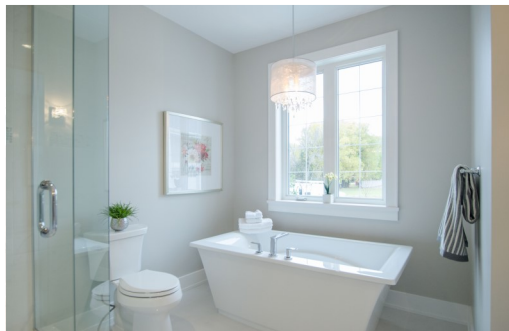
Ethos Realty Inc.
3200 Roblin Boulevard

204.888.3393 (p)
204.997.8190(c)
204.888.3331 (f)
chad@ethosrealty.ca

facebook.com/ethosrealty

The Difference is in the Details

All Seasons Carpentry has a well-earned reputation of being meticulous with every detail. At over 3,200 sq. ft. of finished space this 5 bedroom, 3 bathroom raised bungalow with creek view has it all. Inside and out, top to bottom no finish has been overlooked. While the rough sawn beams, white oak floors and custom kitchen and bar will immediately grab your attention other details like the two-piece solid wood casings, solid core doors with high end hardware are a few of the many other special features that will allow this home to pass the test of time. Relax in the master suite with marble counters, heated tile floors and spa like bath and shower. Lower level has huge windows for tons of natural light shining onto the custom bar, rec room and two more bedrooms. Built on piles with an ICF foundation, structural wood floor, and steel beams. Oversize, finished, triple attached garage. Landscaped front ties in granite boulders to the masonry and composite wood exterior finish, while at night the exterior lighting highlights the cedar soffits, columns and composite wood rear deck.



Generous Room Sizes:

Main Floor

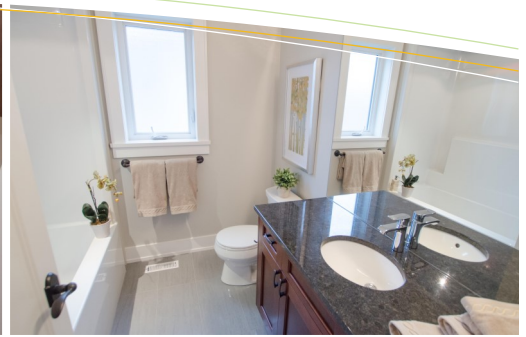
- Eat-in Kitchen – 15'1" x 11'7"
- Dining Room – 11'7" x 10'
- Great Room – 14'11" x 17' 1"
- Master Bedroom – 13'7" x 14'1"
- Walk-in Closet – 7'5" x 4'5"
- Bedroom 2 – 11'2" x 12'
- Bedroom 3 – 11'2" x 10'
- Storage Room – 7'6" x 6'1"
- En-suite – 11' x 11'6"
- Bathroom – 7'11" x 7'5"

Look-out Basement

- Wet Bar – 21'7" x 10'4"
- Rec. Room – 25'6" x 21'7"
- Games Nook – 8' x 10'
- Bedroom 4 – 14' x 13'8"
- Bedroom 5 – 12'4" x 10'
- Laundry Room – 12'11" x 9'10"
- Mechanical Room – 9'10" x 8'11"
- Bathroom – 5' x 9'7"

Triple Garage

- 23'5" x 35'8"



Features:

- Quarter sawn and rift white oak hardwood floors on main floor and basement bar. Sanded and finished on site with oil base and protecting top coat.
- Creek view lot, with fully finished lookout basement.
- All casing, trim and baseboards have an old world custom two-piece finish, made of solid 3/4" aspen.
- Custom lighting package to fit the style and feel of the home.
- Oversized triple garage with 12' ceilings. Insulated, dry walled, taped and painted.
- Custom cabinetry throughout house including kitchen, bar, bathrooms.
- Hand made custom range hood.
- Solid rough sawn V.G. fir beams in kitchen and fireplace mantle.
- Huge master suite, with walk-in closet, tray ceilings, and luxurious en-suite.
- Custom Alder wet bar with rustic granite countertops, cherry wood live edge table, bottle lighting and solid oak flooring.
- 10' ceilings throughout most of main floor and 9' ceilings in lookout basement.
- Piled, ICF foundation with structural wood floor, 3' crawlspace, steel beams on both levels and dual zone hi-eff furnace.
- All flooring options chosen for durability and quality.
- All floor vents air return covers made of solid wood.
- High end Baldwin reserve hardware used for all doors and closets.
- Solid core doors throughout including closet doors.



Additional Information:

Price: Includes Lot and GST

Taxes: To Be Determined

MLS: #1426804



All Seasons Carpentry:

All Seasons Carpentry has a well-earned reputation of being meticulous with every detail. This craftsmanship has served them well in earning the respect, trust and business to finish some of Winnipeg's finest homes. As a close knit family company there has long been discussions about bringing their commitment to quality beyond the finishing and to build a custom home the way they would want it built for themselves. At 361 Saddleridge Lane in Countryside Crossings, you will see the difference that is in the details. There are many eye catching elements in the house like the handmade hood fan or live edge cherry wood bar that have been hand crafted to fit this house. What sets All Seasons apart is the ability to tie in the small finishes seamlessly with the grand statements. The two-piece solid casing and baseboards, detailed kitchen island pillars, and wood vents are a few of the many finishes this house features, and is an example of the workmanship they bring to all of their projects. Please talk to Chad if you would like more information on how All Seasons can transform your vision of a new build, finish carpentry or custom furniture into a reality.