

168 Lockport Road

St Andrews

The Greg Michie Team

Good Move!

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Stylish custom built 1500 sq ft 3+ bedroom bungalow on a spacious 5 acres! Features include a living room with hardwood floors, stone feature wall and high ceilings; a huge eat-in kitchen with island, ceramic tile floors and tasteful backsplash; the dining area leads to an incredible south deck. The master bedroom has His & Hers double closets and an amazing ensuite - look at that shower! Two more generous sized bedrooms and a stylish main bath main floor laundry and mudroom complete the main level. The fully finished basement has a beautiful rec room with lush carpeting; a large 4th bedroom; office; another full bath and top of the line mechanical. The 25x29' garage is heated and insulated and you'll love the stunning deck with pool as well as raised garden and endless room for your growing family. Terrific value!





Room Sizes:

Living Room (M):	24.00 x 14.00
Eat-in Kitchen (M):	22.17 x 13.50
Laundry Room (M):	9.25 x 5.33
Master Bedroom (M):	13.25 x 12.00
Ensuite (M):	4 Piece
Bedroom #2 (M):	10.25 x 9.42
Bedroom #3 (M):	10.33 x 9.33
Bathroom (M):	4 Piece
Rec Room (L):	26.83 x 26.00
Bedroom #4 (L):	16.33 x 12.50
Office (L):	10.25 x 6.08
Bathroom (L):	3 Piece

Additional Information:

- ☞ Home built in 2012
- ☞ Living area approx. 1522 sq ft + fully finished basement
- ☞ Lot size: approx. 5.03 acres
- ☞ 2016 Gross Taxes: \$4,943.40 (\$4,243.40 Net)
- ☞ High efficiency forced air natural gas furnace; Heat recovery ventilator unit (HRV); Central air; Alarm system; Sump pump and Water softener
- ☞ Flooring includes tile, hardwood, laminate & carpeting
- ☞ Spacious living room with stone feature wall
- ☞ Beautiful eat-in kitchen with ample cabinet and counter space, mosaic tile backsplash island with breakfast bar, built-in stainless steel dishwasher & microwave/hood fan. Spacious dining area with contemporary chandelier. Double garden door/window to the deck.
- ☞ Master bedroom has His & Hers double closets, a ceiling fan/light and great ensuite with His & Hers sinks and a huge glass and tile shower stall with built-in bench seat.
- ☞ 2nd and 3rd bedrooms have ceiling fan/lights.
- ☞ Main bathroom has a large vanity with ample storage space, and tub/shower unit.
- ☞ Convenient main level laundry
- ☞ Expansive lower level – nicely finished with a huge rec room, games room area – great for entertaining, an office and large 4th bedroom and 3 piece bath with shower stall.
- ☞ Window coverings included.
- ☞ This is a non-smoking home and no-pet home
- ☞ 26 x 29' double attached garage – insulated and heated, with 2 overhead doors and garage door openers.
- ☞ Exterior of home is stucco with attractive stone accents
- ☞ Sprawling back deck surrounds an above ground pool – perfect for summer entertaining
- ☞ Huge yard includes an area of raised garden beds
- ☞ Water: Private well
- ☞ Sewer: Holding tank
- ☞ Lord Selkirk School Division
- ☞ Quiet rural location – a short drive to many conveniences in Lockport, approx. 10 minutes to Selkirk and 20 minutes to Winnipeg.



Thank you for viewing this home

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