

# 70041 HWY. 206 Springfield

The Greg Michie Team

*Good Move!*

204-336-2800

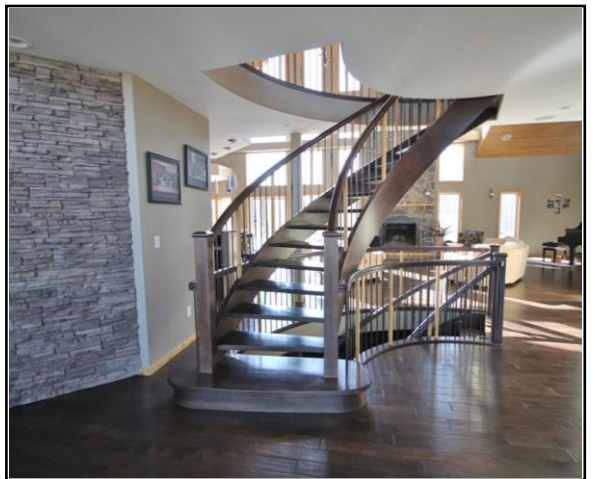
[www.gregmichie.com](http://www.gregmichie.com)



## **Directly across the street from Birds Hill Park!**

An amazing opportunity to own one of the finest homes Springfield has to offer. Situated on 9.2 acres across from the park and only 15 minutes to the North Perimeter, this 5262 sq ft home (plus 3566sf lower level) is an entertainers dream! You'll find 'Wow' factor around every corner along with high quality construction and finishings such as an ICF basement; full separate ducting system for the basement; R28 walls and R50 ceilings; steel beams; mostly LED lighting; Northern White Cedar interior doors, trim and vaulted ceilings; an etched glass wall in the large dining room; a large granite and maple kitchen with Electrolux built-in appliances; an expansive Great Room with a wood-burning stone fireplace; 4 bedrooms on the main floor with a shared bathroom between each pair and a huge master suite and office on the upper level. This property is like having your own private paradise with a large inground pool with rock waterfall features; a massive deck with hot tub; play structure within a large fenced area; tiered treehouse; and spacious fields and bush with trails for walking or quading.







## MAIN LEVEL

<b>GREAT ROOM:</b>	<b>37.00 x 20.00</b>
<b>DINING ROOM:</b>	<b>18.50 x 15.50</b>
<b>KITCHEN:</b>	<b>21.00 x 14.00</b>
<b>BREAKFAST NOOK:</b>	<b>13.25 x 12.60</b>
<b>BEDROOM:</b>	<b>12.50 x 11.50</b>
<b>BEDROOM:</b>	<b>12.50 x 11.50</b>
<b>SHARED ENSUITE:</b>	<b>4 Piece</b>
<b>BEDROOM:</b>	<b>12.08 x 11.50</b>
<b>BEDROOM:</b>	<b>12.08 x 11.50</b>
<b>SHARED ENSUITE:</b>	<b>4 Piece</b>
<b>POWDER ROOM:</b>	<b>2 Piece</b>
<b>POWDER ROOM:</b>	<b>2 Piece</b>

## UPPER LEVEL

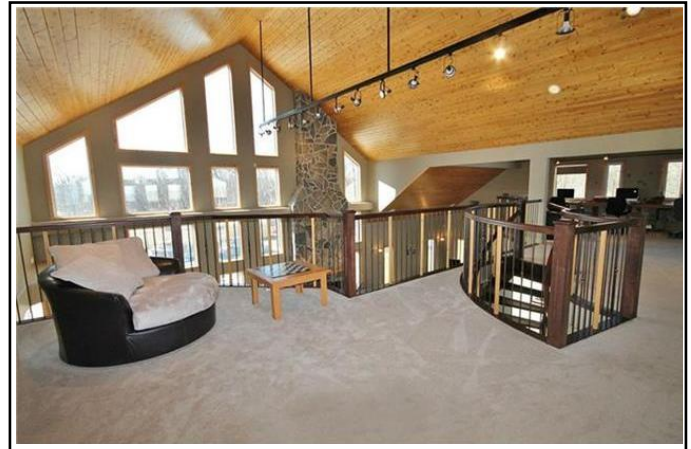
<b>MASTER BEDROOM:</b>	<b>21.50 x 15.33</b>
<b>ENSUITE:</b>	<b>5 Piece</b>
<b>OFFICE:</b>	<b>20.58 x 15.50</b>

## LOWER LEVEL

<b>RECREATION ROOM:</b>	<b>67.50 x 20.50</b>
<b>BEDROOM:</b>	<b>15.67 x 14.92</b>
<b>BATHROOM:</b>	<b>4 Piece</b>
<b>WORKSHOP:</b>	<b>32.67 x 19.00</b>
<b>STORAGE ROOM:</b>	<b>14.67 x 12.83</b>

## ADDITIONAL INFORMATION:

- \* Built in 2011
- \* Living area: 5262 sq ft plus approx. 3566 sq ft of Finished living space in the lower level
- \* Lot size: 9.2 acres (approx. 817 x 490 ft)
- \* 2015 Gross Taxes: \$15,710.92
- \* 36 x 28' triple attached garage – insulated, heated and Garage door openers included
- \* ICF basement with structural wood floor & steel I beams
- \* Energy efficient geothermal heating/cooling
- \* Separate ducting system for the basement
- \* R28 walls and R50 ceilings
- \* Water softener
- \* Energy efficient LED lighting through most of home
- \* Flooring includes: hardwood, tile and carpeting
- \* Soaring vaulted ceiling over the foyer, dining room, Great Room and upper level finished in Northern White Cedar (also used for interior doors and trims)
- \* Extraordinary floor to ceiling windows let in tons of natural light
- \* Huge foyer with double wide closet, stylish chandelier and attractive etched glass wall to the dining room
- \* Large dining room – great for entertaining, has a stylish chandelier and attractive etched glass wall
- \* Great Room with wood burning fireplace with beautiful floor to ceiling stone facing
- \* Stunning kitchen with maple cabinetry and granite countertops. Large island with breakfast bar. Built-in Electrolux appliances including a double fridge/freezer, Cook-top, double oven, microwave and dishwasher
- \* Laundry room with washer and dryer included
- \* Total of 3 fireplaces: wood burning in the Great Room and Master Bedroom and a gas fireplace in the recroom
- \* Beautifully finished lower level with a wet- bar, games Room area and more than ample space for entertaining
- \* Incredible yard with inground pool with slide and rock waterfall features, massive deck with hot-tub, play structure, tiered tree house and underground sprinkler system. Well treed with trails through the bush perfect for walks, quading etc.
- \* Attractive stone and stucco exterior
- \* Water: Private well \* Sewer: Septic tank and field
- \* Private, rural setting close to all conveniences in Oakbank and only 15 minutes to Winnipeg
- \* Sunrise School Division







***Thank you for viewing this home.  
The Greg Michie Team***

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Information contained herein has been obtained from owner or other sources deemed reliable, however, the Vendor, Greg Michie nor The Greg Michie Team guarantees or makes any representations as to the accuracy of the information. A prospective Purchaser is advised to undertake a thorough review of the property during the purchase investigation period. All properties subject to change or withdrawal without notice. The living area has been calculated using the standards developed by the Manitoba Real Estate Association, which in some instances may differ from measurement guidelines used by other sources. The measurement figure noted is believed to be accurate (but not guaranteed) within a discrepancy of 5%. If the buyer is relying on a calculation of living area, they should attend to their own verification.