

9 River Oak Crescent

St. Andrews

The Greg Michie Team

Good Move!

204-336-2800

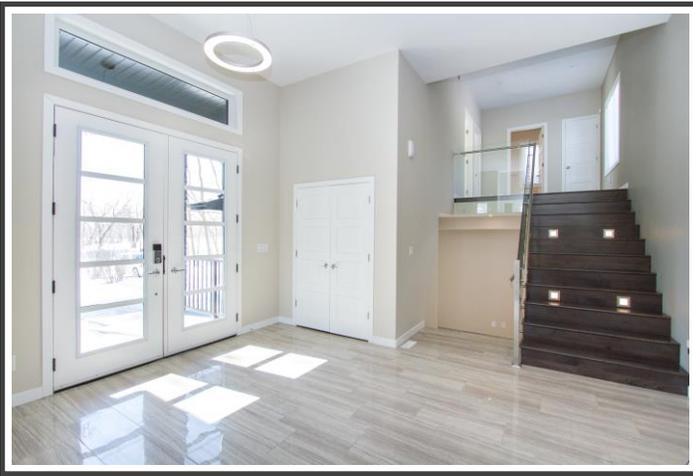
www.gremichie.com



The home you've always dreamed of!

One look and you'll fall in love with this contemporary 2564 sq. ft. home - custom built in 2016 with many incredible features. Highlights of this 3 bedroom, 2.5 bath home include a grand foyer with custom porcelain tile flooring; a luxurious Great Room with 12' ceilings, a modern gas fireplace and hardwood flooring; a stunning Kitchen with designer cabinetry and a large island with premium waterfall granite. The Master Bedroom is a great retreat featuring a wonderful 5 piece ensuite with in-floor heating and a large walk in closet. Enjoy low heating costs with an energy efficient geothermal heating system and you'll love the privacy of this matured, treed 1.4 acre property with river views, close to Larters Golf Course and mere minutes to the perimeter.





FOYER:

* Grand entrance with oversized double door entry with glass insets. Custom porcelain tile flooring. Contemporary lighting. Open to upper and lower staircases with stylish glass railings.



GREAT ROOM: 23.00 x 15.42

* 12' ceiling with modern ceiling fan/light as well as recessed lighting. Stunning custom gas fireplace. Beautiful hardwood flooring. Massive windows provide ample natural light.



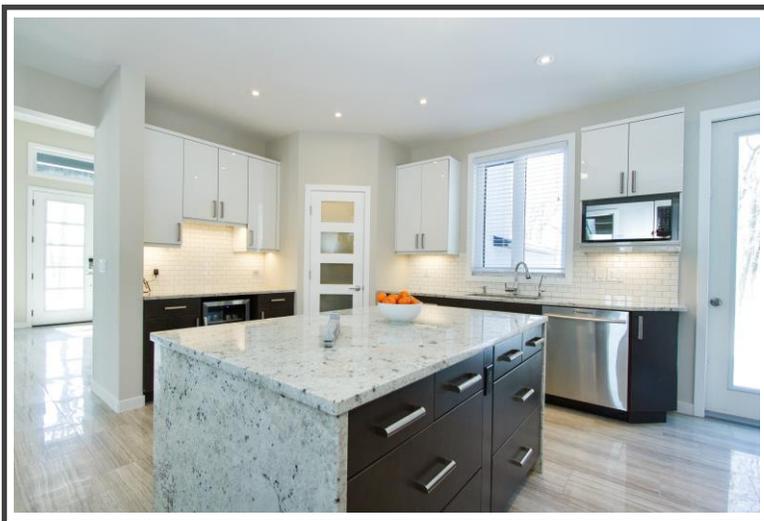
DINING ROOM: 13.00 x 15.42

* 12' ceiling with contemporary light fixture. China cabinet alcove with large sidelight windows. Hardwood flooring.



EAT-IN KITCHEN: 16.42 x 16.00

* Sleek designer 2-tone cabinetry, granite countertops, a large island with premium waterfall granite island with breakfast bar. Subway tile backsplash. Under cabinet lighting. Corner pantry. Stainless steel dishwasher and hood fan. Garbage disposal unit. Garden door to back yard. Gorgeous custom porcelain tile flooring.



LAUNDRY ROOM:

* Spacious room with ample built-in cabinetry and counter space, laundry sink and clothes bar built-in



POWDER ROOM: 2 Piece

* Large floating vanity with 2 tone cabinetry, granite countertop and heated tile flooring.

MASTER BEDROOM: 17.00 x 15.75

* Very spacious with large windows, beautiful hardwood flooring, a large walk-in closet and luxurious ensuite.

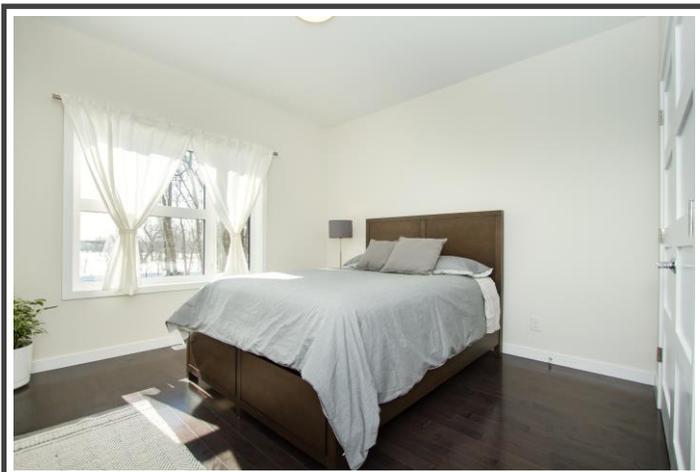


ENSUITE: 5 Piece

* Heated tile flooring. Large floating vanity with 2 tone cabinetry, granite countertop and His & Hers sinks. Relaxing soaker tub and an oversized tile and glass shower stall with body jets, rainfall and hand-held shower heads



BEDROOM #2: 13.00 x 13.00 * Both are generous sized rooms with hardwood flooring and ample closet space
BEDROOM #3: 12.00 x 13.00



BATHROOM: 4 Piece

* Large floating vanity with 2 tone cabinetry and granite countertop. Heated tile flooring and jetted tub/shower with tile surround and glass curtain.

ADDITIONAL INFORMATION:

- * Home custom built in 2016 – 4 years remaining in New Home Warranty
- * Living area: 2564 sq ft
- * Lot size: approx. 1.4 acres
- * Taxes: TBA
- * EcoSmart Home
- * Maintenance free 2 tone acrylic stucco exterior with natural stone accents
- * Full basement with great potential to develop to suit your needs with 9' high walls
- * Piled foundation, steel beam & HD telepost
- * High efficiency geothermal heating and cooling system
- * Heat recovery ventilator system (HRV)
- * 65 gallon electric hot water tank
- * Reverse osmosis system
- * Central vacuum
- * Alarm system
- * LED lighting throughout
- * Private yard, heavily treed and nicely landscaped, with views of the Red River
- * Private well water supply
- * Sewage system: Holding tank
- * Sump pump
- * Water softener
- * This is a non-pet and no-smoking home
- * Triple attached garage – insulated & drywalled, with a double and single overhead door and garage door openers
- * Exceptional location close to Larters Golf Course as well as St Andrews Elementary School, the Community Club, and great walking and biking paths along the scenic and historic River Road Parkway
- * Lord Selkirk School Division



Thank you for viewing this home.

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