



**Lot 113 Sandy Beach Regional Park
Sandy Beach (Sask), Saskatchewan**

MLS # A2283716



\$924,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,218 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.32 Acre		
Lot Feat:	Lake, Treed, Underground Sprinklers		

Heating:	In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), See Remarks	Zoning:	REC
Foundation:	ICF Block	Utilities:	-
Features:	Granite Counters, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Hot Tub, Window

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. 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. This custom home is immaculate and offers lifestyle opportunities which are difficult to find within a short commute to Lloydminster.