



GRASSROOTS
REALTY GROUP

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303 Cumming Drive
Brightsand Lake, Saskatchewan

MLS # A2309537



\$399,999

Division:	NONE		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	1,800 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	3
Garage:	Gravel Driveway, RV Access/Parking		
Lot Size:	0.27 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Gentle Sloping, Lake, Lawn, R		

Heating:	Forced Air, Propane	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	See Remarks	Zoning:	RES
Foundation:	Other, See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: All furnishing, except for movable Kitchen Island and Teak Dining room set.

Welcome to Diamond Willow Estate's at Brightsand Lake, Saskatchewan. This is a lake front property with breathtaking views from so many parts of this home and beautiful large decks. Walking into the very wide entrance you will find a three piece bathroom and the laundry room with lots of storage. The lake front part of this home with the amazing views is where the kitchen, dining and living room area is located. The living room has a cozy propane fire place and patio doors leading to the deck area for your outdoor enjoyment. Down the hall off the kitchen is the main bathroom and two bedrooms. Then there is the wonderful large primary bedroom with a four piece bathroom, this primary bedroom has a door leading outside to a south facing sitting area. The outside of this property features a storage shed, lots of room for family and friend to gather and the newly installed vinyl fencing makes it that much more private. The property is very well maintained, with a fire pit area and beautiful beach to watch the morning sunrise, all day enjoyment and the evenings sunset. There have been upgrades to this property including aluminum insulated siding, furnace, shingles, and windows. This is a must see, Make your appointment today.