

## Dimensions & Info

GREAT ROOM	17.92' x 15.92'
EAT-IN KITCHEN	17.08' x 12.08'
DINING ROOM	15.25' x 12'
OFFICE	17.67' x 12.83'
3 PC BATHROOM	11.58' x 6.25'
LAUNDRY ROOM	11.75' x 8.83'
PRIMARY BEDROOM	19.25' x 17.25'
BEDROOM #2	11.75' x 11.25'
BEDROOM #3	11.75' x 11.25'
RECREATION ROOM	37.75' x 23.5'
BEDROOM #4 (LL)	22.83' x 8.25'
4 PC ENSUITE BATH	13.75' x 11.75'
4 PC BATH	8' x 8'
3 PC BATH (LL)	11.83' x 8.75'



693 Ferry Road  
East Selkirk

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## Welcome to East Selkirk!

This custom built home just minutes from Selkirk is the perfect family home for those looking for quiet country living while still being a short drive to Selkirk and Winnipeg.

Enjoy an open floor plan with a ceiling that transitions from 9' to 18' allowing for lots of natural light to flood the home.

The cozy great room has a gas fire place and is next to the kitchen with walk-in pantry, plenty of cabinetry and beautiful rich granite counters with bar top island.

The well thought out sunroom with bar opens up to the extensive deck and backyard complete with a salt water above ground pool, hot tub, outdoor BBQ island with pergola and an outdoor kitchen!

After spending the day in your backyard oasis, enter through the sunroom, straight to a 3 pc bath to clean up from the day outdoors.

Then relax downstairs in the rec room, currently a play room and home theatre! There is also a bedroom, bathroom, kitchenette and separate entrance through the insulated garage. This is perfect for guests, a nanny or teenager!

## Special Mention

Inclusions: washer, dryer, dishwasher, oven, microwave (x3), full-size fridge (x3), wine fridge, mini-fridge, TV's and mounts (x4), HD projector, surround sound system, home theatre seats (x6), riding lawnmower, trailer, BBQ island, swing set.

Bonus- The low pressure pump on the sewer has an alarm if it stops working.

Exclusions: TV's and mounts (living room and basement bedroom), snowblower, wine fridge (downstairs), deep freezer, pool equipment and toys.

\$649,900

 2,828 sf

 4+1

 4



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