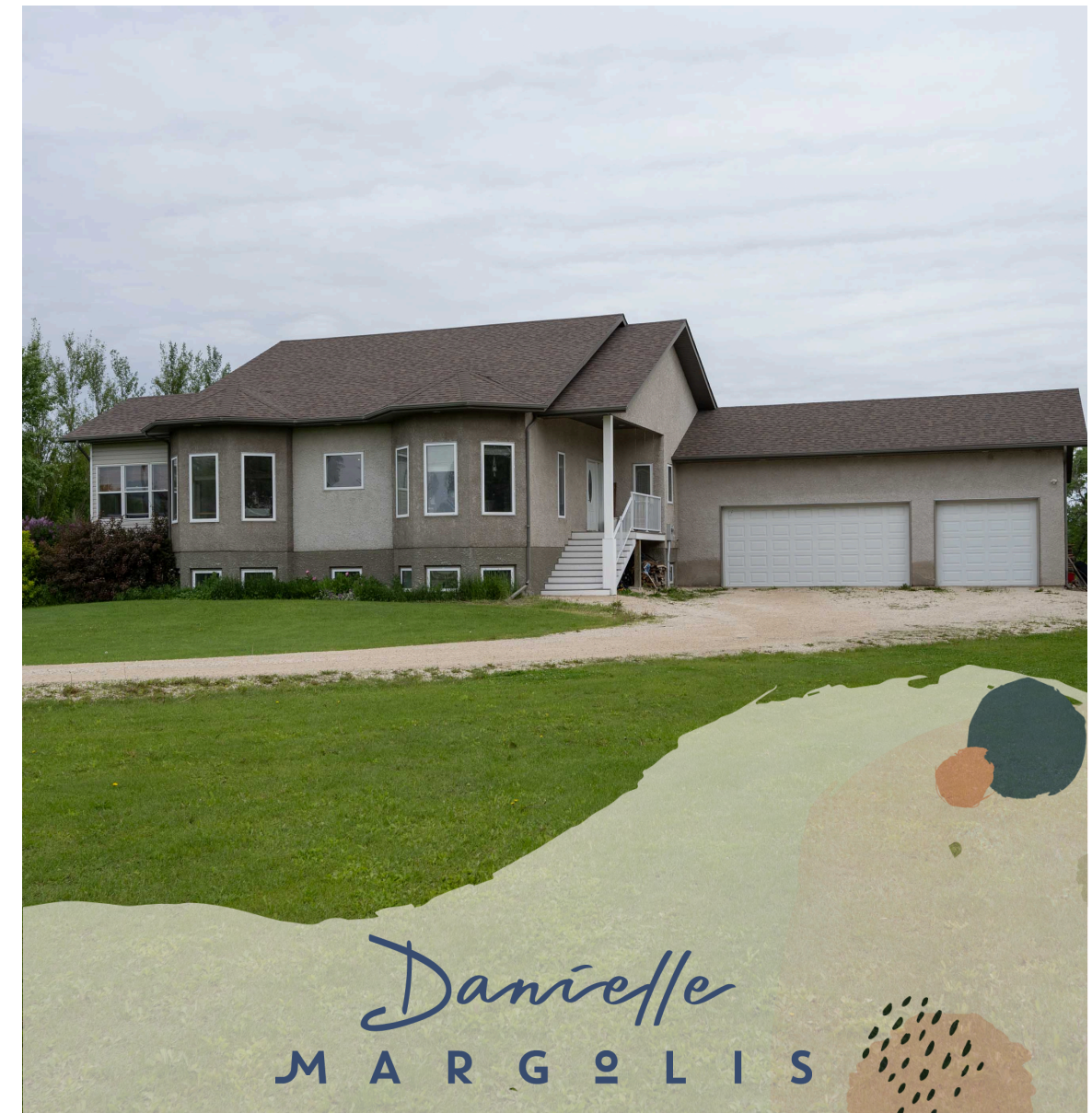


Dimensions & Info

LIVING ROOM	15.8' x 17'
EAT-IN KITCHEN	14.1' x 10.1'
PANTRY	4.92' x 4.92'
DINING ROOM	11' x 18.6'
PRIMARY BEDROOM	13.5' x 12.5'
BEDROOM #2	10.17' x 9.83'
BEDROOM #3 (LL)	12.17' x 11.5'
BEDROOM #4 (LL)	16.17' x 12.5'
WALK-IN CLOSET	9.25' x 6.42'
5 PIECE ENSUITE	11.3' x 9.2'
4 PIECE BATHROOM (LL)	8.25' x 5'
2 PIECE BATHROOM	4.92' x 4.92'
RECREATION ROOM (LL)	43.25' x 18.5'
DEN	17.67' x 10.83'



543 HWY 1 St. François Xavier

Danielle Margolis * REALTOR®

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**Leah Danielle Margolis Personal Real Estate Corporation*





Welcome to St. François Xavier

Stunning Custom-built Larwyn raised bungalow nestled on over 2 acres of land.

The open layout features high ceilings, abundant windows, and hardwood floors complementing a neutral color scheme throughout the living area.

Enjoy being in the tastefully remodelled kitchen which boasts plentiful cabinets, a spacious black island with soft-close drawers, timeless quartz countertops, brushed gold hardware, and LVT flooring.

The stunning great room showcases 12-foot ceilings and a cozy fireplace flanked by built-ins for warm winter gatherings.

Enjoy summer nights in the beautiful southwest-facing three-season sunroom leading to a large two-tiered deck, a pool, and a remarkable yard with vegetable gardens, perennials, and a chicken coop.

The primary bedroom features corner windows, a fantastic walk-in closet, and access to the deck. Relax in the lavish five-piece bathroom with a deep soaker tub, oversized shower, and modern tile flooring.

Additionally, there is a well-sized second bedroom and a sunlit den/home office.

The main floor includes a laundry/mudroom and a convenient 2-piece bathroom adjacent to the dream garage – insulated and heated attached triple car garage.

The lower level boasts oversized windows, a spacious rec room with modern LVP flooring, two large bedrooms, and a 4-piece bathroom.

Special Mention

SCHOOLS
St François Xavier
Community School
Phoenix School

AMENITIES
Westwood Village
Shopping Mall
Baudry Provincial
Park

\$639,900

 1,824 sf

 4

 2.5

 3



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ROYAL LEPAGE
Dynamic Real Estate
Independently owned and operated

"The information contained herein has been supplied to Danielle Margolis and ROYAL LEPAGE Dynamic Real Estate by the owner of the property. ROYAL LEPAGE Dynamic Real Estate has relied on the owner's representations for the purposes of preparing this feature sheet"