

# 11 Lillies Lane - Stonewall, MB

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## Features of this listing:

## This Home Includes:

- ✓ Lennox Forced Air High Efficiency Natural Gas Furnace
- ✓ Heat Recovery Ventilator
- ✓ Sump Pump
- ✓ Backwater Valve
- ✓ Hydro Budget: \$80-100/mth
- ✓ Gas Budget: \$85-105/mth
- ✓ Healthy Climate Humidifier (3yrs Old)
- ✓ Astra Gemini DLX Series Natural Gas Fireplace in Basement Rec Room. Direct Vent w/ Remote (Installed 2022)
- ✓ 48 Gallon John Wood Natural Gas Hot Water Tank
- ✓ Novasoft Digital Water Softener (3yrs Old)
- ✓ Reverse Osmosis Water Filtering System
- ✓ Roughed-in Central Vacuum Piping
- ✓ Asphalt Shingles
- ✓ Aluminum Soffits & Fascia
- ✓ PVC Windows
- ✓ Fully Finished Basement (All Work Done 2022-2023 w/ Permits Closed)
- ✓ Community Water & Sewer
- ✓ Two Tiered Deck (2022)
- ✓ Fenced Yard w/ Gate (2023)
- ✓ Professionally Landscaped w/ Stone & Rocks (2022)
- ✓ 4 Zone Underground Sprinkler System in Front Yard Only (2022)
- ✓ Underground Water Drains to Curb (2022)
- ✓ Custom Blinds & Drapes (2022)

- ✓ Kitchenaid Refrigerator
- ✓ Stove
- ✓ Whirlpool Dishwasher
- ✓ Panasonic Built-in Microwave
- ✓ Electrolux Washer (3yrs Old)
- ✓ Electrolux Dryer (3yrs Old)
- ✓ Novasoft Water Softener (3yrs Old)
- ✓ Reverse Osmosis Water Filtering System
- ✓ Roughed-in Central Vacuum Piping
- ✓ Window Coverings
- ✓ Blinds
- ✓ Fireplace w/ Remote
- ✓ Garage Door Openers + 2x Remotes Per Door
- ✓ Remote for Primary Bedroom Ceiling Fan
- ✓ Remote for Living Room Television
- ✓ Remote for Primary Bedroom Television
- ✓ 4x Kitchen Island Stools



**\$609,900**

5 Bedrooms 3 Bathrooms 1388 sq.ft. 55.09' x 110' Lot Taxes: \$4,015,92 Bungalow

## Discover Luxurious Living in Quarry Ridge Estates with State-of-the-Art Features

Nestled in the tranquil Quarry Ridge Estates, this pristine home, originally a showcase by Warkentin Builders, exudes contemporary elegance and thoughtful design. Sunlight pours through expansive windows, illuminating the high-end vinyl wide plank flooring that graces the open-concept living space. The gourmet kitchen is a culinary haven, boasting two-tone cabinets, corian counters, and top-of-the-line appliances.

Retreat to the main floor's three spacious bedrooms, including a luxurious master suite with a double sink, double shower ensuite, and walk-in closet. The beautifully finished basement offers a cozy gas fireplace and ample room for entertainment and storage. Outside, a professionally landscaped yard, fenced for privacy, features large granite rocks and a sprinkler system.

Completing this offering is a double attached garage with remote access and protective flooring. Embrace the sense of community in Quarry Ridge Estates, where safety and family values thrive. In this harmonious blend of comfort and convenience, discover the perfect



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Scan the QR code to see more!



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1-204-467-8000 - www.mckillop.ca - #1-333 Main Street - Stonewall



## Main Floor

### Kitchen: 12.33 x 9.33

- ✓ Vinyl Plank Flooring
- ✓ Dual Stainless Steel Sink
- ✓ 7' x 3'6" Wide Island w/ Electrical
- ✓ 20 Drawers
- ✓ Tile Backsplash
- ✓ Whirlpool Induction Stover + Convection Oven
- ✓ Pendulum Lighting
- ✓ Walk-in Pantry
- ✓ Slim Line Barn Wood Shelves
- ✓ 9' Ceiling

### Dining Area: 9.67 x 9.17

- ✓ Vinyl Plank Flooring
- ✓ Large East Facing Window
- ✓ Garden Doors to Deck w/ Screened Door
- ✓ Transom Window Above Door
- ✓ Chandelier
- ✓ 9' Ceiling

### Living Room: 12.92 x 12.58

- ✓ Vinyl Plank Flooring
- ✓ Pot Lighting
- ✓ Decorative Ledge Over TV w/ Pot Lighting
- ✓ Large East Facing Window w/ Harman Windows
- ✓ TV Stand

### Main Bathroom: 7.75 x 6.33

- ✓ Tile Flooring
- ✓ 4 Piece
- ✓ 1 Piece Tub w/ Light
- ✓ Large Mirror Over 4' Vanity w/ Kohler Oval Sink
- ✓ HRV Control

### Primary Bedroom: 12.00 x 12.00

- ✓ Wall-to-Wall Carpet Flooring
- ✓ Walk-in Closet
- ✓ Large East Facing Window Overlooking Back Yard
- ✓ Ceiling Fan w/ Light & Remote

### Ensuite Bathroom: 4 Piece

- ✓ Tile Flooring
- ✓ Double Sink
- ✓ 2 Person 1 Piece Shower w/ Seat
- ✓ 5' Vanity
- ✓ HRV Control

## Kitchen



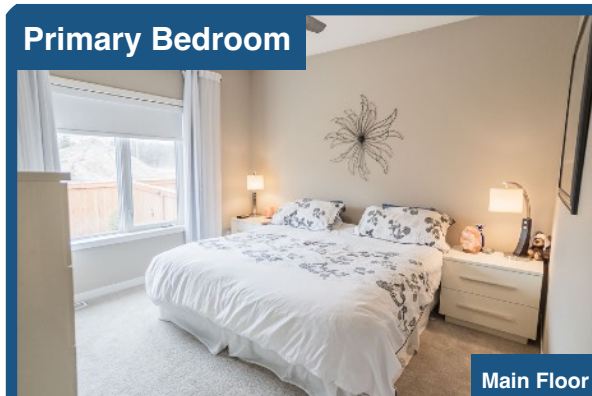
## Dining Area



## Living Room



## Primary Bedroom



## Main Floor

### Bedroom #2: 9.92 x 9.92

- ✓ Wall-to-Wall Carpet Flooring
- ✓ South Facing Window w/ Custom Blinds
- ✓ Double Closet

### Bedroom #3: 9.92 x 9.92

- ✓ Wall-to-Wall Carpet Flooring
- ✓ South Facing Window w/ Custom Blinds
- ✓ Double Closet w/ Double Doors

### Laundry Room: 6.58 x 5.92

- ✓ Tile Flooring
- ✓ 6' Counter For Folding Clothes
- ✓ Upper Shelves
- ✓ Double Door Closet
- ✓ Door to Garage

## Basement

Large Transom Window Facing West + Decorative Shelf As You Walk Down The Stairs To Basement!

### Rec. Room: 22.25 x 19.25

- ✓ Vinyl Plank Flooring
- ✓ Pot Lighting
- ✓ West Facing Windows w/ Custom Blinds
- ✓ Gas Fireplace w/ Stone Face & Wood Mantle

### Bedroom #4: 11.08 x 10.33

- ✓ Vinyl Plank Flooring
- ✓ Pot Lighting
- ✓ East Facing Window
- ✓ Double Closet w/ Slider Doors

### Bedroom #5: 10.17 x 9.33

- ✓ Vinyl Plank Flooring
- ✓ East Facing Window
- ✓ Walk-in Closet w/ Shelves
- ✓ Pot Lighting

### Bathroom: 9.75 x 5.00

- ✓ Tile Flooring
- ✓ Glass Tile Shower
- ✓ Raintree Faucet
- ✓ Pot Lighting
- ✓ 5' Vanity w/ Mirror Medicine Cabinet
- ✓ Decorative Shelves on Both Sides

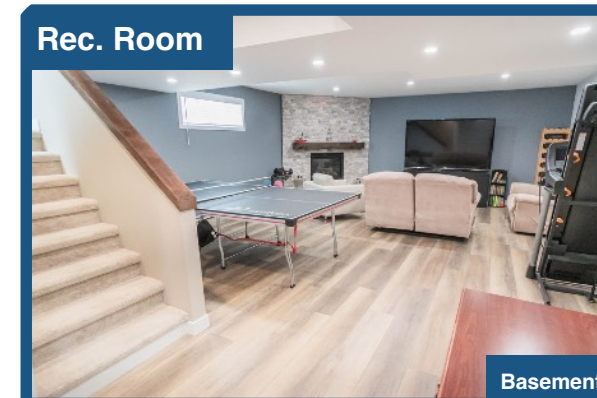
## Ensuite Bathroom



## Bedroom #2



## Rec. Room



## Bedroom #5

