



FOR MORE INFORMATION CALL OR TEXT:

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19041 Spruce Bay Road  
Arnes, MB

## Custom-Built Masterpiece on 10 Acres, One-of-a-Kind Quality & Craftsmanship

Experience timeless craftsmanship in this sprawling 3,000+ sq.ft. ranch bungalow, set on a private 10-acre parcel and built in 2002 by a true artisan. Every inch of this 4-bedroom, 2-bath home reflects precision, pride, and enduring design. From the 26' custom entertainment centre to the vaulted pine ceilings and leaded glass doors, quality radiates throughout. Enjoy maple hardwood floors, natural light pouring through east- and south-facing windows, and an open concept that offers both comfort and elegance. The chef-style kitchen with island seating flows into a generous dining space, perfect for entertaining or family gatherings.

Outdoors, the property impresses with a 30'6 x 50'6 heated shop featuring three 8x10 overhead doors, a roughed-in bath, and a large workspace, as well as a 24 x 40 storage building with concrete floor and 10x12 door. A brick-accented exterior, a beautifully cleared yard surrounded by mature trees, and striking curb appeal complete the package. This is more than a home—it's a rare blend of function, luxury and style.

**MCKILLOP**  
TEAM  
RE/MAX Town & Country



ROOM FEATURES & DIMENSIONS:

Main	<u>Living Room</u> -Maple Hardwood Flooring -Pine Vaulted Ceiling -26ft Built-in Entertainment Centre -East & South Facing Windows	26.75 x 26.75
Main	<u>Dining Room</u> -Maple Hardwood Flooring -Large East Facing Windows -Pine Feature Wall -Vaulted Pine Ceiling	22.42 x 16.17
Main	<u>Kitchen</u> -Maple Hardwood Flooring -9.3ft Island w/ Electrical & Seating for 5-6 + Foot Rest -Oak Cabinets -Ceramic Backsplash -Microwave Shelf -Allure Hood Fan -Vaulted Ceilings w/ Pendulum Lighting -Reverse Osmosis Water System -4ft Oak Desk	22.42 x 13.67
Main	<u>4 Piece Main Bathroom</u> -Ceramic Flooring -1 Piece Tub -Towel Pantry	9.92 x 5.00
Main	<u>Primary Bedroom</u> -Wall-to-Wall Carpet -Built-in Dresser -Cove Ceiling -Walk-in Closet w/ Upper Oak Shelves -South Facing Window	16.08 x 13.42
Main	<u>Ensuite Bathroom</u> -1 Piece Shower w/ Glass Slider Door -West Facing Window Over Sink -Built-in Towel Pantry	3 Piece
Main	<u>Bedroom #2</u> -Maple Hardwood Flooring -Single Closet -North Facing Window Overlooking Playroom -Built-in Bookshelf	12.00 x 11.92
Main	<u>Bedroom #3</u> -Wall-to-Wall Carpet -Single Closet -North Facing Window Overlooking Bedroom/Guest Room -Could Expand this Room to Encompass Bedroom/Guest Room	14.92 x 12.50
Main	<u>Bedroom #4/Guest Bedroom</u> -Wall-to-Wall Carpet -North & West Facing Windows -Could Expand into 3 <sup>rd</sup> Bedroom	14.67 x 8.00
Main	<u>Laundry Room</u> -Ceramic Tile Flooring -Custom Wood Shelves & Pantry -Laundry Sink -Cabinets Over Washer & Dryer -Access to Crawl Space	15.00 x 8.17
Main	<u>Gym</u> -Carpet Flooring -Almost Entire Wall With Windows -Garden Doors to Deck -Pine Ceiling	26.67 x 8.00
Main	<u>Play Room</u> -Carpet Flooring -French Doors to Gym -Ceiling Fan	12.25 x 8.00

19041 SPRUCE BAY ROAD - ARNES, MB



\$599,900



2002



3,192 SQFT



4 BEDS



2 BATHS



10 ACRES



NET: 5,048.79  
AFTER REBATE

HOME & PROPERTY FEATURES:

- Forced Air Electric Furnace
  - H.R.V.
  - Hydro Budget: \$513/mth
  - 200 Amp Electrical Panel
  - Central A/C
  - Rheem 60Gal. Electric Hot Water Tank
  - Water Softener
  - Stucco & Brick Exterior
  - Asphalt Shingles
  - Aluminum Soffits & Fascia
  - Insulation Value: Attic R80
  - PVC Triple Pane Low E Argon Windows
  - Floors 12' on Centers
  - Walls Doubled 1" Foil, 1x4, Drywalled
  - 4ft Crawlspce
  - Concrete Foundation
  - Well Water
  - Reverse Osmosis System
  - 2x Septic Tanks
  - Oak Kitchen Cabinets
  - West Side Outdoor Plugs
  - Clothes Line on North Side
  - Large Gravel Parking Area on East Side
  - Concrete Circle Pads for Flower Pots on All Sides
- 5 Acres of Bush & Pasture + 5 Acres for Home & Shop
  - 24' x 40' Storage Building w/ Concrete Floor, 10'x12' OH Door & Rough-in For Windows
  - Concrete Curbing Around Driveway & House
  - 4x Octagonal Concrete Exposed Stone Planters: 2x Large 12'x7' & 2x Medium 7'x7'

SHOP FEATURES:

- 30.50' x 50.50'
- 1500 sq.ft.
- 400 Amp Electrical Service (200 Amp Shop Panel - Same as House)
- Insulated
- Vapour Barrier
- Heated
- PVC Windows
- Vaulted Ceiling w/ Upper Storage Area
- Functional Large Triple Stainless Steel Sink
- Built in 2018
- 3x 8'x10' OH Doors
- Rough-in for Shower
- Bathroom has Insulated Walls, Drywalled & Taped
- Shop Walls are Doubled, 1" Foil, 1x4 Plywood

INCLUSIONS:

- Maytag Refrigerator (2024)
  - Maytag Stove (2021)
  - Allure Hood Fan
  - Freezer
- Whirlpool Washer
  - Whirlpool Dryer
  - Reverse Osmosis

NOT INCLUDED:

- 5x Bathtub Planters
- Threshing Machine in West Corner Near Ditch (Negotiable)

