

# 154 Lakeshore Road

Steep Rock, MB

**\$724,000 | 3 BEDS | 2 BATHS | 1,972 SQFT | LOT SIZE: 2 ACRES**

## Spectacular Lakefront Residence in Steep Rock



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Escape to the shores of beautiful Steep Rock with this exceptional lakefront property. Built in 2016, this stunning 1,972 sq. ft. Custom built home features 3 bedrooms, 2 bathrooms, and an inviting open-concept design highlighted by soaring ceilings, expansive windows, and breathtaking lake views. The spacious living, dining, and kitchen areas are flooded with natural light, creating the perfect setting for entertaining family and friends. Quality laminate and porcelain flooring run throughout the home, while the luxurious primary suite boasts heated tile flooring in the ensuite and convenient his-and-her walk-through closets.

Additional features include a powered she-shed, garden shed, and a gazebo complete with underground power. The impressive triple detached metal clad garage offers plenty of room for vehicles, toys, and projects, complete with a workshop and additional living quarters featuring 1 bedroom and 1 bathroom. Your own private boat launch is conveniently located on the north side of the property, making it easy to enjoy everything Lake Manitoba has to offer. Whether you're searching for a full-time residence or a family getaway this remarkable Steep Rock waterfront property delivers space, comfort, and an unbeatable lakeside lifestyle.

### INCLUSIONS

- Refrigerator
- Stove
- Upright Freezer
- Dishwasher
- Built-in Microwave
- Washer
- Dryer
- Central Vac
- Window Coverings
- Blinds
- Propane Fireplace
- Water Filtration System
- 2x Garage Door Openers, 2x Remotes
- 8'x12' Ice Fishing Shack
- 2x Lawn Mowers
- Garage Wood Shelving (Metal Shelving Negotiable)
- Air Compressor
- Mix Master

# SPECIFICATIONS

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- Style: Bungalow
- Built: 2016
- Gross Taxes: \$4,889.65

# MEASUREMENTS

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Kitchen: 16.25 x 14.58

Dining: 15.25 x 7.42

Living Room: 22.50 x 19.83

3 Piece Bathroom: 14.00 x 5.58

Laundry: 14.08 x 6.75

- LG Front Load
- Laundry Sink
- Stand Freezer
- Crawlspace Access

Primary Bedroom: 14.17 x 17.67

5 Piece Ensuite Bathroom

- His & Hers Walk-Through Closet to Ensuite
- In-Floor Heat, Porcelain Tile

Bedroom 2: 9.00 x 11.67

Bedroom 3: 10.00 x 14.00

# FEATURES

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- Forced Air Electric Furnace
- H.R.V.
- Sump Pump
- Hydro Budget: \$370/mth (Garage Heated all Winter)
- 150 Amp Electrical Panel
- 200 Amp Garage w/ Surge Protector
- Central A/C
- 60 Gallon Electric Hot Water Tank
- Central Vacuum
- Hardie Board & Brick Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- Leaf Filter Protection on Gutters
- PVC Windows
- I.C.F. Crawlspace w/ Cement Floor, 51" Depth
- Well Water
- Septic Holding Tank (2000 Gal)
- Propane Fireplace
- Laminate & Tile Flooring
- Kitchen Kraft Maple Kitchen Cabinets
  - Walk-in Pantry w/ Wood Shelving
  - Lazy Susan
- 38' x 6.17' Front Deck w/ Overhang
- 16' x 8' Rear Deck w/ LED Lighting
- Telephone Line in Basement
- Private Boat Launch on North Side
- 8' x 12' Ice Fishing Shack
- 1,920 sq.ft. Triple Detached Metal Clad Garage
  - 2 Openers, 2 Remotes
- 1<sup>st</sup> Bay
  - Not Insulated
  - 18' x 40'
  - 12' Ceiling
  - Boat Storage
- 2<sup>nd</sup> Bay
  - Insulated
  - Vapour Barrier
  - Plywood
  - 18' x 30'
  - Car Parking
  - 12' Ceiling
- 3<sup>rd</sup> Bay/Shop/Guest House
  - Insulated
  - Vapour Barrier
  - Plywood
  - 22' x 30' Heated Baseboard
  - 12' Ceiling
  - 2000 Gal Septic Holding Tank
  - 40 Gal H.W.T.
  - 1 Bedroom
  - 3 Piece Bathroom
- 8' x 10' She Shed
  - Insulated
  - Power
- 16' x 8' Gazebo
  - Underground Power
- 16' x 8' Garden Shed
  - Lockable O.H. Door