



FOR MORE INFORMATION CALL OR TEXT:
 Brandt McKillop - 204-782-8869
 Susan McKillop - 204-941-0221
 WWW.MCKILLOP.CA



31 Benson Blvd.
 Oak Bluff, MB

Oak Bluff Oasis

The Perfect Blend of Luxury, Lifestyle & Design!

Welcome to this stunning former Sterling Show Home—a contemporary masterpiece offering over 2200 sq.ft. of superior design and craftsmanship. This 5-bedroom, 3.5-bath home is better than new and loaded with upgrades throughout. Step inside to an open-concept main floor featuring a quartz island kitchen with stainless steel appliances, upgraded cabinetry, and a walk-through pantry. The spacious great room with gas fireplace and the large dining area create the perfect setting for entertaining. A main-floor flex room and laundry add to the home's convenience. Upstairs, the massive primary suite boasts a spa-inspired 5-piece ensuite and walk-in closet, while two additional bedrooms and a full bath complete this level. The fully finished lower level offers a large rec room, two more bedrooms, spacious 4 piece bath and an efficient and organized machine room. Step outside and experience your own private paradise! Professionally landscaped with Roman paver walkways, a 16' x 28' saltwater pool, outdoor fireplace, hot tub, and sauna area—this backyard was designed for relaxation and fun! A bright three-season sunroom overlooking the backyard and connecting directly to the kitchen area with floor-to-ceiling full opening windows provides year-round enjoyment! The oversized 29' x 21' insulated and lined garage includes a workshop area, completing this truly exceptional property.





INTRODUCING:
31 Benson Boulevard - Oak Bluff, MB

\$999,900	2012	2,208 SQFT	5 BEDS	2.5 BATHS	80' X 140'	GROSS: \$6,225.13 NET: \$4,725.13
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ROOM FEATURES & DIMENSIONS:

Main	<u>Eat-in Kitchen</u> -New in 2023 -Laminate Flooring -North Facing Window -Butlers Pantry -Quartz Countertops -3'x10' Island w/ Seating	15.58 x 10.75
Main	<u>Living Room</u> -Laminate Flooring -Dual Picture Windows Overlooking Backyard & Pool -Fireplace	19.00 x 14.00
Main	<u>Dining Room</u> -Laminate Flooring -West & South Facing Windows -Garden Door to 3 Season Sunroom	12.50 x 10.75
Main	<u>3 Season Sunroom</u> -Full Opening Vertical Windows	16.00 x 14.00
Main	<u>Butlers Pantry</u> -Laminate Flooring	8.17 x 5.50
Main	<u>Laundry</u> -Vinyl Flooring	10.83 x 8.17
Main	<u>Bathroom</u> -2 Piece -Vinyl Flooring	8.58 x 4.92
2nd	<u>Primary Bedroom</u> -Laminate Flooring -Walk-in Closet - West & North Facing Windows	21.83 x 17.00
2nd	<u>Ensuite Bathroom</u> -5 Piece -Tile Flooring -Soaker Tub w/ Tile Surround -7' Vanity w/ Dual Sink	14.33 x 8.17
2nd	<u>Bedroom #2</u> -Laminate Flooring -Walk-in Closet -South Facing Window	11.83 x 10.00
2nd	<u>Bedroom #3</u> -Laminate Flooring -Double Closet -East Facing Window	11.58 x 10.92
2nd	<u>Bathroom</u> -4 Piece -Tile Flooring -New Countertop in 2024	8.42 x 4.83
Bsmt	<u>Bedroom #4</u> -Wall-to-Wall Carpet Flooring -Oversized Double Closet -West Facing Egress Window	15.08 x 11.25
Bsmt	<u>Bedroom #5</u> -Wall-to-Wall Carpet Flooring -Oversized Double Closet -West Facing Egress Window	16.58 x 12.75
Bsmt	<u>Office</u> -Carpet Flooring	9.75 x 7.33
Bsmt	<u>Rec. Room</u> -Carpet Flooring -Drywall Ceiling	19.92 x 14.83
Bsmt	<u>Bathroom</u> -4 Piece -Vinyl Flooring	8.58 x 4.92

HOME & PROPERTY FEATURES:

- High Efficient Forced Air Natural Gas Furnace (2021)
- Central Air Conditioning (2021)
- Heat Recovery Ventilator
- Backwater Valve
- 200 Amp Electrical Panel
- 60 Gallon Electric Hot Water Tank
- Central Vacuum
- Stucco & Stone Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Fully Finished Basement
- Concrete Foundation
- Community Water/Sewer
- Bell Fiber Highspeed Internet
- Natural Gas Fireplace
- New Kitchen Cabinets in 2023
- Laminate, Carpet, Vinyl & Tile Flooring
- 29'x21' Oversized Double Attached Garage
- -Extra Workshop Area
- -Overhead Door to Backyard
- Property is Landscaped and Fenced w/ 8'x12' Front Deck and Perennial Gardens
- 8'x12' Shed (2024)
- 16'x28' Flat Bottom Saltwater Pool
- Full Width Steps
- 4 ½ft Deep
- Saltwater Generator
- Gas Fired Pool Heater
- Pool Sump
- Robotic Pool Vacuum
- Hideaway Pool Cover Compartment
- Heavy Duty Canvas Safety Cover
- Installed in 2022
- Complete Backyard Development & Landscaping in 2022-2023
- Full Interior Paint in 2021
- Hydro Budget: \$224/mth
- Gas Budget: \$97/mth

INCLUSIONS:

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| • Refrigerator | • Central Vacuum & Attachments ('21) | • 2x Garden Hose Reels | <i>Excluded: 2x Wall Mounted Garage Cabinets</i> |
| • Stove | • Window Coverings | • Ecobee Wifi Thermostat ('22) | |
| • Dishwasher ('23) | • Shed | • Hunter Irrigation System ('22) | |
| • Washer ('23) | • Lutron Wifi Light Switching System | • 10ft Electric Outdoor Sauna | |
| • Dryer ('23) | | • 2x Outdoor Landscape Fountains | |
| • Blinds | | • Hot Tub is Negotiable @ \$25,000 | |

