



# 83 FRED JESCHKE DRIVE LAC DU BONNET

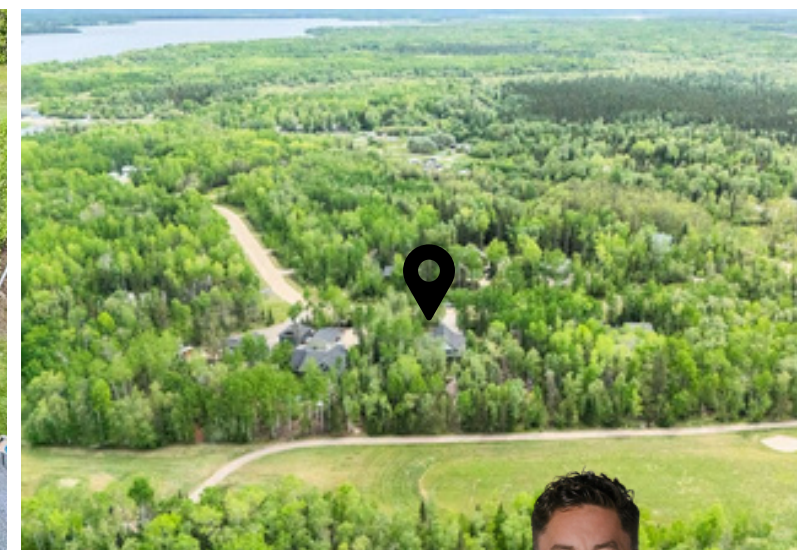
## — Golf, Privacy & Luxury in One Stunning Package —

Built in 2022, this stunning 2,158 sq. ft. 1¾-storey home combines modern comfort with timeless craftsmanship, backing directly onto the award-winning Granite Hills Golf Course. Nestled on a private, treed lot, this exceptional property showcases genuine Douglas fir throughout, creating a warm and inviting atmosphere unlike anything else on the market.

Offering 3+ bedrooms and 2.5 bathrooms, the home features an open-concept layout designed for both entertaining and everyday living. The stylish kitchen is highlighted by quartz countertops, while convenient main floor laundry adds to the home's thoughtful design. The upper loft/rec room provides additional sleeping space, a games area, and includes games tables, making it the perfect family retreat.

Step outside to enjoy the impressive outdoor living spaces, including a covered 22' x 9' front porch with pot lights and a massive 50' x 8' rear deck complete with pot lighting and a covered 14' x 16' dining area. The beautifully private backyard also features a fire pit area, ideal for relaxing evenings under the stars.

The spacious primary suite includes a luxurious 5-piece ensuite, while modern conveniences such as fiber internet and a smart home alarm system ensure you're connected and secure. Backing onto one of Manitoba's premier golf courses and built with exceptional attention to detail, this remarkable Lac du Bonnet property offers the perfect blend of luxury, recreation, and year-round enjoyment.



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INTRODUCING  
**83 FRED JESCHKE DRIVE**  
**LAC DU BONNET**

\$639,900	2022	2,158 SQFT	3+ BEDS	2.5 BATHS	0.54 ACRES	\$4,402.32
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## HIGHLIGHTS:

- Property Backs onto Award-Winning Granite Hills Golf Course
- Genuine Douglas Fir Throughout
- Kitchen Kraft Cabinets
- Pure White Quartz Countertops in Kitchen
- Under-Mount Kitchen Sink
- Carpet and Vinyl Plank Flooring
- Property is Maturely Treed, Private and Landscaped w/ Covered Deck
- Upgraded Digital Smart Home Alarm System
- Main Floor Laundry
- 22.50' x 9.75' Covered Front Porch w/ Pot Lighting
- 50' x 8' Full-Spanning Rear Deck w/ Pot Lighting and 14' x 16' Covered Dining Area
- Fire Pit Area
- 8 Man Hot Tub

## INCLUSIONS:

- Refrigerator
- Stove
- Dishwasher
- Built-in Microwave
- Washer
- Dryer
- Window Coverings
- Foosball Table
- Craps Table
- Dining Table
- Poker Table
- 4 Chair Pub Table

## FEATURES:

- Forced Air Electric Furnace
- H.R.V.
- Sump Pump
- 200 Amp Electrical Panel
- Central A/C
- 40 Gallon Electric Hot Water Tank
- Hardie Board Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- R50 Insulation
- PVC Windows
- Crawlspace
- Concrete Foundation
- Community Water
- Septic Holding Tank (2000 Gal.)

## ROOM DIMENSIONS:

Main	Eat-in Kitchen	12.25 x 22.17
Main	Living Room	18.00 x 22.33
Main	Bathroom	4 Piece
Main	Primary Bedroom	13.83 x 11.08
Main	Ensuite	5 Piece
Main	Bedroom #2	13.83 x 9.42
Main	Bedroom #3	9.42 x 13.83
Main	Laundry	5.17 x 6.42
Main	Bathroom	2 Piece
Loft	Rec. Room	22.08 x 22.25

