



140 POPLAR AVENUE BEAUSEJOUR, MB

Resort-Level Luxury on 2.52 Acres

Discover resort-inspired living in this exclusive 2,494 sq.ft. luxury home nestled on 2.52 acres of beautifully landscaped property. Dramatic vaulted ceilings and a wall of windows flood the living room with natural light, highlighting the home's elegant craftsmanship and extensive newer upgrades.

The gourmet kitchen (appliances included) flows seamlessly into the open-plan living areas, making entertaining a dream. Upstairs, a stylish loft hobby/office room provides the perfect retreat for creative projects, remote work, or a cozy reading nook.

The home boasts 4 bedrooms and 4 baths, including a private primary suite with spa-like ensuite and direct access to a beautiful rear deck—your morning and evening escape. The fully finished basement extends your lifestyle with a warm family room, fun-filled games area, and a fully equipped gym.

Step outside to your private oasis: a covered patio for year-round enjoyment and a sparkling 16×32 in-ground pool with full equipment and luxury features. Add in the triple attached garage, and you have space, style, and storage for everything you need.

This is acreage living without compromise—where luxury meets leisure.

Contact Matt today to schedule your private showing.



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RE/MAX
Town & Country


MATT MCKILLOP
REALTOR®



INTRODUCING
140 POPLAR AVENUE
BEAUSEJOUR, MB

 \$974,900	 1987	 2,494 SQFT	 4 BEDS	 4 BATHS	 2.52 ACRES 333' X 330'	 \$5,071.44
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IMPROVEMENTS:

- In-Ground Swimming Pool in 2022 w/ Included Heating Equipment & Water Feature
 - New Primary Ensuite Bathroom in 2024
 - Front Entry Composite Decking & Stone Walkway in 2023
 - New Laundry Room in 2024
 - Garage Previously Spray Foamed. In 2023 Drywall and Heater Added
 - New 200 Amp Electrical Panel Replaced Old Obsolete Unit in 2024
 - High Speed Internet Fiber Installed with Ethernet Backhaul Wire Throughout Home in 2025
 - 2x New Furnaces in 2014
 - 1 New A/C Plus Additional A/C Installed for Each Furnace
 - New Black Aluminum Fence Installed Across Front of Property in 2016
 - Added 3x Electrical Service Points At Rear of Property
 - Curbing & Recycled Asphalt Driveway in 2016 & 2020
 - 300 Feet of Evergreen Trees Added to Rear and Side of Property Lines in 2016 & 2018
 - Cedar Garden Shed in 2016
 - Rear Stone Patio Installed. Entry Stone Deck Installed
 - 100% Completely New Kitchen & 2 Piece Bath in 2016
 - New Appliances in 2016
- Loft Upgraded with New Railings, Lighting and Paint in 2016
 - New Submersible Well Pump in 2016
 - All Windows, Exterior & Patio Doors Replaced Brand New in 2017
 - Septic Field Bed Replaced with New Chamber Technology in 2018
 - Energy Recovery Unit Installed in 2018
 - New 2-Tier Composite Deck off Primary Bedroom in 2018
 - New Stone/Stucco Exterior, Eaves & Fascia. Eaves and Weeping Tile Routed Underground to Front Ditch in 2019
 - New Composite Deck, Stone Walkway and Rock Gardens Added to Front Entry in 2020
 - Primary Bedroom Upgrade, Lighting & Paint in 2020
 - New Stairwell, Steps, Railings, Living Room Upgrades, Lighting & Paint + Old Skylights Removed in 2020
 - All Hardwood Flooring Resurfaced on Main Level in 2020
 - 2x New Utility Sheds and Greenhouse Added in 2021
 - Hot Water Heaters New in 2022
 - Added Iron Filter Upstream of Water Softener (Excellent Water for Topping Up Pool)

POOL INFO:

- 16'x32' Kidney, Rectangle, Gemini Shape
 - Aluminum Coping, Re-Circulation Package
 - Vinyl Liner (25yr Warranty)
 - 4ft Shallow End, 8ft Deep End
 - Concrete Pad for Equipment
 - Hayward Pro Series Sand Filter & Media
 - Hayward Tri-Star 1/2HP Energy Efficient Pump & Strainer
 - Hayward 140,000 BTU Energy Efficient Digital Heat Pump
 - Paramount UV Sanitation System w/ In-Line Chlorinator
 - LED Colour Changing Lights
- Hayward E-Vac Pro Robotic Pool Cleaner & Caddy
 - Deluxe Vinyl Liner Maintenance Package w/ Vacuum Hose, Telescopic 8'16' Vacuum Pole, Weighted Vacuum Head, Wall Brush, Wall Hangers, PH/CL Water Test Kit & Thermometer
 - 6ft Fiberglass Walk-in Shallow End Step
 - 3 Step Stainless Steel Deep End Pool Ladder
 - Solar Blanket Winter Poly Cover & Water Bags
 - Upgraded 18ft Clear Deck System
 - Cork-Screw Auger Support System
 - Wall Mount Rope Anchors, Safety Rope & Floats

INCLUSIONS:

- Refrigerator
 - Built-in 5 Element Cooktop
 - Combination Standard/ Convection Oven
 - Combination Standard/ Convection Microwave
 - Dishwasher
- Built-in Microwave
 - Washer
 - Dryer
 - Window Coverings
 - Blinds
 - Sheds

FEATURES:

- 2x High Efficiency Natural Gas Furnaces
- Energy Recovery Ventilator (ERV) w/ Central Ventilation
- Sump Pump
- 200 Amp Electrical Panel
- 2x 40 Gallon Electric Hot Water Tanks
- Digital Water Softener
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Fully Finished Basement
- Permanent Wood Foundation
- High Speed Fiber Internet
- Septic Tank/Field
- Well Water
- Natural Gas Fireplace
- Hardwood, Vinyl Plank & Tile Flooring
- 26' x 30' Triple Attached Garage (Insulated, Vapour Barrier, Drywall, Natural Gas Heat & 3 Openers w/ 3 Remotes
- Property is Landscaped w/ 2-Tier Deck (7'x25' & 6'x25'), Fenced & Private w/ Vegetable & Perennial Gardens
- 8'x8' Deck/Rear Landing
- 8'x8' Pentagon Potting House

ROOM DIMENSIONS:

Main	Eat-in Kitchen	20.33 x 14.00
Main	Dining Room	14.00 x 11.00
Main	Living Room	25.83 x 20.00
Main	Bathroom	2 Piece
Main	Primary Bedroom	17.17 x 13.50
Main	Ensuite	4 Piece
Main	Bedroom #2	10.33 x 12.08
Loft	Office	14.00 x 21.00
Bsmt	Bedroom #3	9.83 x 11.25
Bsmt	Bedroom #4	13.75 x 12.33
Bsmt	Family Room	12.08 x 12.67
Bsmt	Laundry	9.42 x 5.58
Bsmt	Rec. Room	32.00 x 13.67
Bsmt	Gym	13.00 x 11.50
Bsmt	Hobby Room	10.42 x 14.42
Bsmt	Bathroom	2 Piece
Bsmt	Bathroom	4 Piece

- Heavy Duty 14 Gauge Galvanized Z720 Steel Pool Walls
 - Heavy Duty A-Brace Wall Reinforcement System, U/L Channel Stiffeners Built Into Steel Walls for Extra Support
 - Continuous Heavy Duty Cement Pool Wall & A-Brace Footing Support System
 - Exact Mix Double Sand & Portland Dry Cement Pool Bottom
 - Weeping Tile Water Drainage Control System & Collection Well
 - White Re-Circulation Kit w/ Wide Mouth Skimmers, Equalizer and 2 Return Jets
- Excavation Access: Mini-Ex 8ft Access
 - Pool Fill was Hauled Away or Left on Site
 - Building Permit & Engineered Drawing Stamped for MB Code
 - Pool Decking 3ft Perimeter, Steel Rod Reinforcement System w/ Stamped Concrete
 - Energy Efficient Heat Pump
 - Electrical Hook Up For Pool Equipment
 - 3 Year Equipment, 7 Year Workmanship Warranty
 - Premium 6ft Fiberglass Diving Board