

Selling Price of Show Home (land & GST incl.)

**\$499,900**



The ANNABELLE is a beautiful 1600 sq ft 2 BR, 2 Bath bungalow with walk out basement in Crystal Lake. Situated on a large 70' x 200' lake lot in Oakbank, only minutes from the perimeter. Complete with 9' ceilings throughout, large windows, spacious great room and kitchen with vinyl plank flooring, maple cabinetry, quartz countertops, large island, and pantry. The master bedroom has a large ensuite and WIC. The oversized mudroom is equipped with a main floor laundry and plenty of storage. Complete with huge 26' x 24' attached garage, 9' basement & concrete driveway and sidewalk.

**Trikor Builders** | [info@trikor.ca](mailto:info@trikor.ca)

Tel: 204.663.3818 | Fax: 204.669.9679 | 82 De Baets Street, Winnipeg, MB R2J 3S9

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**“Good enough” isn’t good enough for Trikor Builders.**

Victor Giesbrecht Realtor®

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Make this 1,600 sq. ft. bungalow your home!



## Features Included:

### Features:

- 4 piece main bath
- Spacious master bedroom with ensuite - tiled shower, quartz countertops and large WIC
- 9' ceilings throughout main floor
- High efficiency natural gas forced air furnace
- Central Air Conditioning
- Tri-pane low-e argon windows
- Laminate flooring to great room, kitchen
- Upgraded vinyl to entryways and bathrooms
- Upgraded carpeting to bedrooms

### Exterior:

- Large 26' x 24' attached garage
- Concrete Driveway and sidewalk
- Limited lifetime architectural shingles
- KWP siding and cultured stone details to front elevation
- Aluminum maintenance free soffit and fascia

### Kitchen:

- Norcraft painted cabinets with quartz countertops, pot drawers and raised uppers
- Oversized island
- Walk-in pantry
- Stainless steel rangehood
- Stainless steel fridge, stove and dishwasher

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