



Rural Lac Ste. Anne County **M 5 R 3 T 54 S 35 Q NE** **LP: \$1,100,000**
#4 54524 STE. ANNE TR T0E 0A0 SP: 

Listing ID # E4424309 **ACTIVE**
Building Type Detached Single Family **Agricultural** No
Style 2 Storey **Sold Date**
Year Built 1979 **Beds Above/Total** 5 / 5
Total Acreage 1.160 **Baths Half/Full** 1 / 2
Community Lucerne Beach **Total Baths** 2.1
Nearest Town Gunn **Tot Floor AG SqM** 222.87
Dist to Town **Tot Floor AG SF** 2,398.97

URL-Virtual Tour **URL-Brochure**

Over an acre of Lac Ste. Anne shoreline bliss! This spacious lakeside château boasts a meticulous 2015 remodel loaded w/ numerous upgrades. Behind the first of two enclosed sunrooms, the front door opens into a spectacular vaulted living space & dream kitchen. Floor-to-ceiling windows & striking waterfront views emphasize custom cabinetry & gleaming granite countertops carried throughout. Warm walnut hardwood leads to a cozy sanctuary w/ thermostatically controlled wood-burning fireplace & hot tub oasis. A thoughtfully designed rec room w/ home theatre & wet bar, 4pc bath & 2 beds complete the main. 3 more beds + 1.5 baths await up, starring an impressive primary suite w/ private deck overlooking the lake, walk-in closet, dual sinks, steam shower, bidet & heated floors. Between the quadruple garage & loft, paved parking & RV space, there's no shortage of room for all your toys. With everything already thought of, you don't have to – all that's left is to enjoy the carefree life only 30 minutes to town!

Directions

Living Room	3.60 x 5.33	M	Bedroom 3	3.42 x 2.56	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	4.10 x 2.43	M	Bedroom 4	3.41 x 2.56	U	1	4	M	No	Main	133.33	1,435.16
Kitchen	4.10 x 2.90	M	Bedroom	2.58 x 2.82	M	2	4	U	Yes	Upper	89.54	963.81
Family Room	4.64 x 5.32	M	Laundry Room	2.01 x 2.27	M	3	2	U	No	Above Grd	222.87	2,398.97
Den			Recreation Room	6.93 x 4.71	M	4				Lower		
Bonus Room			Sun Room	2.34 x 4.80	M	5				Below Grd		
Primary Bedrm	6.85 x 4.74	U	Sun Room	3.69 x 5.36	M	6				Tot Flr AG	222.87	2,398.97
Bedroom 2	3.19 x 4.51	U	Utility Room	1.92 x 2.33	M	7				# Finished	2	

Heat Source Natural Gas **HS Desc** Paid For
Heat Type Forced Air-2
Foundation Concrete, Concrete Slab
Roof Type Asphalt Shingles
Exterior Stone, Hardie Board Siding
Flooring Carpet, Engineered Wood, Non-Ceramic Tile
Features Closet Organizers, Crawl Space, Deck, Fire Pit, Front Porch, Hot Tub, Hot Water Tankless, No Animal Home, Smart/Program. Thermostat, R.V. Storage, Sunroom, Vaulted Ceiling, Vinyl Windows, Wet Bar, Workshop, See Remarks

Construction Wood Frame
Basement/Dev None / No Basement
Separate Ent No
Lot Shape Rectangular **Front Exp** North
Front x Depth (m) x (m)
Zoning CRX
Tax Amount \$6,517.19 / 2023
Fireplace Yes **Fuel** Wood
FP Type Corner, Heatilator/Fan, Stone Facing

Acres Freehld **Acres Leasehld**
Major Use **Type**
Env Assessmt

Goods Incl Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, Projector, Hot Tub

Reg Wtr Rights **Acres Water Rights**
Water Desc Paid For **Phone Desc** Paid
Water Supply Drilled Well

Goods Excl Marantz sound system speakers

Sewer/Septic Holding Tank, Municipal/Community

Site Features Backs Onto Lake, Beach Access, Boating, Lake Access Property, Lake View, Landscaped, No Back Lane, No Through Road, Private Setting, Treed Lot, Vegetable Garden, Waterfront Property, See Remarks

Power Service Paid For
Out Building

Parking Front Drive Access, Heated, Over Sized, Parking Pad Cement/Paved, Quad or More Detached, RV Parking

Road Access Gravel, Paved Driveway to House

Park Encl/Tot 5 / **Garage Dim**

Conform/Yr	/	2nd Suite	No	Permit By Seller
Condo Name		Garden Suite		Garage Suite
Condo Fee	/	HOA Fee		HOA Fee/Sched
Fee Includes		HOA Fee Incls		/