



Leslie Inglis

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Date Listed Mon, October 24, 2022 | Last Updated Tue, November 1, 2022



\$629,000

MLS® #: 202224993

11 Pauls Cove

St Francois Xavier, MB, R4K 1B3

Offers as received! Why wait for a new build? Everything here is done! Built in 2006, this A & S custom built, 1610 sq ft bungalow features solid 2x 6 construction, piled fdn and sits on a .6 acre lot. No through street, and no one living behind you on this large lot! This custom family home features an open main floor, 4 beds, 3 baths, main floor laundry, eat-in kitchen, family room with a fireplace, and dining room or front den. Relax in the fully finished basement with unique wet bar, 4th bedroom/office 3 piece bath w shower, workout area & generous sized utility room. Attached oversized double garage quickly leads out back to a fenced-in dog run, deck, play structure, 2 storage sheds, all surrounded by a newer fenced yard. This amazing family home includes HEF, A/C, sump pump, newer kitchen & laundry room appliances (2021), luxury vinyl plank flooring up & down (2021) stunning granite kitchen & upstairs bathroom(s) counters (2021) Wallace & Wallace fencing, garage door(2022) and roofing.

PROPERTY DETAILS

Property Tax	N/A
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HOME FEATURES

Property Type	Single Family
Square Footage	1,610 SQFT
Subdivision	St Francois Xavier

ROOM DETAILS

Rooms	12
Full Bathrooms	3
Half Bathrooms	0

INTERIOR FEATURES

Heating	Forced Air
Basement	Full
Flooring	Laminate, Vinyl

EXTERIOR FEATURES

Area	R11 - R11
Roof	Shingle

UTILITIES

Sewer	Municipal/Community, Holding Tank
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OTHER

Parking Features	Double Attached, Oversized, Parking Pad, Recreational Vehicle
Fireplace Features	Glass Door, Stove, Tile Facing
Exterior Features	Brick, Stucco
Building Features	

Air Conditioning-
Central, Monitored
Alarm, Bar wet, Deck,
Dog run fenced in,
Exterior walls, 2x6",
High-Efficiency
Furnace, Main floor
full bathroom,
Microwave built in,
No Smoking Home,
Sump Pump