

# \$949,900 - Lot 113 Sandy Beach Regional Park, Sandy Beach

MLS® #A2199619

**\$949,900**

6 Bedroom, 4.00 Bathroom, 2,218 sqft  
Residential on 0.32 Acres

NONE, Sandy Beach, Saskatchewan

LAKE FRONT DREAM HOME... Not only do you get lakefront access to park your boat and enjoy all the lifestyle opportunities you desire, but the floor to ceiling two storey glass overlooking the water from inside this home is breathtaking-the moment you walk into this home you will hear it calling your name!! The list of features are long and include: 30 year architectural shingles, Entire home is in floor boiler heat (basement, main floor and upstairs)-each room in the home has its own zone to control heat. Heated slab in garage which has its own boiler and a forced air heating system for the (unfinished) future second floor garage suite. Garage suite has an unfinished potential of 547 square feet (bedroom, bathroom, family/kitchen area) should you wish to have a guest area. Heated parking pad and sidewalk heated with the garage tankless water heater, underground sprinklers, custom railings, garage floor drain, central air conditioning, upgraded siding, huge deck facing the water with large covered area, custom interior doors and trim package, custom storage area and organizers at front entrance, main floor laundry and option to have laundry in basement, custom kitchen with commercial gas cooktop and venting, pot fillers, backsplash, granite counter tops, two storey rock feature with integrated wood fireplace, tile flooring throughout home (main and second floor), Custom lighting, triple



glazing on large windows facing south, large ensuite with glass shower-his/hers sinks and 6' soaker tub.

Built in 2018

### Essential Information

MLS® #	A2199619
Price	\$949,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,218
Acres	0.32
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	Lot 113 Sandy Beach Regional Park
Subdivision	NONE
City	Sandy Beach
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1X8

### Amenities

Parking Spaces	6
Parking	Concrete Driveway, Heated Garage, Insulated, Triple Garage Attached
# of Garages	3
Waterfront	Lake, Lake Front

### Interior

Interior Features	Granite Counters, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator,

	Stove(s), Washer/Dryer, Window Coverings, Wall/Window Air Conditioner
Heating	In Floor, Forced Air, Natural Gas, Hot Water
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Treed, Underground Sprinklers, Lake
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), See Remarks
Foundation	ICF Block

## Additional Information

Date Listed	March 5th, 2025
Days on Market	32
Zoning	REC

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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