



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**222 Spruce Bay
Brightsand Lake, Saskatchewan**

MLS # A2278278



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,088 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Insulated, Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Lawn, Many Trees		

Heating:	In Floor, Hot Water, Propane	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	Residential
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

Brightsand Lake, Saskatchewan year-round residence. This 4-bed 3-bath all-season lake house was built in 2020. The stunning 2-storey home is situated in a cul-de-sac in the Sandy Point development. A short walk through the stands of mature spruce trees takes you to the Brightsand Lake shore line where you can swim, boat, fish or simply enjoy the spectacular lake without the crowds. The main level has an open concept kitchen, living and dining area. The kitchen features a large island with seating, stainless steel appliances including a dual oven, soft close cupboards and both pendant and pot lighting. The adjacent dining area is a large space, great for family gatherings with convenient access to the front deck. The living room boasts a vaulted ceiling and lots of windows that offer beautiful views. The room is accented by a cozy wood burning stove. The main level primary suite has a large closet and a 4-pc ensuite. Finishing the main level is a 3-pc powder room, laundry room and utility room. Notice the large closet with bench seating conveniently close to the main entry. The upper floor hosts three spacious bedrooms and a full 4-pc bathroom. White washed pine ceilings feature throughout the home and add to the cabin feel. There is in-floor heating on both levels. The front and back decks offer great outdoor space to enjoy the surroundings. Outside is a single detached garage, a shed, bunkhouse and wood shed. The metal siding and metal roofing on both the home and garage are a plus. The satellite dishes and cell phone booster stay. Yes, there is an RV plug. Water is from a well. Septic is a tank with Bluetooth alarm. Call to view this beautiful Brightsand Lake property! The seller/builder of this property will go over the systems of the home to ensure a smooth transition for the next owner. Also note: Seller will consider trades of a lesser value: Do you have a property

that you would like to sell first before buying your dream cabin. Do you have a lake lot right now and you want to build a new cabin or improve your old one but don't know where to start with that. Maybe you have an acreage with an old house or a piece of farm land or bush land that you would like to sell. This seller will consider taking your vacant land, lake lot, lake cabin, acreage, farm land, pasture land, bush land or house in one of the surrounding communities such as St. Walburg, Turtleford or Paradise Hill on trade.