



GRASSROOTS
REALTY GROUP

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122 Spruce Road
Turtle Lake, Saskatchewan

MLS # A2199815



\$499,777

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,257 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Gravel Driveway, RV Access/Parking		
Lot Size:	0.32 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Treed		

Heating:	Boiler, In Floor, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space, None, Unfinished	LLD:	-
Exterior:	Log, Other, Stone, Wood Frame	Zoning:	Residential
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Storage, Sump Pump(s)		

Inclusions: N/A

Nestled in the serene enclave of Powm Beach on Turtle Lake, this custom-built masterpiece spanning over 4000 sq. ft. is a year-round sanctuary awaiting your presence. Situated on a coveted corner lot, this architectural gem boasts exquisite craftsmanship and attention to detail. The residence features three spacious bedrooms and three bathrooms, all adorned with in-floor heating for ultimate comfort. The interior exudes warmth and sophistication with exceptional millwork enhancing every corner while abundant natural light dances through each room. Step outside into your private courtyard oasis where tranquility reigns supreme. Discover amenities that elevate everyday living to an art form – from a custom Forno oven for culinary delights to a charming greenhouse(16' x 40') beckoning you to nurture nature's beauty. Three guest sheds(10' x 10') offer additional space for creativity or relaxation. Unique in its design and unparalleled in its allure, this lakeside haven promises an extraordinary lifestyle where luxury meets tranquility amidst the enchanting backdrop of Turtle Lake's pristine waters. Just a short walk to the beach in summer or enjoy ice fishing in winter. Don't miss out on exploring every detail through our immersive 3D virtual tour experience. This property is sold "as is, where is" without warranties or representations. Schedule "A" will form part of all offers.