

Features and Details

12 Totten Drive,

Sturgeon Lake

MAIN LEVEL

Foyer (7'6" X 8'6")

- Foyer with window and access to the single car garage
- Unique ceiling light fixture
- Large closet
- Ceramic Flooring

Kitchen (9'3" X 10'0")

- Ceiling fan and light
- Ample cupboard space
- Fridge, built-in dishwasher, built-in stove top and oven (all included)
- Tile back-splash
- Single sink
- Hardwood flooring

Dining (9'7" X 10'8")

- Kitchen/Dining combo
- Modern light fixture
- Two windows, one looking out to deck
- Hardwood flooring

Great Room (22'6" X 14'0")

- Bright and airy south facing living area

- Vaulted ceiling
- Expansive windows on three sides overlooking deck/water
- Double French doors leading to deck and pool area
- Double sided propane fireplace (shared with Master)
- Hardwood flooring

Master Bedroom (15'6" X 14'0")

- Ceiling fan/light combo
- Large windows on three sides
- Double sided propane fireplace (shared with Living Room)
- Hardwood flooring

En-Suite

- Ceiling fan/light combo
- Four piece: Corner soaker tub, shower, sink and toilet
- Large closet
- Ample storage area surrounding sink
- Hardwood flooring

UPPER LEVEL

Bedroom (10'10" X 10'0")

- Ceiling light
- Window
- Hardwood flooring

Family Area (15'0" X 16'0")

- Angled ceiling
- Ceiling fan/light combo
- Metal spindle railing on staircase and upper level open to the living room below
- Hardwood flooring

Dining Nook (16'0" X 10'0")

- Three light track lighting
- Angled ceiling
- Hardwood flooring

LOWER LEVEL

Rec Room (21'0" X 13'6")

- Extra tall 9' drop ceiling
- Three light track lighting
- Good size windows
- Carpet flooring

Bedroom (11'0" X 11'0")

- Extra tall 9' drop ceiling
- Ceiling fan/light combo
- Large window
- Closet
- Carpet flooring

Bathroom

- Three piece bathroom
- Drop ceiling
- Ceramic flooring

Laundry (9'6" X 10'8")

- Drop ceiling
- Ceramic flooring????

Patio

- Large water-side deck
- Exit from living area through French doors
- Metal railing and spindles
- Broad stairs to yard
- Attached new 27' diameter round above ground pool

Waterfront

- Boat access to Sturgeon Lake via canal
- Natural shoreline

Garage (15'0" X 20'0")

- Single car attached garage with in-house entry

Other

- Upper floor has potential for two additional bedrooms
- Forced air propane furnace
- Plenty of storage area
- Vinyl siding
- Gravel driveway
- Drilled well
- Water softener system (rented)
- Dock
- Approximately 10 years old