

# 17 Thunderhill Drive - Stonewall

# Welcome

## Features of this listing:

- ✓ Heated by: High Efficiency Forced Air Natural Gas Furnace (2022) w/ Smart Thermostat
- ✓ Heat Recovery Ventilator
- ✓ Sump Pump
- ✓ Backwater Valve
- ✓ 200 Amp Electrical Panel
- ✓ Hydro Budget: \$200/mth
- ✓ Gas Budget: \$115/mth
- ✓ Dimmable Switches
- ✓ Central Air Conditioning
- ✓ 65 Gallon Electric Hot Water Tank (2018)
- ✓ Electronic Descaler
- ✓ Reverse Osmosis Water System
- ✓ Digital Water Softener
- ✓ Steel Beam Construction
- ✓ 9' Ceilings Main Floor
- ✓ 9' Ceilings/8' Finished Basement
- ✓ Built-in Speakers
- ✓ Central Vacuum + Attachments (2021)
- ✓ Asphalt Shingles
- ✓ Fully Finished Basement Development (2021) w/ Wet Bar
- ✓ Concrete Foundation
- ✓ Community Water & Sewer
- ✓ Gas Fireplace Main Floor & Basement
- ✓ 28' x 24' Double Attached Garage (Insulated, 14' Ceiling & Smart Garage Doors)
- ✓ Large Composite Deck w/ Pergola, Speakers and is Piped for Future Natural Gas
- ✓ Fenced Yard w/ Privacy Treeline

## This Home Includes:

- ✓ Refrigerator
- ✓ Stove
- ✓ Dishwasher
- ✓ Water Softener
- ✓ Central Vacuum & Attachments
- ✓ Window Coverings
- ✓ Blinds
- ✓ Reverse Osmosis
- ✓ Garage Door Openers + Remotes

**Excluded:** -Electric Fireplace (Basement Bedroom)  
 -Hot Tub  
 -Microwave



## 17 Thunderhill Drive Stonewall, MB

**Square Footage:** 1825

**Lot Size:** 62' x 198'

**Bedrooms:** 4

**Bathrooms:** 3.5

**Style:** Bungalow

**Basement:** Fully Finished

**Age:** 2013

**Gross Taxes:** \$5,134.67

**Price: \$699,900**

**DISCOVER PURE LUXURY IN THIS CUSTOM-BUILT MASTERPIECE OF CONTEMPORARY ARCHITECTURE, A HIGH-END HOME THAT CAPTIVATES WITH METICULOUS ATTENTION TO DETAIL AND THE FINEST MATERIALS!**

THIS STUNNING RESIDENCE, FEATURING AN EXTRA-LARGE LOT, TOP-TIER APPLIANCES, AND A BUILT-IN SOUND SYSTEM, SEAMLESSLY BLENDS STYLE AND FUNCTIONALITY. ENJOY THE CONVENIENCE OF A STRATEGICALLY DESIGNED MAIN FLOOR BATHROOM ACCESSIBLE FROM EACH KIDS' BEDROOM, AND EXPLORE THE ADDED BONUS OF A SPACIOUS 26 X 30 GARAGE WITH 14-FOOT CEILINGS, INSULATION, AND DUAL OPENERS. LOCATED IN A PRIME AREA CLOSE TO SCHOOLS, THE HOSPITAL, REC. CENTRE, AND SHOPPING, THIS HOME OFFERS THE PERFECT COMBINATION OF CONVENIENCE AND LUXURY.



**Susan & Brandt McKillop**

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Scan the QR code to see more!



RE/MAX Town & Country

The information contained herein has been obtained through sources deemed reliable by The McKillop Team and RE/MAX Town & Country but cannot be guaranteed as to its accuracy. We recommend to the buyer that any information of special interest should be obtained through independent verification.

1-204-467-8000 - [www.mckillop.ca](http://www.mckillop.ca) - #1-333 Main Street - Stonewall





## Main Floor

### Eat-in Kitchen: 19.67 x 12.33

- ✓ Laminate Flooring
- ✓ 9 Foot Ceiling
- ✓ Tile Backsplash
- ✓ Breakfast Nook
- ✓ Pantry
- ✓ Stainless Steel Appliances
- ✓ Pot Lighting
- ✓ Open to Living & Dining Room
- ✓ Large Granite Island w/ Drawers, Outlets & Dual Compartment Deep Basin Sink & Breakfast Bar
- ✓ Granite Countertops
- ✓ Insinkerator Food Waste Disposer

### Dining Room: 10.08 x 10.83

- ✓ Laminate Flooring
- ✓ 9 Foot Tray Ceiling
- ✓ Pot Lighting
- ✓ Luxury Chandelier
- ✓ Open to Entrance Foyer, Living Room & Kitchen

### Living Room: 17.33 x 12.42

- ✓ Laminate Flooring
- ✓ 9 Foot Tray Ceiling
- ✓ Pot Lighting
- ✓ Gas Fireplace w/ Stone Face & Mantle
- ✓ Large West Facing PVC Window Overlooking Backyard
- ✓ Open to Kitchen & Dining Room

### Main Bathroom (Jack & Jill): 13.83 x 7.67

- ✓ Heated Tile Flooring
- ✓ Compartmented Sink, Toilet & Shower (Tile Surround), Sink
- ✓ Access Through Bedrooms #2 & #3

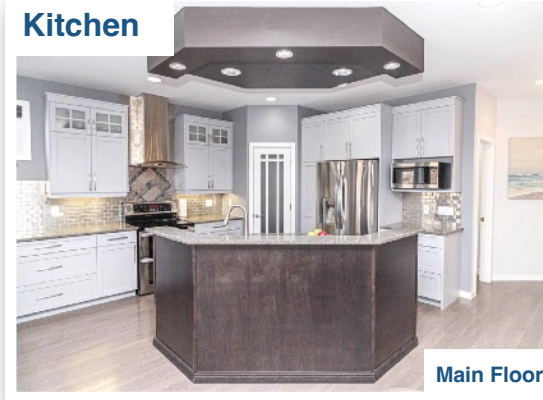
### Primary Bedroom: 20.00 x 15.00

- ✓ Wall-to-Wall Carpet Flooring
- ✓ 9 Foot Ceiling
- ✓ Pot Lighting
- ✓ 2 Large South Facing PVC Windows
- ✓ Walk-in Closet
- ✓ Art Niche / Audio/Visual Cabinet

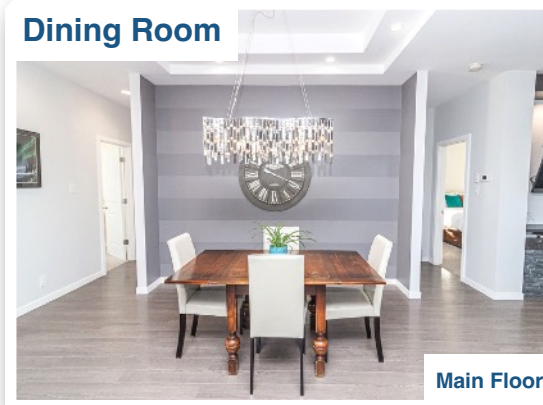
### Ensuite Bathroom: 9.42 x 6.33

- ✓ Heated Tile Flooring
- ✓ 4 Piece
- ✓ Twin Sinks
- ✓ Towel Pantry
- ✓ 4'x4' Glass Rain Shower

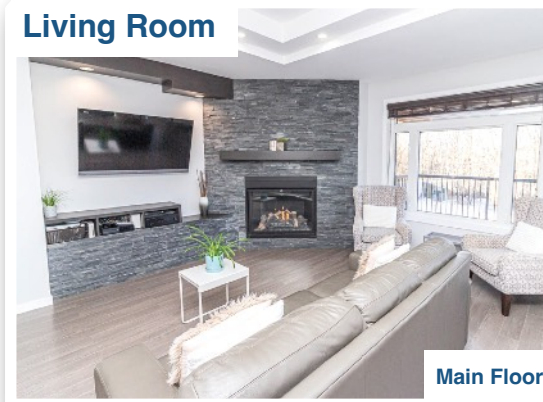
## Kitchen



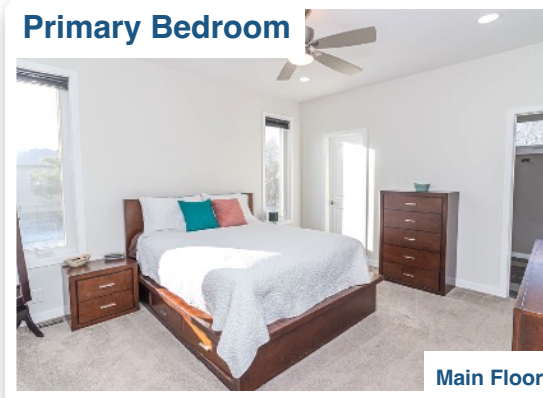
## Dining Room



## Living Room



## Primary Bedroom



## Main Floor

### Bedroom #2: 11.75 x 10.50

- ✓ Wall-to-Wall Carpet Flooring
- ✓ Joint Entrances (Bedroom #2 & #3) to Main Bathroom
- ✓ Walk-in Closet
- ✓ Large East Facing PVC Window

### Bedroom #3: 12.92 x 10.92

- ✓ Wall-to-Wall Carpet Flooring
- ✓ Joint Entrances (Bedroom #2 & #3) to Main Bathroom
- ✓ Double Closet
- ✓ Large South Facing PVC Window

### Bathroom: 5.08 x 5.17

- ✓ Tile Flooring
- ✓ 2 Piece

### Mudroom: 11.42 x 9.42

- ✓ Laminate Flooring

## Basement

### Rec. Room: 19.42 x 15.25

- ✓ Vinyl Plank Flooring
- ✓ Suspended Ceiling
- ✓ Pot Lighting
- ✓ Gas Fireplace

### Bedroom #4: 12.67 x 11.17

- ✓ Vinyl Plank Flooring
- ✓ Double Closet
- ✓ Walk-in Closet
- ✓ Pot Lighting

### Bathroom: 7.75 x 9.17

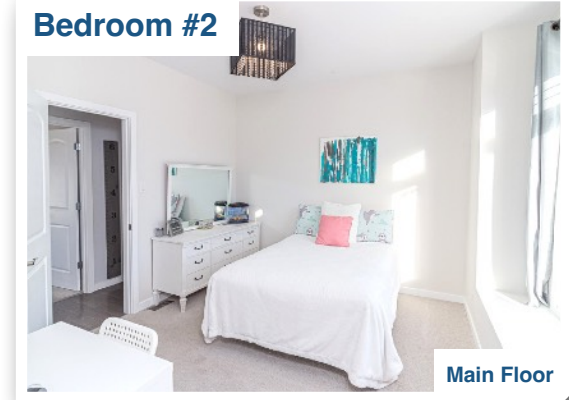
- ✓ Vinyl Plank Flooring
- ✓ 3 Piece

### Laundry Room: 12.67 x 7.67

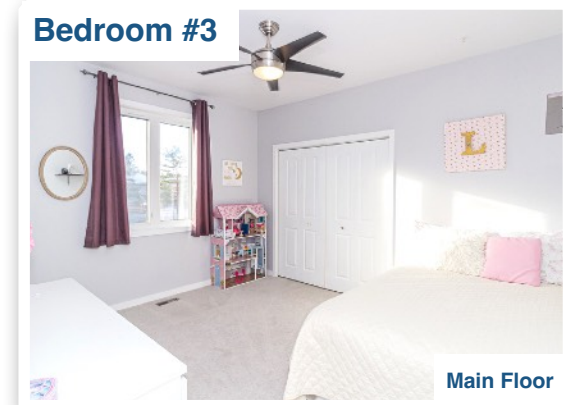
- ✓ Vinyl Plank Flooring
- ✓ Laundry Sink

### Utility/Furnace Room: 11.42 x 9.42

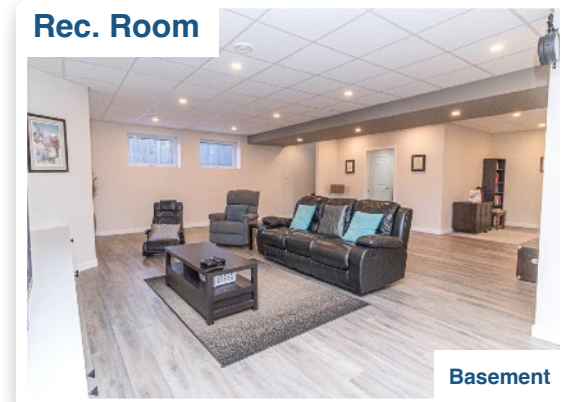
## Bedroom #2



## Bedroom #3



## Rec. Room



## Bedroom #4

