



# 19041 Spruce Bay Road

## Arnes, MB

**\$499,900 | 4 BEDS | 2 BATHS | 3,192 SQ FT | LOT SIZE: 10 ACRES**

**Custom-Built Masterpiece on 10 Acres**



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Experience timeless craftsmanship in this sprawling 3,000+ sq.ft. ranch bungalow, set on a private 10-acre parcel and built in 2002 by a true artisan. Every inch of this 4-bedroom, 2-bath home reflects precision, pride, and enduring design. From the 26' custom entertainment centre to the vaulted pine ceilings and leaded glass doors, quality radiates throughout. Enjoy maple hardwood floors, natural light pouring through east- and southfacing windows, and an open concept that offers both comfort and elegance. The chef-style kitchen with island seating flows into a generous dining space, perfect for entertaining or family gatherings.

Outdoors, the property impresses with a 30'6 x 50'6 heated shop featuring three 8x10 overhead doors, a roughed-in bath, and a large workspace, as well as a 24 x 40 storage building with concrete floor and 10x12 door. A brick-accented exterior, a beautifully cleared yard surrounded by mature trees, and striking curb appeal complete the package. This is more than a home-it's a rare blend of function, luxury and style.

### INCLUSIONS

- Maytag Refrigerator (2024)
- Maytag Stove (2021)
- Allure Hood Fan
- Freezer
- Whirlpool Washer

### EXCLUSIONS

- Whirlpool Dryer
- Reverse Osmosis
- 5x Bathtub Planters
- Threshing Machine in West Corner Near Ditch (Negotiable)

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# SPECIFICATIONS

- Style: Bungalow
- Age: 2002
- Net Taxes: \$5,048.79 (After Rebate)

# MEASUREMENTS

## **Kitchen: 22.42 x 13.67**

- Maple Hardwood Flooring
- 9.3ft Island w/ Electrical & Seating for 5-6 + Foot Rest
- Oak Cabinets
- Ceramic Backsplash
- Microwave Shelf
- Allure Hood Fan
- Vaulted Ceiling w/ Pendulum Lighting
- Reverse Osmosis Water
- 4ft Oak Desk

## **Bedroom 2 12.00 x 11.92**

- Maple Hardwood Flooring
- Single Closet
- North Facing Window Overlooking Playroom
- Built-in Book Shelf

## **Main Bathroom: 9.92 x 5.00**

- 4 Piece
- Ceramic Flooring
- 1 Piece Tub
- Towel Pantry

## **Play Room: 12.25 x 8.00**

- Carpet
- French Doors to Gym
- Ceiling Fan

## **Dining Room: 22.42 x 16.17**

- Maple Hardwood Flooring
- Large East Facing Windows
- Pine Feature Wall
- Vaulted Pine Ceiling

## **Primary Bedroom: 16.08 x 13.42**

- Wall-to-Wall Carpet
- Built-in Dresser
- Cove Ceiling
- Walk-in Closet w/ Upper Oak Shelves
- South Facing Window

## **Bedroom 3 14.92.12.50**

- Wall-to-Wall Carpet
- Single Closet
- North Facing Window Overlooking Bedroom/Guestroom
- Could Expand This Room to Encompass Bedroom/Guest Room

## **Gym: 26.67 x 8.00**

- Carpet
- Almost Entire Wall With Windows
- Garden Doors to Deck
- Pine Ceiling

## **Living Room: 26.75 x 26.75**

- Maple Hardwood Flooring
- Vaulted Pine Ceiling
- 26ft Built-in Entertainment Centre
- East & South Facing Windows

## **Ensuite Bathroom: 3 Piece**

- 1 Piece Shower w/ Glass Slider Door
- West Facing Window Over Sink
- Built-in Towel Pantry

## **Bedroom 4/Guest Room: 14.67 x 8.00**

- Wall-to-Wall Carpet
- Single Closet
- North Facing Window Overlooking Bedroom/Guestroom
- Could Expand This Room to Encompass Bedroom/Guest Room

## **Laundry Room: 15.00 x 8.17**

- Ceramic Tile Flooring
- Custom Wood Shelves & Pantry
- Laundry Sink
- Cabinets Over Washer & Dryer
- Access to Crawlspace

# FEATURES

- Forced Air Electric Furnace
- H.R.V.
- Hydro Budget: \$513/mth
- 200 Amp Electrical Panel
- Central A/C
- Rheem 60Gal. Electric Hot Water Tank
- Water Softener
- Stucco & Brick Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- Insulation Value: Attic R80
- PVC Triple Pane Low E Argon Windows
- Floors 12' on Centers
- Walls Doubled 1" Foil, 1x4, Drywalled
- 4ft Crawlspace
- Concrete Foundation
- Well Water
- Reverse Osmosis System
- 2x Septic Tanks
- Oak Kitchen Cabinets
- West Side Outdoor Plugs
- Clothes Line on North Side
- Large Gravel Parking Area on East Side
- Concrete Circle Pads for Flower Pots on All Sides
- 5 Acres of Bush & Pasture + 5 Acres for Home & Shop
- 24' x 40' Storage Building w/ Concrete Floor, 10'x12' OH Door & Rough-in For Windows
- Concrete Curbing Around Driveway & House
- 4x Octagonal Concrete Exposed Stone Planters: 2x Large 12'x7' & 2x Medium 7'x7'
- 30.50' x 50.50' Shop
  - 1500 sq.ft.
  - 400 Amp Electrical Service (200 Amp Shop Panel - Same as House)
  - Insulated
  - Vapour Barrier
  - Heated
  - PVC Windows
  - Vaulted Ceiling w/ Upper Storage Area
  - Functional Large Triple Stainless Steel Sink
  - Built in 2018
  - 3x 8'x10' OH Doors
  - Rough-in for Shower
  - Bathroom has Insulated Walls, Drywalled & Taped
  - Shop Walls are Doubled, 1" Foil, 1x4 Plywood