

Features and Upgrades

416 Saskatchewan Road, Sarilia Country Estates, R.M. of Laird, 4.5 Km North Of Langham

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Main Floor

Kitchen:

Maple cabinets, river view, 2" wide wood blinds, double sink with soap dispense and spray nozzle, over the sink lighting, large island with pot and pan drawers, extended island counter that serves as a breakfast bar, above island lights, quick start stainless steel microwave with hood fan and under mount lighting, energy efficient stainless steel dishwasher, wired for telephone and internet, stainless steel range (negotiable), energy efficient stainless steel fridge/freezer (negotiable)

Dining Room:

Large window with 2" wide wood blinds, river view, French door to large 20x20' deck, dining light fixture

Living Room:

Large windows with 2" wide wood blinds, river view, French door to large 12x17' deck, wired for cable TV

Master Bedroom:

Spacious 160 sq ft master bedroom with river view, double closet doors, closet shelving, closet organizers, large windows with 2" wide wood blinds, wired for cable TV, wired for telephone, connected by pass-through to full bathroom

Second Bedroom:

Double closet doors, closet shelving, large windows with 2" wide wood blinds, river view

Bathroom:

Full bath with medicine cabinet, large vanity mirror, long vanity and countertop, vanity lights, multi-function bathroom fan, low flow toilet, low flow shower head, low flow sink tap

Hallway:

Hall closet with closet shelving, hidden electrical panel, heating/cooling/air controls

Entrance:

12' ceiling, entry door with 2 side light windows, exterior entry light on timer

Front Deck:

Large 12x17' deck, covered electrical outlet, exterior light

Back Deck:

Large 20x20' deck, covered electrical outlet, natural gas hookup for bbq, natural gas hookup for patio heater, exterior light, partial glass floor to view wildlife, 10'x12' pergola

Walkout Level

Laundry/Mechanical Room:

Energy efficient front load washer/dryer (negotiable), energy efficient stand-up freezer (negotiable), 1650 gal potable water tank, energy efficient furnace, energy efficient water heater, energy efficient air exchanger, sump pump

Entrance:

Coat closet, closet shelving, direct entry to attached garage

Bathroom:

¾ roughed-in bath, bathroom fan

Third Bedroom:

Large window with 2" wide wood blinds, double door closet, closet shelving, wired for telephone

Garage:

17x26' single car garage, overhead door with 2 remotes, wireless keyless entry, walls and ceiling insulated and dry walled, direct entry to house, 2x8' work bench with pegboard backing, 24' of overhead shelving

Foundation:

Engineered Concrete Raft Foundation

Exterior:

62'x144' treed yard, 1600 gal underground septic tank, outside water tap with 12" frost free pipe, treated wood porch and decks, under eaves electrical outlet, front porch lighting, carport with electrified parking stall, Hardie Board siding, laminated architectural asphalt shingles, low maintenance yard, wild Saskatoon berries, wild chokecherries, wild and domestic raspberries, wild roses, garden boxes, water level indicator for the water holding tank, front and back yard rock and grass, side yard grass

Other:

Central air conditioning, air exchanger, triple pane windows, hard-wired and installed Uniden cell phone booster, extra parking, satellite dish, alarm system owned

Services:

Gas, power, telephone, high-speed internet, satellite tv, garbage pickup, recycle pick-up, road maintenance

Benefits Of Living At Sarilia:

Community garden, community pasture, river trail walking paths, canoe launch, beach, quiet community for retired, middle aged or young families and pets, Community Association, low maintenance yards, school bus to/from Langham, community get-togethers with neighbors, nature sounds, beautiful sunsets, northern lights viewing