



## LISTING HIGHLIGHTS

# 25A Peterson Drive

FILE NO. 4590  
Road Access  
Winnipeg River

### Selling Features:

- 2.1 acres
- 288 feet of frontage
- South facing
- Beautiful views of Darlington Bay

Services: telephone, internet, 200 AMP hydro

Taxes: \$12,806.00 in 2022

PIN: 42153-0097



**Comments:** Welcome to 25A Peterson Drive. This custom-built original owner home, constructed in 1994, offers a generous 3,700 sq. ft. layout featuring 3 bedrooms, an oversized kitchen, formal dining room, den or games room and a grand living room with architectural floor to ceiling windows offering stunning views of Darlington Bay, Winnipeg River. Small details like the covered entryway or composite decking will be appreciated by even the most discerning buyer and the landscaped 2 acre lot, with a circular driveway, provides above average privacy with plenty of room to park and store your lake toys. The lot is mostly level with 288 feet of south-facing frontage on the Winnipeg River. Please view by appointment. Inquire today.

**\$995,000**





**Improvements:**

- Bungalow
- Custom built original owner home
- Constructed in 1994
- Oversized kitchen
- Formal dining room
- Septic tank and field
- Propane fireplace
- Natural gas furnace
- Lake drawn water with heated lines
- Composite decking

**Access:** Darlington Drive to Peterson Driveway, driveway 25A, sign is posted.

**Additional Specs:**



**3 BEDROOMS**



**2.5 BATHS**



**3,700 SQ. FT.**



**288 FT.**







SCAN ME





