

# Welcome to La Salle!



## 45 KENDALL CRESCENT

**\$789,900**

**Size: 2,730 sq.ft.**

**Lot Size: 70' x 183'**

**Style: Two Storey**

### ADDITIONAL FEATURES

Luxury home at an affordable price! Tons of upgrades... This amazing 2,730 sq.ft. lake view home combines quality, function and style to create an ideal DREAM HOME! Perfect for family functions and entertaining large groups, the main floor offers a beautiful kitchen complete with quartz counter tops and a huge island opening to the family room, dining room and living room.

This luxury home has a finished walk-out basement (nearly 1500 sq.ft.) with a huge recroom, wet bar, guest bedroom, bathroom and a large utility/storage area. The basement also provides great views and opens to a covered patio with a huge 10' x 27' deck off the main floor. Completing the main floor is an office, powder room and laundry room.

The upper level provides 3 bedrooms including the master bedroom that features an upgraded luxury ensuite and a fantastic loft area providing room for another family room.

Other features and upgrades include: Built-in audio system, upgraded fireplace, central air conditioning, double attached garage (23' x 23') and more! Fencing and landscaping are included with the purchase price as well as the alarm system, refrigerator, dishwasher, microwave, washer and dryer.



### ROOM MEASUREMENTS

#### MAIN LEVEL

Living Room .....	12.33' x 13.00'	Office.....	10.42' x 11.00'
Dining Room .....	11.92' x 15.83'	Laundry Room.....	6.00' x 11.00'
Kitchen .....	16.25' x 13.83'	Bathroom .....	2-piece
Breakfast Nook.....	14.25' x 13.00'	Porch	
Family Room.....	14.25' x 14.17'		

#### UPPER LEVEL

Master Bedroom ..	16.00' x 14.00'	Bedroom .....	13.33 x 11.50'
Ensuite.....	4-piece	Loft.....	12.75' x 13.33'
Bedroom.....	10.50' x 13.08'	Bathroom .....	3-piece

#### LOWER LEVEL

Rec Room .....	14.25' x 39.42'	Bathroom .....	3-piece
Bedroom.....	16.00' x 10.33'	Storage Room	
Utility Room.....	16.33' x 10.25'		

  
**GHASSAN SHAMIEH**  
 BUY-SELL-INVEST  
 REALTOR®  
 204-989-5000  
 GhassanShamieh@royallepage.ca



  
**ROYAL LEPAGE**  
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INDEPENDENTLY OWNED AND OPERATED

# THE GENESIS



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

VENICIA HOMES

# THE GENESIS



MAIN FLOOR  
SCALE: 1/8" = 1'-0"

VENICIA HOMES



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