



TEAM CHRISTIANSON



Welcome Home

29 Kendall Cres

LA SALLE, MANITOBA



TERRY CHRISTIANSON | 204.226-7190 | terryc@mymts.net

WWW.SOUTHWINNIPEG.COM



Living Area 2170 sq. ft. with walk out basement
Taxes ('18) 2018 taxes not assessed yet
Year Built 2018

List Price
\$639,900



Features

- 5 Bedrooms
- 3.5 Bathrooms
- Walk out to the lake
- Ceramic tile, engineered hardwood floors hypo allergenic carpet throughout the bedrooms
- High end kitchen cabinets with large island with quartz counter tops
- multi zone HVAC
- 3 car garage

Inclusions

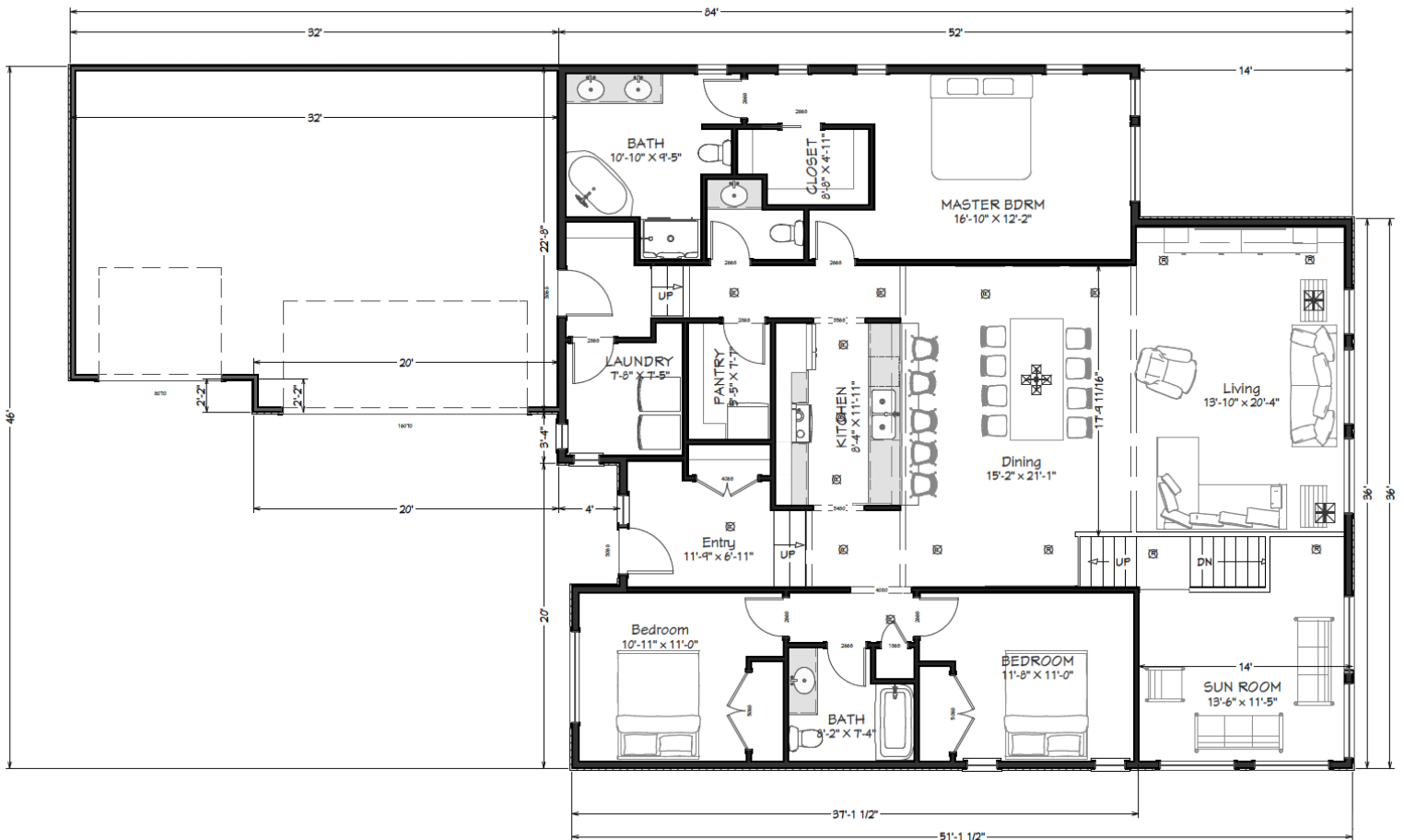
Refrigerator, Stove, Microwave,
Washer & Dryer, Air Conditioning,
Blinds, Window Coverings,
Garage Door Opener & Remotes



The main floor offers 9 foot ceilings throughout with 12 ft ceilings in great room. An incredible window package, a beautiful kitchen complete with appliances , quartz counter tops, and a huge matching island. Dining room and 3 bedrooms. Master features an upgraded luxury ensuite and large walk-in closet

Incentive:

If offer put in before May 1/18, landscaping, fence and patio will be included with a purchase price of \$620,000

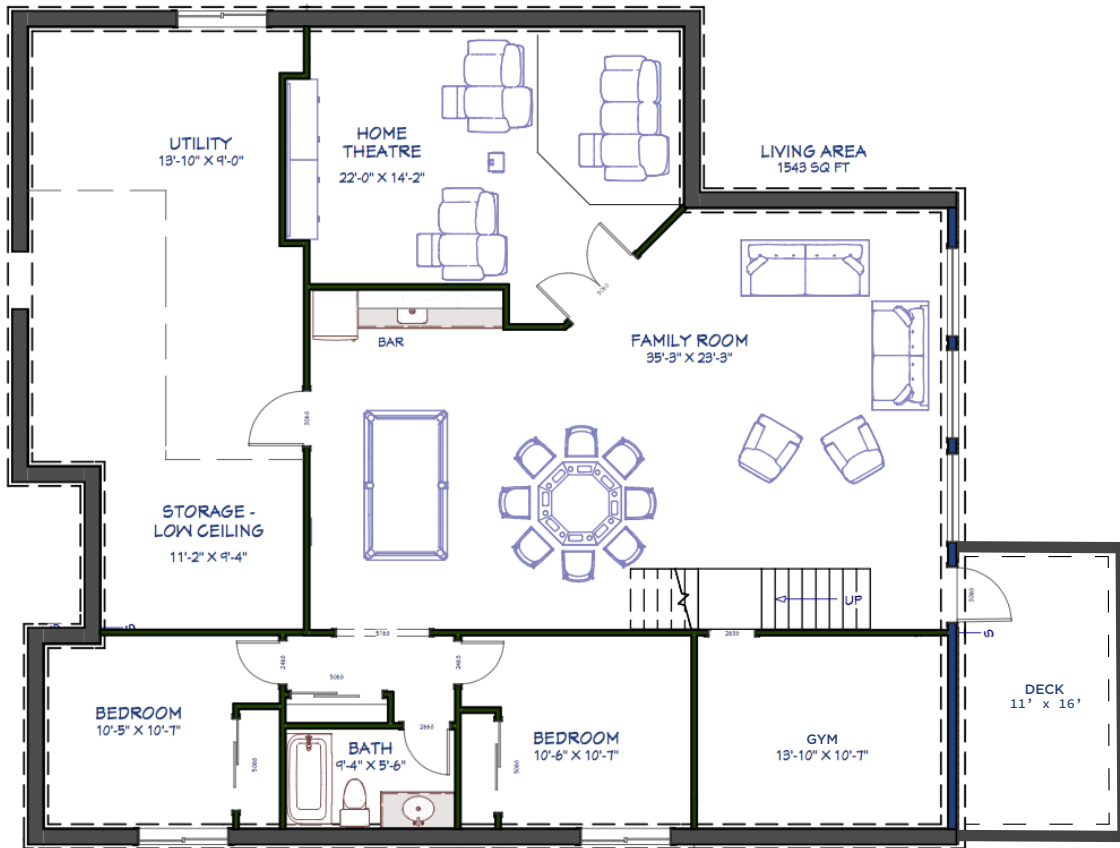


LIVING AREA
2170 SQ FT

FIRST FLOOR PLAN



BASEMENT FLOOR PLAN



The finished walkout basement offers 1543 sq ft of entertaining living space with 9 ft ceilings. a huge rec room, wet bar 2 bedrooms, 3 piece bath and a home theater room . The basement provides great lake views, lots of natural light and opens to a covered patio .



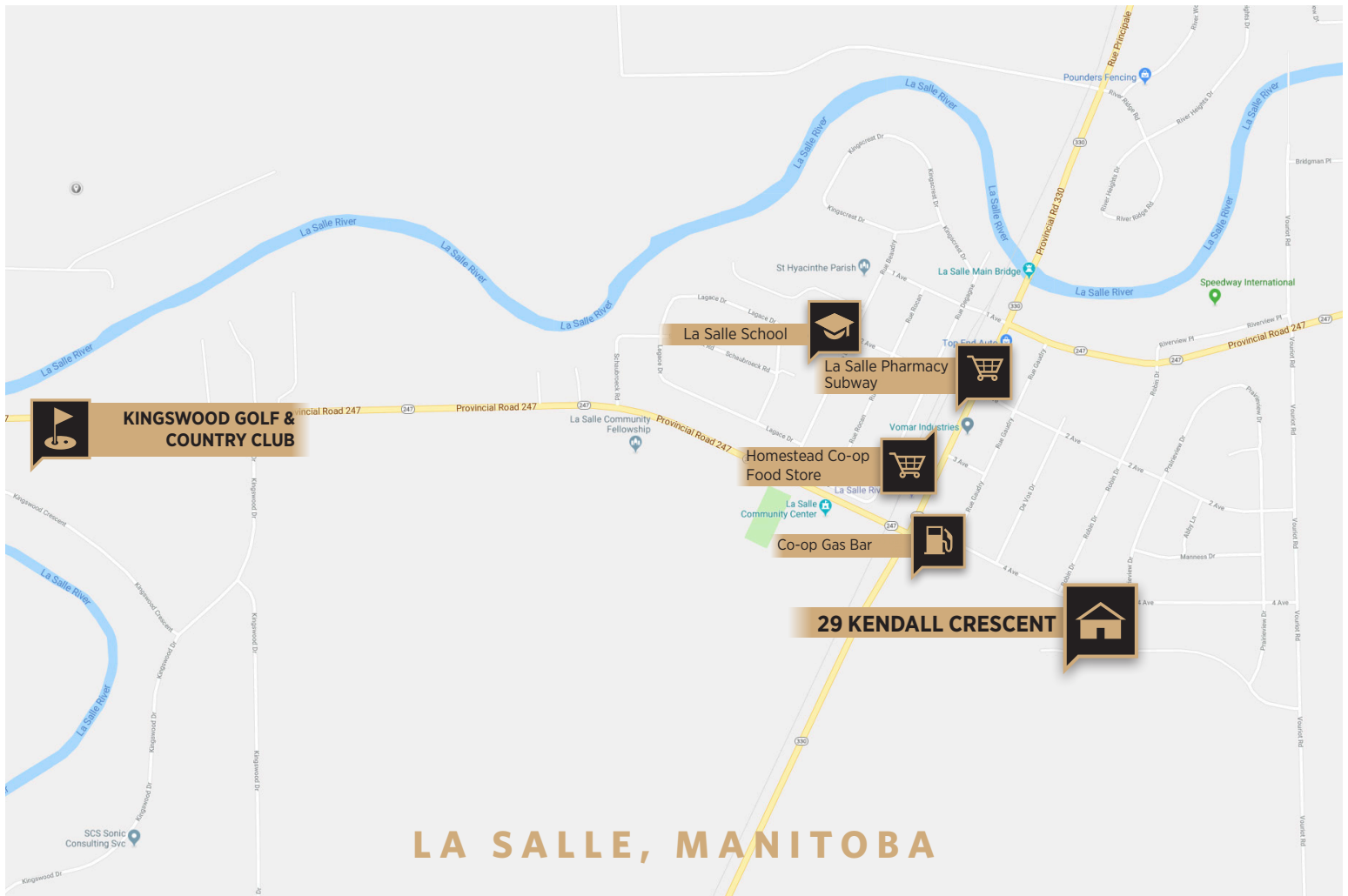
Room Dimensions

MAIN LEVEL

Living Room:	13.10 x 20.40	Bedroom:	10.11 x 11.00
Sunroom:	13.60 x 11.50	Bedroom:	11.80 x 11.00
Kitchen:	8.40 x 11.11	Laundry:	7.80 x 7.50
Dining Room:	15.20 x 21.10	Pantry:	5.50 x 7.70
Master Bedroom:	35.00 x 12.20	Garage:	22.00 x 32.00

LOWER LEVEL

Bedroom:	10.60 x 10.70
Bedroom:	10.50 x 10.70
Bathroom:	9.40 x 5.60
Storage/Utility:	13.10 x 18.40
Theatre Room:	22.00 x 14.20
Family Room:	35.00 x 23.30



Thank you for taking the time to view this lovely home
For further information, please do not hesitate to call!



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MARKETED BY TEAM CHRISTIANSON

The information contained herein has been obtained by sources deemed reliable by the individual listing agent and RE/MAX professionals but neither can guarantee the accuracy of the information.

**29 KENDALL CRESCENT
LA SALLE, MANITOBA**

5.0% DOWN PAYMENT

\$31,995

Mortgage amount: \$607,905
Mortgage Insurance Fee: \$31,995
Total mortgage & Insurance: \$632,221

**Monthly Payment
\$2,832**

10.0% DOWN PAYMENT

\$63,990

Mortgage amount: \$575,910
Mortgage Insurance Fee: \$17,853
Total mortgage & Insurance: \$593,763

**Monthly Payment
\$2,660**

15.0% DOWN PAYMENT

\$95,985

Mortgage amount: \$543,915
Mortgage Insurance Fee: \$15,230
Total mortgage & Insurance: \$559,145

**Monthly Payment
\$2,505**

20.0% DOWN PAYMENT

\$127,980

Mortgage amount: \$511,920
Mortgage Insurance Fee: \$0
Total mortgage & Insurance: \$511,920

**Monthly Payment
\$2,293**

*based on a discounted rate of 2.5%



Sangeeta Sangeeta

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PRAIRIE VIEW LAKES SITE PLAN



Located minutes from Winnipeg in the town of La Salle, there exists a place that offers the large building lots, wide open spaces and serene country lifestyle that you've been looking for.

Prairie View Lakes is the next phase of development in La Salle's growing community.

Backing onto Prairie View Park and overlooking two large lakes, surrounded by parkland, pathways and a natural playground for children, this master planned development is the perfect choice for your new home.

Prairie View Lakes has been designed with flexible architectural guidelines and maximum affordability. Single-family lots start at 70 feet wide by 183 feet deep, come with fantastic entry-level pricing and low property taxes and are fully serviced with municipal sewer and water, Manitoba Hydro, MTS/Shaw and Centra Gas.

FREE FOR TERRY CHRISTIANSON HOME BUYERS!

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- *No Waiting Period!*
- *Coverage Starts on Closing Date!*
- *No Age Restriction on Appliances!*
- *No Age Restriction on Home!*
- *No Inspection Required!*
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- *Refrigerator/Freezer*
- *Range/Oven/Cooktop*
- *Built-in Microwave Oven*
- *Dishwasher*
- *Garbage Disposal*
- *Trash Compactor*
- *Clothes Washer/Dryer*
- *Garage Door Opener*
- *Plumbing*
- *Owned Water Heater*
- *Ductwork*
- *Interior Electrical*
- *Air Conditioning/Heatpump*
- *Sump Pump*
- *Heating System/Built-in Wall Unit*

www.restorahome.ca

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WELCOME TO PRAIRIE VIEW LAKES

LA SALLE, MANITOBA

SCHOOLS

La Salle Nursery School

A nursery school licensed under the Manitoba Government Day Care Act with Programs for three and four-year-olds.

La Salle School

A Kindergarten through Grade 8 School located in the Seine River School Division

PARKS & RECREATION

La Salle Community Centre

Home to sport enthusiasts, community gatherings and winter carnivals, this centre is the heart of La Salle recreation.

Kingswood Golf and Country Club

One of Manitoba's preeminent golf courses located along the banks of the La Salle River.

AMENITIES

Food & Drink

Co-op Grocery & MLCC

Friendship Restaurant

Subway

La Salle River Inn

Cormier's Berry Patch

The Beer Vendor (La Salle River Inn)

RETAIL

Carmen Co-op Hardware

SERVICES

Co-op Gas Station & Car Wash

La Salle Insurance & Travel Ltd

Post Card Portable Signs

The Storage Room

MacDonald Septic Services

The Mechanical Room

La Salle Insurance

La Salle Travel

La Salle Pharmacy

Clarity Dental

La Salle Medical Center

Joelle's Esthetics & Spa

Custom Edge Construction

Central Veterinary Services

La Salle Window & House Cleaning

La Salle Community Fellowship

Knights of Columbus Council # 779

Real Estate Residential / Commercial

RE/MAX PROFESSIONALS

Terry Christianson & Daryl Friesen

Century 21 Bachman - Brett Poncelet

MLA - Shannon Martin

Caisse Financial Group

MARKETED BY

TEAM CHRISTIANSON

LANGUAGES OFFERED

English  French  Filipino  Gujarati/Hindi  廣東話/國語服務  Jamaican 

TERRY CHRISTIANSON
REALTOR®



VAL CHRISTIANSON
UNLICENSED ASSISTANT



BARRY LEE 李煜權
LICENSED ASSISTANT



KEN DAVIE
REAL ESTATE LAWYER



VIPIN PATEL
UNLICENSED ASSISTANT



JOANNE HAEUSLER
HOME INSURANCE SPECIALIST



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