

Designed with family living in mind

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Techies may enjoy wall-mounted video phone

186 Shoreline Dr.

Offered at: \$309,900

Living area: 2,130 sq. ft. (approx.)

Development: Fully developed

Lot size: 61.66 feet x 111.52 feet Irregular

Property taxes (05): \$5,520.97

Parking: Double attached garage, insulated and drywalled

Contact: Jeff Stern at 946-5333 for more information or to view the house.

By Gloria Taylor

If you are looking for a house to buy and location is an important consideration, Jeff Stern, a realtor with Maximum Realty, has a house in Linden Woods he would like to show you.

First, says Stern, the two-storey home with about 2,130 square feet of combined living space is located in the well-established neighbourhood of Linden Woods, a community where you will find mature trees, park space, schools and a community centre. But even better is the street address, says Stern. Situated at 186 Shoreline Dr., the two-storey house is located on one of the best streets of the entire development, says Stern, a one-time resident of Linden Woods himself.

Just two houses away from a walkway that runs alongside a man made lake, residents have a superb vantage point from which to enjoy the lake and a great place for an evening stroll, says Stern. Lights from the surrounding homes glint on the surface of the water at night for an awesome view. "From where the home is located, when you're walking at nighttime, the views on that part of the lake are spectacular," he says. "You are just two doors from the park and lake, and you can do a beautiful walk through that whole area."

When shopping is on the agenda, Stern is convinced that southwest Winnipeg residents have some of the best shopping opportunities in the city along the Kenaston strip. Numerous strip malls complete with stores, professional offices and restaurants line the boulevard and continue to attract new tenants to serve the local communities and the massive new anticipated subdivision of Waverley West.

The seven-year-old house, like Linden Woods itself, has been designed with family living in mind. There are three bedrooms on the upper level, but homeowners can convert a main floor den to an extra bedroom if they wish, says Stern. A lower level workshop that is now used as a woodworking shop can also be converted to an additional bedroom if the extra space is needed.

The 17-foot ceiling towers over the double volume entry and slopes over the living room/dining room, and an ornate cascading staircase with wooden spindles winds its way to the second floor. The dining room opens up to a white kitchen and an adjacent sunken family room. Techies meanwhile may enjoy a unique feature found in this kitchen: a wall mounted video phone that is connected directly to the front door.

When somebody buzzes, there's a control panel in the kitchen where you can actually see their image on the screen and you can talk to them,' says Stern. "So, when you are in the kitchen cooking, eating, when someone comes to the door, you can see if it's a salesman or not," he says, tongue in cheek.

Light-toned walls continue from the kitchen to the adjacent family room, giving the whole space a wide open feel. A gas-burning fireplace acts as a focal point in the family room. In the kitchen, garden doors open directly onto a two-level cedar deck for more relaxation space. There is enough room for seating and a barbecue if the new owners choose. The house has been put up for sale for \$309,900.

The deck itself has been built on 10-foot piles," comments Stern. The current homeowner, who does not want to be identified, says the back space is also ideal play area for children, thanks to an agreement among the nearby homeowners not to fence their backyards.

As for Stern, he also likes the fact that the grounds are fully landscaped and says this is one of the obvious benefits of buying a house that has already been lived in.

One major cost centre for people who buy a house is finishing off the lower level if it has not already been done. That is not a problem in this house as former owners have developed the lower level to include a games room, recreation space, lower level bath and a room that the owner uses now as a woodwork shop.

With the addition of drywall and some other features such as a closet, it is realistic to think that the workshop could function as another bedroom for the family, says Stern.

Some of the other features of the Linden Woods house include faux marble counters in the master bedroom ensuite, his and her walk in closets, wide oval jetted tub, central exhaust, central air conditioning, central vacuum and central alarm system.

The double garage is insulated and drywalled and provides a cold-water line to the homeowners.

Finally, as the weather warms and many get ready for the planting season, new owners of this house will appreciate the extensive landscaping that was professionally done by Jensen Nurseries, says Stern.