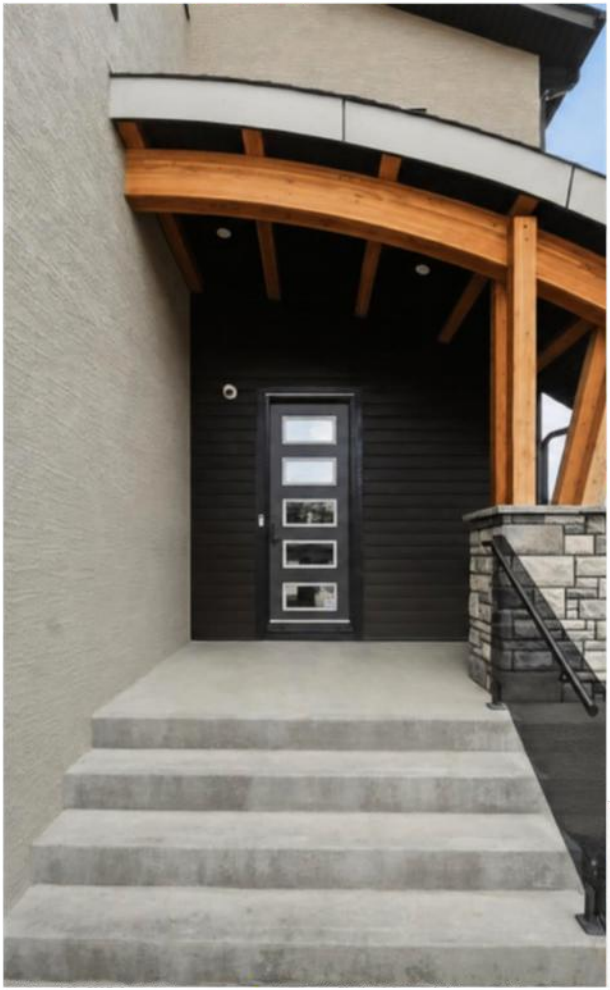
C | R

CRYSTAL RADOCAJ
REAL BROKER
MANITOBA LTD.

real

14 Bur Oak Drive, West St Paul, Manitoba

3 | 4 | 4 | 3,016 sq ft



Welcome

to 14 Bur Oak Drive
Offered at $1,249,000.00

A thoughtfully crafted residence showcasing timeless architecture and refined Prairie Province living within one of Manitobas most sought-after West St. Paul communities.

Natural light fills the primary living spaces, creating a fluid connection between the kitchen, dining, and main entertaining areas.

The primary suite offers a private retreat with a spa-inspired bath and ge walk-in closet, creating a calm and comfortable escape within the home.

Additional bedrooms provide mindful sleeping spaces, as the home provides a comfortable balance between private r and shared spaces.







PROPERTY HIGHLIGHTS

- 3 Bedroom
- 4 Bathrooms
- 4-Car RV Garage
- 3,016 Sq Ft
- Finished lower level
- Maintenive Free Exterior



The Foundation, Structure & Mechanics

It all starts with a solid base and depends upon a strong core

The foundation, structure and mechanics of the home are the most critical components as they determine the health, safety, longevity and livability of a house. Proper engineering, installation and maintenance of these elements are far more important than the colour scheme, millwork, flooring, counter materials or even household appliances as the cost to replace and/or repair the foundation, struture or mechanics can be significant.

KEY FEATURES

- 9-4° ICF Foundation
- Steel Beam Construction
- Spray Foamed Rim Joist
- Spray foamed garage hot box
- Black PVC Triple Pane windows
- 8° exterior & interior doors
- Multi point locking system on ext. doors
- 3° MDF Casing & 4° MDF Base
- Wired Alarm system with cameras
- Wired 5.1 Audio System
- 200 Amp Service
- High efficiency gas furnace
- Oversized Centrail A/C
- Upgraded sump pump
- 60 Gallon HWT

Inspired by Nature

A Cohesive Design across all levels

The open concept layout dissolves boundaries between i living spaces and carries out the flow from floor to floor with warm nature inspired shades of brown, green, gold, black, white and grey. Large windows merge interior spaces, inviting natural light to fill the rooms throughout.













PRIMARY SUITE & ENSUITE

Your Private Retreat

A serene sanctuary designed for rest, the primary suite captures golden sunsets and natural light through expansive glazing, warm textures and refined detail. The perfect place to slow your pace in your private seating area or in your free standing soaker tub both infront of your double sided electric firepalce.



KEY FEATURES

- Private Sitting Area
- Bamboo Fluted Feature Wall
- Dual Vanities
- Seperate Water Closet

BATHROOMS & FINISHES

Crafted with Precision

Laminam counter tops, a glass enclosed dual entry shower, open shelving, and custom cabinetry define the ensuite, while a walk in closet creates spaces for storage and organiziation of your favourite pieces.







Fun Fact

14 Bur Oak Drive was a Mega Million Choices Grand Prize Lottery Home in 2024







THE RESIDENCE

What is Intentional Design?

Defined by International Design Co. as “making deliberate, purposeful choices where every element serves a specific function or adds deep personal meaning, rather than following fast trends or acting on impulse”

14 Bur Oak Drive “Intentional By Design”

View it in its entirety today, call 204-803-0525

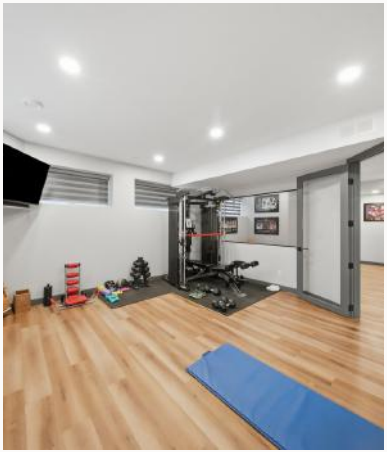
THE LOWER LEVEL

Featuring Clean lines and a minimalist finish

Deliberately installed oversized exterior windows and perfectly placed interior windows illuminate the lower level while faux beams, LVP flooring, and an electric fireplace add warmth, comfort and endless entertaining possibilites with a wet bar, personal gym and more...

















THE ULTIMATE
GUY'S OR GAL'S

4-CAR-RV-GARAGE

FEATURING: A 10 foot Ceiling, Insulated-Drywalled-Taped & Pointed interior garage walls. A high gloss Epoxy coated floor with a central drain. A utility sink with hot and cold water... a nice addition for dog bathing. A slat wall panel, custom cabinetry and countertops keep things organized while 3 insulated overhead doors (2 in front and one at rear) measuring 16 x 8, 10 x 10 and 9 x 8 make exit and entry of your RV, cars, tools and toys a breeze **PLUS** an upgraded custom "Easy Exit" interior door valued at $9,800.00 simplifies things even further!









OUTDOOR LIVING

A Space for Gathering in the Sun or Taking in a Prarie Sunset in the Evening

A low maintenance yard with a, inviting covered deck invite you to rest, relax and recharge in this thoughtfully designed outdoor space.


The expansive roof of
14 Bur Oak Drive,
provides a significant
visual profile from both
land and air

C|R

CRYSTAL RADOCAJ
REAL BROKER MANITOBA
LTD.

real

Thank you for taking the time to explore 14 Bur Oak Drive. I understand purchasing a home is a meaningful decision, and I am here to ensure the process feels seamless and well-informed from start to finish.

If you have any questions, would like to arrange a private viewing, or are ready to take the next step, I look forward to connecting with you.

204-803-0525

gotcrystal@pm.me

www.creator.ca



Real Estate Agent

Crystal Radocaj

SRS® ABR® SRES®