

# 73 Malibu Bay

## WINKLER

**\$649,900**



This custom-built home showcases exceptional craftsmanship with generous living spaces, located in a quiet bay!



**SQUARE FEET:** 1,855

**BEDROOMS:** 1+3

**BATHS:** 2 - 4pc,  
1 - 3pc, 1 - 2pc

**YEAR BUILT:** 2007

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**LOT SIZE:** Pie-shaped

**FOUNDATION:** Concrete

**GARAGE:** Double Attached  
(784 sq ft) with  
8' x 14.5' Workshop  
& 1 - 2pc bath

**HYDRO:** Avg. \$325/month

**GROSS TAXES:** \$6,298.42  
(2025)

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**POSSESSION:** Feb 12<sup>th</sup>, 2026

**SCHOOL DIVISION:** GVSD



## FEATURES

### Main Floor

- Primary bedroom with 4 pc ensuite including soaker tub with jets and tiled shower with floor heat
- Office room with potential to be 2<sup>nd</sup> bedroom
- 2 pc bath
- Gas Fireplace with built-in shelving
- Hardwood Oak flooring throughout much of main floor
- Dura Ceramic tile flooring
- Oak Kitchen
  - Granite countertops
  - Island
  - Elevated dishwasher & oven
  - Built-in desk area
  - Corner pantry
- Electric floor heat in ensuite
- Main floor laundry

### Basement

- Bedroom with 3 pc ensuite
- 2 additional bedrooms
- 4 pc bath
- Kitchenette with movable two-tiered island
- Large storage room

### Garage

- 8' x 14.5' workshop area
- Finished & painted
- 2 pc bath

### Yard

- 10' x 12 garden shed
- 14' x 12' covered deck
- 12.8' x 14.6' deck
- Inground Lawn sprinkler (may need repair)
- Apple tree

### Additional Information

- Constructed in 2007, occupied by original owner
- Shingles 2007
- Brick & vinyl siding
- 2' x 6' wall construction
- Triple Pane PVC Windows
- HRV
- Hot Water Tank 2023
- Central Air
- Central Vac
- Reverse Osmosis water filtering
- Motion sensor light switches in closets and washrooms
- RV parking
- 30 amp RV plug
- Generator plug

### Inclusions

- Microwave, 2 stoves, dishwasher, 2 fridges
- Blinds/window coverings
- Garage door openers and remotes

