



302-2169 Flamingo Road | 379,900



MURRAY BROWN

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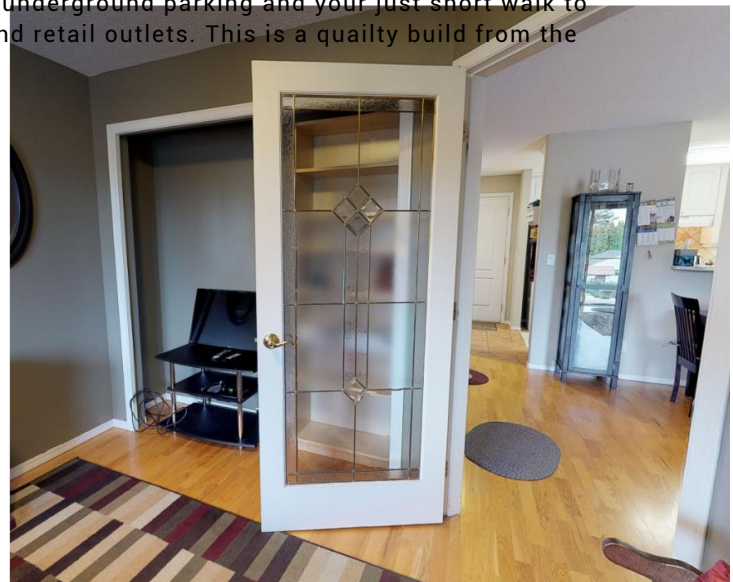


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One of the top units in Valleyview Garden. Top floor southeast facing 2 bedroom plus large den. Excel quality kitchen with plenty of millwork, corian edged counters, tile backsplash, under cupboard valence lighting and large floor to ceiling pantry with pull outs. Custom installed hi grade tight oak hardwood flooring throughout most living areas. Decks at this complex feature aluminum glass railings and also a privacy corner done in stucco. NG bbq outlet on deck. Units at this complex have magicpack combined furnace and central air... enjoy cool ducted air throughout your home. One of the largest Master Suites in the building, features an oversized Texas ensuite with f/c linen closet, heated floors in front of the vanity and a huge double walk-in shower with glass doors. Master features mirrored by pass doors on the closets. This is a corner unit and has windows on two sides. Bright mornings. Great view, you can even see a bit of the river in the distance. Other nice features: Amenity room off the main entrance foyer, heated underground parking, elevator, walk to shopping location. Top quality IJ Industries, metal clad wood-core windows that feature crossbars embedded into the glass...all low E. This top floor unit has no posts on the balcony... the mansard roof is a suspended using an extended truss system. Stylish southwest tile roofs decorate the exterior of the building and help keep the hot mid day sun out! Walk out of the underground parking and your just short walk to the Valleyview mall with Save On foods and lots of other services and retail outlets. This is a quality build from the ground up... built by D&T Construction.

MEASUREMENTS

Bedroom	10'0" x 10'0"	Kitchen	12'6" x 9'0"
Den	10'0" x 9'7"	Laundry	5'7" x 8'3"
Dining	6'6" x 12'1"	Living	12'3" x 12'6"
Entrance	5'7" x 8'3"	Mast BR	16'0" x 11'1"



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This is not intended to solicit properties already listed for sale.



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