

# Welcome Home to

2259 Flanders Ave SW



**Chris Zaharko**  
Associate

**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER

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*Top 1% Nationally*





An exceptional townhouse located in the desirable community of Garrison Woods. Close to 3000 sq. ft. of executive living space in this 2 storey unit featuring 3 bedrooms, 3 full baths, a loft / den area and a spacious living room with a gas fireplace. Large open kitchen with maple cabinets and a centre island. Great views over the park. The master bedroom is more of a retreat, which boasts vaulted ceilings, dormer windows, a walk-in closet and large 5 piece ensuite. South facing deck and double detached garage. Walking distance to all amenities, a tot lot, private schools shopping and only 5 minutes to downtown.















MLS: C4147044  
 Year Built: 2000  
 Total SqFt: 2,941  
 Taxes (2015): \$4,796/2014

Goods Included: Dishwasher-Built-In,  
 Hood Fan, Refrigerator, Stove-Gas,  
 Window Coverings-All



Kitchen: 21'0"X14'10" M  
 Dining Room: 14'0"X9'0" M  
 Bkfst Nook: 11'6"X5'0" M  
 Living Room: 20'10"X16'0" M  
 Bedroom 2: 12'8"X11'8" M  
 Laundry: 9'6"X5'4" M  
 Utility Rm: 9'6"X7'8" M  
 Master Bed 3: 20'10"X16'2" U  
 Bedroom: 12'10"X11'0" U  
 Den: 17'8"X9'10" U  
 Other: 14'0"X7'0" U





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