

409-1240 Verdier Avenue

Features and Upgrades

- Southwest Top Floor Penthouse with incredible natural light and views of Malahat Mountains
- Enjoy the Butchart Gardens Fireworks from the spacious and sunny balcony
- Excellent 2 Bedroom, 2 Bathroom + Home Office floor plan of almost 1,300 square feet, corner suite with great separation of bedrooms and large, bright kitchen perfect for entertaining
- Large view windows bring in loads of natural light and great x-ventilation with corner windows
- Spacious Master Bedroom with view windows, walk-in closet and full Ensuite
- Gourmet style Kitchen with loads of counter and cabinet space, granite counters and backsplash, eating bar with 2 included bar stools, newer stainless steel appliances, full pantry cabinet, reverse osmosis water system and newer undermount sink and pull out spray faucet
- Designer paint colours throughout and lovely updates over the years including:
 - Painted throughout (2006)
 - Kitchen Granite counters and full height backsplash (2006)
 - Newer Stainless Steel Appliances including Ceran Slide-in Range, Microwave HoodFan, Bottom Mount Refrigerator and Fisher-Paykal Dishwasher Drawers (2010)
 - IKEA additional cabinets including glass front doors (2011)
 - Newer Bathroom sink faucets and toilets (2010)
 - Newer Bathroom vinyl flooring (2010)
 - 3M professionally installed window film for UV and sun protection (2008)
 - 2 Operable Skylights with screens and warranty (2009)
 - Bamboo Blinds on most windows, Guest Bedroom Shutters and IKEA designer panels on patio slider windows (2009)
 - Entry IKEA Pax Linen Closet included
 - Master Bedroom IKEA Pax Closet included
 - IKEA Billy bookcase in Livingroom included
 - IKEA floating shelves in home office and guest bedroom included
 - Updated Fireplace surround (2006)
- Quality built by Denford Construction in 1997 Brentwood Lane is well maintained and managed
- Secure underground parking and storage locker included; 2nd underground parking stall rented at \$50 per month
- Conveniently located at the top of the Village, just steps to shopping, services, medical clinic, library, senior centre, and near some of the best dining and patios including Zanzibar, Brentwood Bay Lodge, Blue Coyote neighbourhood pub;
- Within walking distance to swimmable waters of Brentwood Bay, and Tod Inlet
- Easy access to boat moorage, paddle boarding, kayaking, fishing, hiking and biking trails and only 15 minutes to Airport or Ferries and 30 minutes to Downtown Victoria
- Enjoy Beautiful Brentwood Bay from this turnkey, move-in ready sunny view Penthouse !