



## Property Features and Distinctions

### *8161 33rd Avenue S #1704, Bloomington*

#### **Interior Features:**

- Penthouse Unit in the west building
- Bamboo floors throughout most of the main level
- 2 garage stalls in heated, tuck under garage
- Viracon sustainable design windows

#### **Kitchen Features:**

- Stainless steel appliances and maple cabinets
- Granite countertops and undermount sink
- Center isle with breakfast bar

#### **Main Level Features:**

- Flexible dining and living room areas, able to accommodate both formal dinners and comfortable, casual, day-to-day living
- Den can couple as a family room, office or bedroom
- Twenty foot ceiling in main living area
- 2 level with floor to ceiling expansive glass curtain wall provides panoramic views of the Minnesota River and the wetlands
- Half bath with cherry cabinets and granite countertop

#### **Master Suite:**

- Generous Master Suite with spectacular views of the Minnesota River and the wetlands
- Spacious walk-in closet
- Master Bath features slate flooring with separate tub and shower
- Cherry cabinets with granite countertop

#### **Upper Level:**

- Second bedroom on upper level features a loft style atmosphere
- Second full bathroom attached to the bedroom with slate and cherry finishes
- Upper level convenient laundry room

#### **High Technology:**

- Structured wiring system with media panel in each unit
- High-speed Internet access available
- Wired for cable TV and satellite
- Entry security call system at vestibule and parking entrance

#### **Mechanical and Electrical:**

- Multi-filtered fresh air system
- Central dryer vented system
- Continuous bathroom exhaust system
- Dedicated electrical panel for each unit
- Split system baseboard radiation (fan coiled cooling)
- Centralized hot water system
- Fire sprinkler system
- Fire alarm system

### **Building Features:**

- LEED certification
- Low VOC paint and finishes for superior indoor air quality
- Green roof plaza; minimal impervious surface area
- Storm water filtration system
- Contemporary lobby with landscaped elliptical courtyard
- Fitness facility with bathroom and changing area
- Guest suite and guest parking
- Community room with full kitchen
- Convenient trash chute and recycling room
- Security building
- Easily accessible large walk-in storage unit

### **Exterior Features:**

- UV film protected curtain wall glass
- Ashlar cut limestone base
- Linear contemporary landscaping
- Auto drop-off plaza
- Direct walkway connection to Hiawatha Light Rail Line
- Easy access to the Mall of America, the airport and the Minnesota Valley National Wildlife Refuge

### **Association fee includes:**

- Air conditioning
- Building exterior
- Cable TV
- Hazard insurance
- Heating
- Outside maintenance
- Paved streets
- Professional management company
- Sanitation
- Security system
- Shared amenities
- Sidewalks
- Snow/lawn care
- Water/sewer city

### **School District #379:**

- Indian Mounds Elementary
- Valley View Middle School
- Kennedy High School