

## 23 ALLURE | EXCEPTIONAL WATERFRONT 2-BED UNIT WITH A HIGHLY MODIFIED LAYOUT

Prospect

MLS# 420649

**CI\$660,000**





**Zane Kuttner**

+1 (345) 321-4611

zane.kuttner@remax.ky

Located at the end of Tropical Gardens Road, 23 Allure is part of a well-kept, family-focused waterfront community and offers a more efficient layout and a set of upgrades that elevate it above the standard floor plan.

Inside, soft furnishings and warm wood accents create a genuinely relaxing atmosphere- nothing feels accidental. The reconfigured layout introduces excellent improvements unique to this unit:

- A redesigned primary suite with an extended bathroom, offering double vanity and a spacious walk-in shower
- An extended kitchen with an island, not standard in the 2-bed options, adding workspace, storage, and natural flow
- A reimagined extended guest bathroom featuring a square bath/shower combination instead of the smaller, standard triangular enclosure found in other units
- Custom bedroom storage in the second bedroom, with built-ins framing the bed
- A more efficient laundry room with added shelving and better use of space

This is also the only unit in Allure equipped with gas, a major advantage for cooking and energy efficiency. Combined with the solar installation, owners enjoy impressively low utility costs- an ongoing benefit that's both economical and environmentally conscious.

Beyond the front door, residents have access to waterfront amenities, including a pool overlooking the North Sound and beautifully maintained gardens. The location provides quick access to supermarkets, gyms, schools, and the airport.

Allure has a strong family-oriented feel, and 23 Allure is an ideal match for anyone seeking a refined, low-maintenance waterfront home with meaningful upgrades and excellent operating costs.

The residence is currently listed at C\$30,000 below its recent valuation, offering clear and immediate documented value for buyers seeking a well-upgraded home in this community.

Call today for a private showing.

**Property Features**

**Type**  
Condominium (For Sale)

**Status**  
Current

**View**  
Garden View, Ocean Front, Ocean View, Water Front, Water View

**Listing Type**  
Condominium

**Bed**  
2

**Bath**  
2

**Sq Ft**  
**1,271**

**Block/Parcel**  
**22E / 527V1H23**

**Area**  
**40**

**Year Built**  
**2022**