



9354 WEBSTER PLACE

Sidney





FOR SALE



9354 Webster Place

Sidney

SUMMARY OVERVIEW



LISTING PRICE:

\$ 1,650,000 + GST



LIVING AREA:

2,465 sq. ft.



BEDROOMS:

4



BATHROOMS:

3



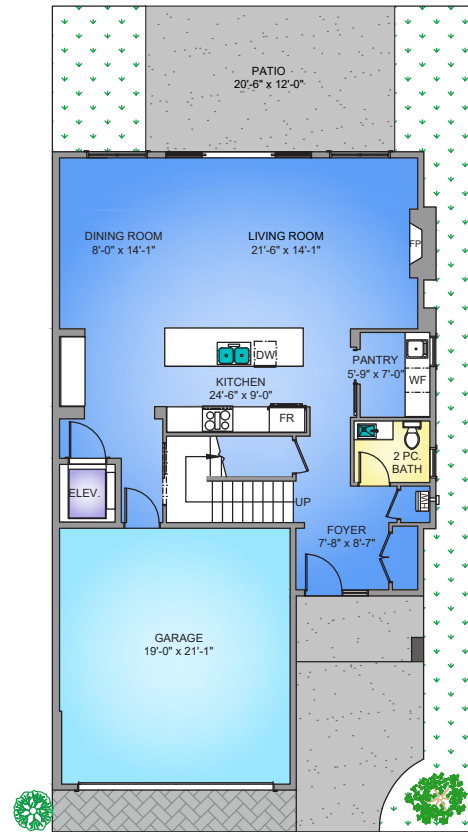
Welcome to 9354 Webster Place. Situated amongst one of Sidney's most desirable cul-de-sacs, this well-appointed duplex boasts superior quality and craftsmanship by Michigan Projects. Step One Designs showcases the open concept living space with 10 ft ceilings & floor-to-ceiling windows, an impressive kitchen w/ gourmet appliances, an expansive quartz island and pantry. The spacious primary bedroom retreat offers a 5-piece spa-like en-suite, walk-in closet and private balcony. Outside you will find an outstanding living space with a fully fenced backyard with u/g irrigation and a private rooftop patio boasting unbelievable panoramic views. Other highlights include and private elevator accessing all 3 levels, heat pump with a/c, hot water on demand, heated crawl space, and spacious double-car garage. Conveniently located within close walking distance to the beach, restaurants, shops, and town core, this is an incredible home offering outstanding quality and value.



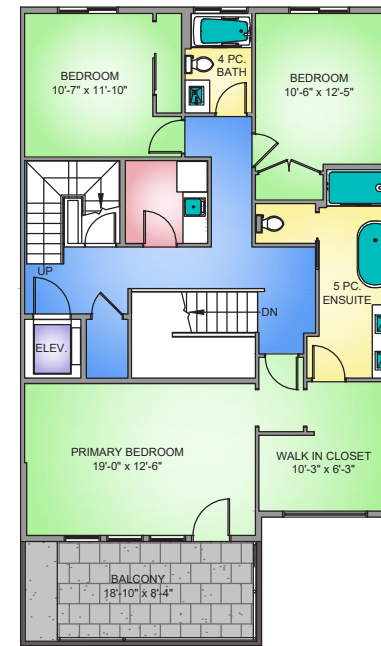
Property Floorplan Unit A

| | |
|-------------------|----------------------|
| First Floor | 1,008 sq. ft. |
| Second Floor | 1,332 sq. ft. |
| Third Floor | 125 sq. ft. |
| TOTAL AREA | 2,465 sq. ft. |
| Garage | 427 sq. ft. |
| Balcony/Patio | 586 sq. ft. |

FIRST FLOOR
1008 SQ. FT.
10' CEILING HEIGHT



SECOND FLOOR
1332 SQ. FT.
9' CEILING HEIGHT

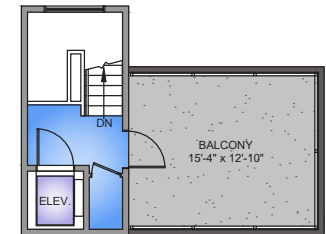


NORTH



0' 5' 10'
SCALE

THIRD FLOOR
125 SQ. FT.
8' CEILING HEIGHT



* DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TAKEN FROM ORIGINAL BLUEPRINTS



Property Photos

INTERIOR



* RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE DEVELOPER'S DISCRETION



Property Photos

KITCHEN



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Property Photos

MASTER BEDROOM



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Property Views





Features & Finishes

QUALITY WITHOUT COMPROMISE

- Designed by award winning Step One Design
- Construction by Michigan Projects
- 2,465 sqft of finished living space
- 3 bedrooms 3 bathrooms
- Elevator access to all 3 levels
- Double car garage

INTERIOR DESIGN

- Open concept living space w/ 10' ceiling height
- Shore white oak engineered hardwood throughout
- Gas fireplace with glacier ledge stone and silver elm mantle
- Engineered hardwood staircase with glass and stainless steel railings

EXTERIOR DESIGN

- Acrylic stucco with horizontal dark gray hardie siding
- White vinyl double glazed windows
- 30 year torch-on roof
- 21' x 12' lower level patio

GOURMET KITCHEN

- Wood cabinets w/ soft close drawer and cabinets
 - Modern pendant lights
 - Blanco double undermount sink
 - Moen brushed gold one handle motion sense faucet
 - Moen brushed gold soap dispenser
 - Firststone Quartz Countertops
 - Walk-in pantry with fridge and prep sink
 - Pantry barn door
 - Recessed under cabinet lighting
 - Custom built-in hood fan
-
- Gourmet stainless steel appliances including:
 - ☑ *36" Electrolux® Gas Cooktop, Stainless Steel*
 - ☑ *30" Electrolux® Wall Oven and Microwave Combination*
 - ☑ *Electrolux® Stainless Steel French Door Refrigerator*
21.8 Cu. Ft.
 - ☑ *24" Electrolux® Under Counter Beverage Center*
 - ☑ *24" Electrolux® Built-In Dishwasher*



Features & Finishes

QUALITY WITHOUT COMPROMISE

PRIMARY BEDROOM & EN-SUITE

- 19' x 13' primary bedroom
- 19' x 8' private balcony
- Spacious walk-in closet w/ custom millwork and organizer
- Frameless glass walk-in shower w/ built-in wall niche
- Free standing soaker tub
- In-floor radiant heating
- Right height elongated toilet
- Double sinks w/two-lever moen two handle brushed gold faucets
- Oversized 24" x 48" Colorado Blanco flooring tile
- Built-in cabinets and under-mount motion sensor lighting

LANDSCAPING & YARD

- Curved concrete driveway w/ landscaping between driveways
- 6ft cedar fencing on both sides of the property w/ side gate
- Professional low maintenance landscaping
- Underground irrigation system

ADDITIONAL CONVENIENCE

- Electric heat pump w/ air conditioning
- Backup electric furnace
- Natural gas hot water on demand
- Heated crawlspace
- Pre-wired electric car charging station
- Outdoor gas connection for heater & BBQ
- Outdoor water connections and electrical outlets
- Screens on all opening windows and rear sliding door
- Side by side washer dryer package
 - ☑ *Electrolux® Front Load Perfect Steam™ Washer with LuxCare® Plus Wash and SmartBoost® - 5.2 Cu. Ft. Capacity I.E.C*
 - ☑ *Electrolux® Front Load Perfect Steam™ Electric Dryer with Balanced Dry™ and Instant Refresh - 8.0 Cu. Ft. Capacity*

QUALITY CONSTRUCTION

- Homecare Program, Traveler's 2-5-10 new home warranty:
 - ☑ *2 years material and labour*
 - ☑ *5 year building envelope*
 - ☑ *10 year structural*



Interior Design Details

Paint

Benjamin Moore



SIMPLY WHITE
OC-117

FINISH: **Satin**

LOCATION: All Walls,
Trim & Molding

Fireplace & Backsplash

Ceramstone -
M3 Series



KEM3-WH210P

SIZE: **2.5" x 10"**

COLOR: **White**

FINISH: **Gloss**

LOCATION: KITCHEN,
PANTRY AND LAUN-
DRY ROOM

-Backsplash



Interior Design Specifications

Bathroom Tile

Centanni Tile



XL WHITE COLLECTION

SIZE: **12" x 36"**

COLOR: **Fasa
(White Texture)**

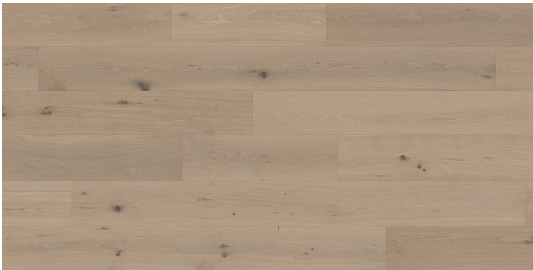
FINISH: **Matte**

LOCATION: Ensuites
upper primary and lower
primary walls

FEATURES AND FINISHINGS ARE SUBJECT TO CHANGE AT THE DEVELOPER'S DISCRETION

Flooring

Good Fellow
San Marino Engineered
Hardwood



White Oak
Engineered Hardwood

COLOR: **Shore**

Wire brushed aluminum
oxide finish



Countertops

Firstone Quartz



COLOR: **V8005**

FINISH: **Polished**

EDGE: **Eased Square**

THICKNESS: **3cm**

LOCATION: Kitchen,
Pantry, Main Bath

Interior Design Specifications

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Cabinetry/Fireplace Millwork

Element Veneer-
Silver Elm
Slab



SILVER ELM
UC3006

COLOR: **Clear,
Sheen 15***

GRAIN: **Vertical**

LOCATION: Cabinetry,
Fireplace



Fireplace

Interior Design Specifications

Napoleon
Ascent 36

17500 BTU Max



Ascent BL36NTE

SIZE: **36"W x 39-1/16"H x 15-3/4"D**

FINISH: **Black Surround**

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Appliance Specifications



Appliance Specifications

KITCHEN



Electrolux: 36" Gas Cooktop, Stainless Steel



Electrolux: 30" Wall Oven and Microwave Combination

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Appliance Specifications

KITCHEN



Electrolux: Stainless Steel French Door Refrigerator
21.8 Cu. Ft.



Electrolux: 24" Under Counter Beverage Center

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Appliance Specifications

KITCHEN



Electrolux: 24" Built-In Dishwasher

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Electrolux: Front Load Perfect Steam™ Washer with
LuxCare® Plus Wash and SmartBoost®
- 5.2 Cu. Ft. I.E.C

Electrolux: Front Load Perfect Steam™ Electric Dryer with
Balanced Dry™ and Instant Refresh
- 8.0 Cu. Ft.



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Location

(GIS) MAPPING







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