



2245 MARKINCH PLACE

Sidney





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SUMMARY OVERVIEW



LISTING PRICE:

\$ 1,475,000 + GST



LIVING AREA:

2,213 sq. ft.



BEDROOMS:

4 + den



BATHROOMS:

3



Gorgeous brand new home located one block from Robert's Bay! Featuring a classic craftsman exterior and beautiful interior detailing, this 2,213 sqft 4-bed plus den single-family detached home oozes style and charm! Highlights include a magazine-worthy kitchen with gas range and tile backsplash, stainless steel appliance package, spa-like en-suite with stunning tiled detail, LED lighting, and three generous-sized bedrooms upstairs. Outside you will find a large brick patio with a gas BBQ outlet, a fully fenced lot, and a heat pump to ensure your comfort year-round. Built by DC Building Co. in a cohesive subdivision, this is a desirable home with the primary bedroom on the main level in a highly sought-after area of Sidney, steps from the ocean, walking trails and a park area.



Property Floorplan

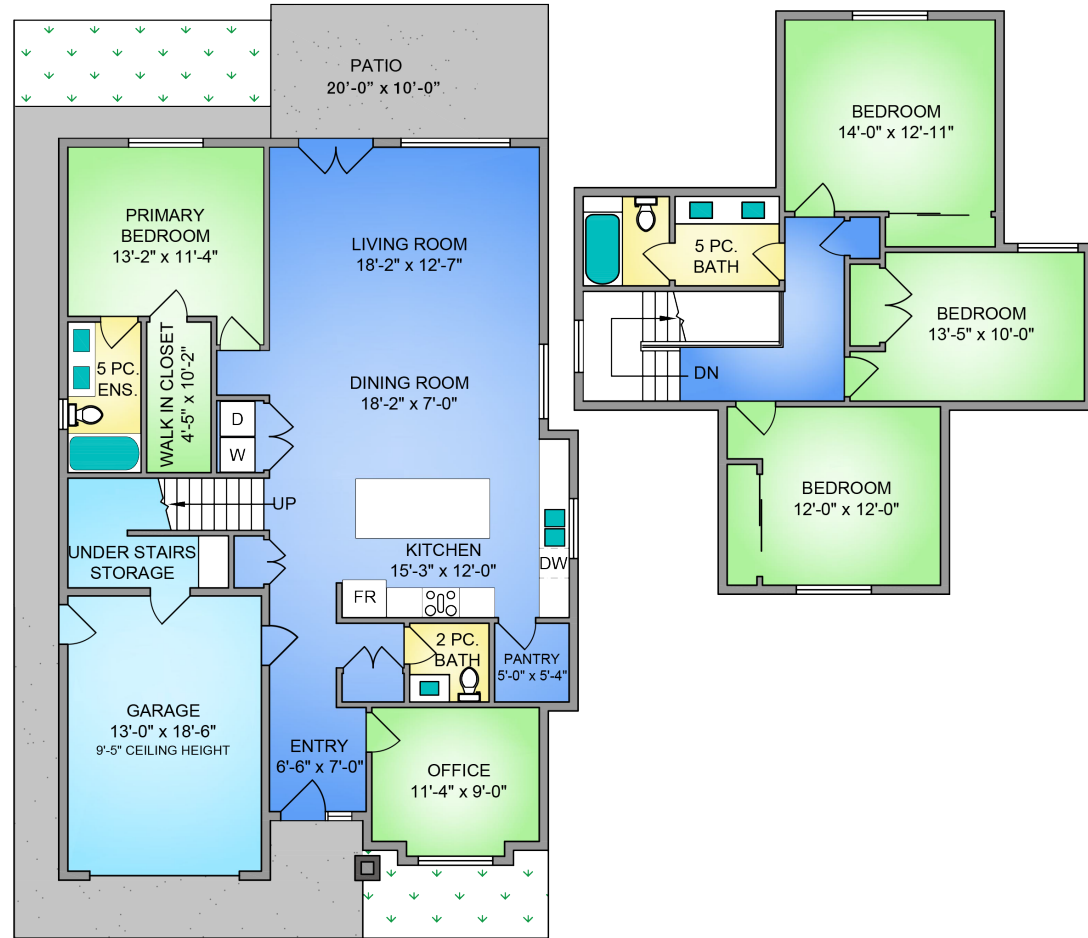
Main Floor 1,349 sq. ft.
Upper Floor 864 sq. ft.

TOTAL AREA 2,213 sq. ft.

Deck / Patio 111 sq. ft.
Garage 268 sq. ft.

MAIN FLOOR
1349 SQ. FT.
9' CEILING HEIGHT

UPPER FLOOR
864 SQ. FT.
9' CEILING HEIGHT



NORTH



0' 5' 10'
SCALE

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



Property Renderings



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



Property Photos

INTERIOR



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INTERIOR



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Property Photos

EXTERIOR



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Features & Finishes

QUALITY WITHOUT COMPROMISE

- Designed by Cedars Interior Design
- Construction by DC Building Co.
- 2,213 sq.ft. of finished living space
- 4 bedrooms 3 bathrooms
- Office space
- Finished garage
- Open concept living space w/ 8 ft ceiling height
- Brushed Oak Porto engineered hardwood
- Direct vent gas fireplace with custom mantel and built-in
- Carpet staircase
- Hardi Plank finish siding
- White vinyl double glazed windows
- Back patio w/ sliding doors

GOURMET KITCHEN

- Wood cabinets w/ soft close drawer and cabinets
- Modern pendant lights
- Lumina LG Quartz Countertops
- Walk-in pantry w/ built-in shelving
- Recessed under cabinet lighting
- Custom built-in hood fan
- Gourmet stainless steel appliances

PRIMARY BEDROOM & EN-SUITE

- Spacious walk-in closet w/ custom millwork and organizer
- Walk-in shower
- In-floor radiant heating
- Right height elongated toilet
- Double sinks single-lever
- Built-in cabinets and under-mount motion sensor lighting

ADDITIONAL CONVENIENCE

- Dual zoned electric heat pump w/ air conditioning
- Hot water on demand
- Pre-wired electric car charging station
- Outdoor water connections and electrical outlets
- Screens on all opening windows
- Interlocking brick driveway
- Professional low maintenance landscaping
- Roughed-in EV
- Baseboard heater in garage

QUALITY CONSTRUCTION

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

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



Interior Design Details

Paint

Benjamin Moore



BM OC-65
Chantilly Lace

LOCATION: Walls, Trim,
Door & Ceiling

FINISH: **Eggshell**

Fireplace & Backsplash

Centanni Tile
Ravello - White



Ravello - White
3"x12" Glossy

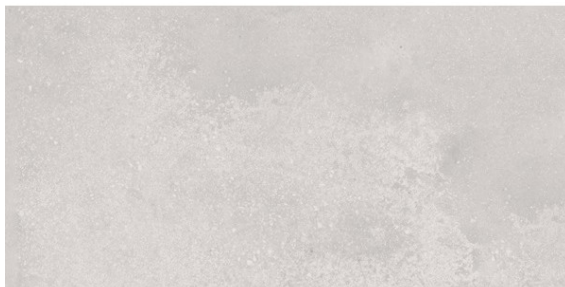
GROUT: **Latricrete #09
Frosty**



Interior Design Specifications

Bathroom Tile

Tierra Sol



Tierra Sol

SIZE: **12 x 24**

GROUT: **Latricrete #87
Stormy Grey**

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Flooring

ETM Flooring



Signature Brushed
Oak Porto

7-1/2" W plank, 9/16" T

Countertops

LG Quartz



FINISH: **Polished**

COLOR: **Lumina**

**Eased square edge
(1/8" round)**

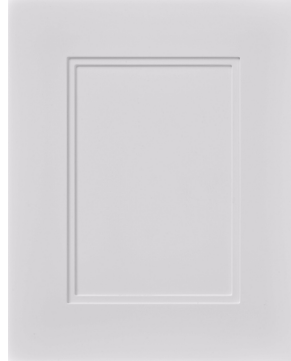


Interior Design Specifications

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Cabinetry Millwork

Benjamin Moore



Modified shaker doors
with bevel inside edge

FINISH: **Painted**
BM OC-28 Collingwood



Interior Design Specifications

Fireplace

Napoleon



CUSTOM: Pain black liner 1460PBL
Traditional Logs 1400LSK
1" Fixed Frame (Black) 1430FFK

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Appliance Specifications



Appliance Specifications

KITCHEN



KitchenAid®: 30-Inch 5-Burner Gas Slide-In
Convection Range

KitchenAid®: 30" Wall-Mount, 3-Speed Canopy Hood



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



Appliance Specifications

KITCHEN



KitchenAid®: 25 Cu. Ft. 36-Width Standard Depth French Door Refrigerator with Interior Dispense



KitchenAid®: 39 dBA Dishwasher in PrintShield™ Finish with Third Level Utensil Rack

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Appliance Specifications

LAUNDRY



LG®: 5.2 cu. ft. Capacity Front Load Washer



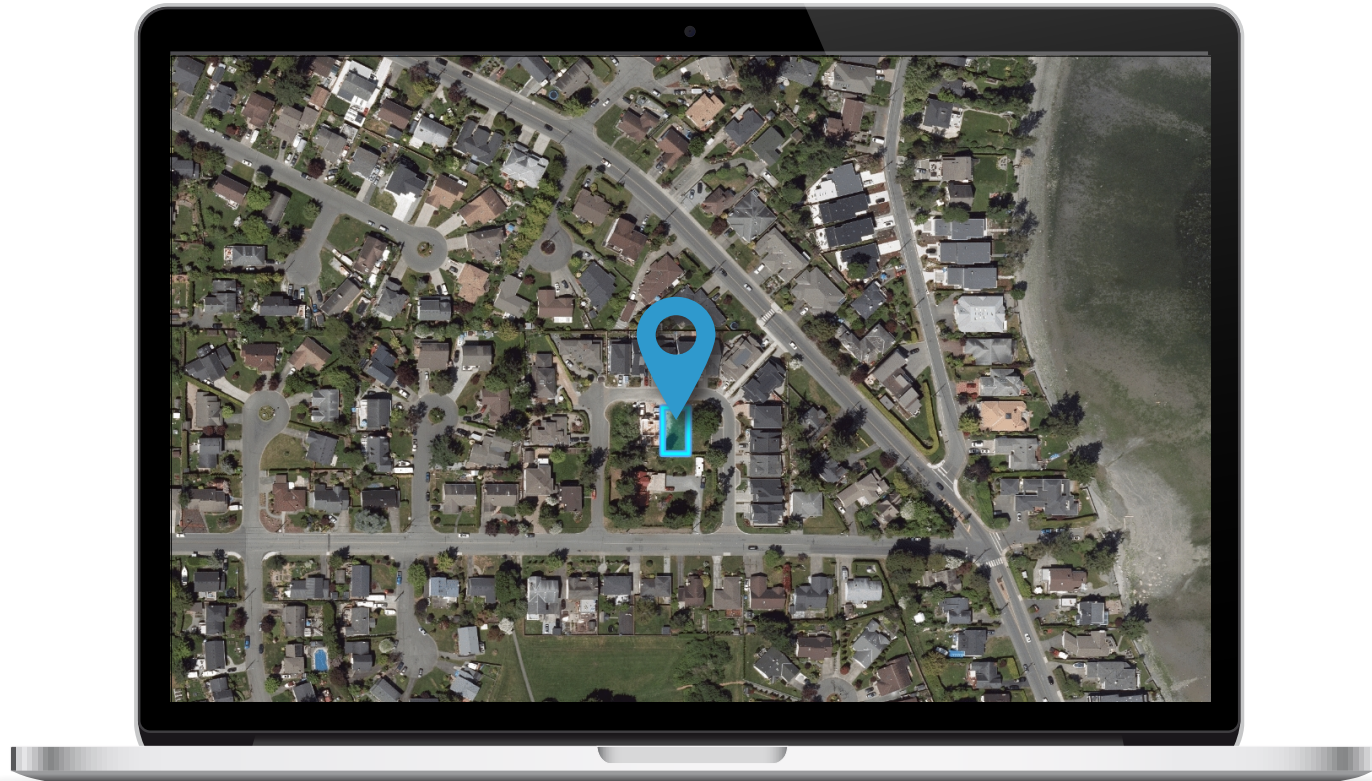
LG®: 7.4 cu.ft. Front Load Dryer with Built-In Intelligence

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Location

(GIS) MAPPING





 **CHACE
WHITSON**
REAL ESTATE GROUP


Macdonald
Realty



CEL · 250 818 9338 | TEL · 778 426 2262

Chace@ChaceWhitson.com | ChaceWhitson.com

2411 · Bevan Avenue Sidney, BC · V8L 4M9





Chace Whitson | 250.818.9338 | Chace@ChaceWhitson.com | ChaceWhitson.com