



10441 ALLBAY ROAD

Sidney





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Sidney

SUMMARY OVERVIEW



LISTING PRICE:	\$3,749,000 + GST
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LIVING AREA:	3,672 sq. ft.
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BEDROOMS:	5 + Office
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BATHROOMS:	5
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Built with uncompromised quality & impeccable attention to detail, this outstanding low-bank waterfront home in Sidney offers stunning ocean views & sophisticated style. Highlights include 3,672 SF of finished living space w/ 5 bed + office, 5 bath, 10' ceilings on the main, oversized floor to ceiling windows & 8' double sliding doors that seamlessly blend the interior & exterior living spaces. The designer kitchen features Wolf appliances including a 48" gas range, custom cabinetry w/ expansive island, walk-in pantry & wine room. From the primary bedroom you will enjoy stunning ocean views & the gorgeous ensuite features a large walk-in shower, 6' freestanding tub, under-mount motion sensor lighting, & heated tile floors. A bonus one-bed in-law suite/ flex space. Outside you will find an expansive covered patio w/ built-in BBQ that's perfect for entertaining and an oversized double-car garage. Experience stunning sunrises and watch the boats sail by from this truly spectacular home.

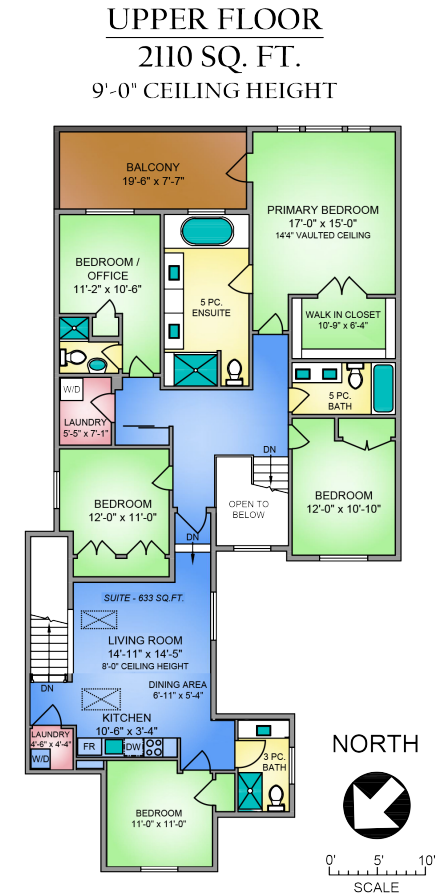
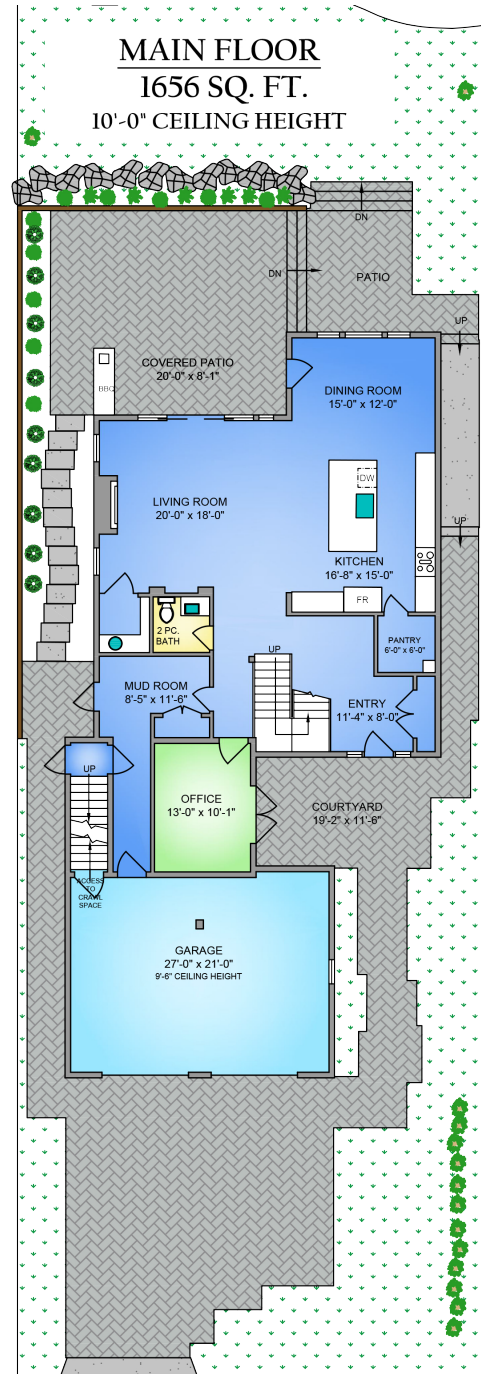


Property Floorplan

Main Floor	1,656 sq. ft.
Upper Floor	1,469 sq. ft.
Suite	641 sq. ft.

TOTAL AREA 3,672 sq. ft.

Garage	616 sq. ft.
Balcony/Patio	664 sq. ft.



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



Property Photos

WATERFRONT





Property Renderings

EXTERIOR





Property Photos

INTERIOR





Property Photos

KITCHEN





Property Photos

MASTER
BEDROOM





Property Photos

SUITE



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



Features & Finishes

QUALITY WITHOUT COMPROMISE

INTERIOR DESIGN

- 10' ceilings throughout main level
- Hardwood throughout main floor and stairs
- Gas fireplace with tile surround
- Light colour scheme with featured wainscoting
- Discrete recessed pot lights throughout
- Wide plank brushed oak engineered hardwood flooring
- 6" baseboard trim with 3.5" casings
- Custom mudroom bench w/ wall detail
- Wine room w/ sink
- Roughed-in elevator
- 8' interior doors on main level

EXTERIOR DESIGN

- Built by Carwood Homes
- 3,672 Finished sqft
- 4 bedrooms + flex room & den
- 5 bathrooms
- Double car garage
- Hardi-plank siding with wood detail
- Black vinyl double glazed windows
- Custom 8' solid core front door

GOURMET KITCHEN

- Wood shaker style cabinetry millwork w/ soft close doors
- Quartz countertops
- Oversized island w/ quartz waterfall edge siding
- Subway tile backsplash
- Stainless steel undermount sink
- Recessed under-cabinet task lighting
- Large walk-in pantry with built-in cabinets
- Custom built-in hood fan
- Gourmet stainless steel appliances including:
 - ☑ 48" Wolf 4 burners infrared charbroiler and infrared griddle
 - ☑ 36" Wolf designer over-under refrigerator/freezer with internal dispenser and ice maker - panel ready
 - ☑ 30" Wolf E series professional drop down door microwave oven
 - ☑ 24" Wolf panel ready dishwasher



Features & Finishes

QUALITY WITHOUT COMPROMISE

SPA-INSPIRED BATHROOMS

- Frameless glass en-suite shower with bench
- Rain shower head with detached shower wand
- En-suite shower niche
- Wood shaker style cabinetry millwork w/ soft close doors
- Under-mount motion sensor lighting
- Quartz vanity countertops
- Single-lever chrome faucets and double sinks
- Oversized Natural grey heated tile flooring
- Curbless shower, constructed with the Schluter system
- Backlit mirrors
- Built-in 72" white soaker tub
- Water-efficient comfort height toilet with soft-close seat
- Walk in closet w/ custom built-in drawers and shelving

LANDSCAPING & YARD

- Concrete driveway
- 6 ft. solid cedar rear-yard fencing with side gates
- Seeded front and rear lawn
- Multilevel boulder walls with feature garden beds
- Low voltage landscape lighting
- Underground irrigation system in front and rear yard
- Mature cedar hedging on both sides of the property

ADDITIONAL CONVENIENCE

- Double sliding french patio doors
- Built-in outdoor BBQ & wine fridge
- Electric heat pump with air conditioning
- Back up electric furnace
- Natural gas hot water on demand
- Heated crawlspace
- Central vacuum rough-in
- 30 Watt EV charging station
- Complete window covering package
- Laundry room w/ built-in cabinetry and sink
- Dog washing station in garage
- Outdoor gas connection for heater
- Outdoor water connection and electrical outlets
- Screens on all opening windows
- Oversized covered patio with recessed pot lights
- Oversized pavers on deck
- Side by side washer dryer package
 - ☑ *Whirlpool® 5.0 cu.ft. I.E.C washer with intuitive controls*
 - ☑ *Whirlpool® 7.4 cu.ft. electric dryer with intuitive controls*

QUALITY CONSTRUCTION

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



Location

(GIS) MAPPING





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