

# SIXTH + ORCHARD

Sidney







SIXTH+ORCHARD

## FOUR SINGLE FAMILY HOMES



## LOT A

2356 ORCHARD AVENUE

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## LOT B

2362 ORCHARD AVENUE

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## LOT C

9662 SIXTH STREET

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## LOT D

9658 SIXTH STREET

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# LOT OVERVIEW



SIXTH+ORCHARD



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## EXTERIOR RENDERINGS



# INTERIOR RENDERINGS



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# FEATURES & FINISHINGS

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# SIXTH+ORCHARD

## INTERIOR LIVING SPACE

- / Engineered Hardwood Flooring
- / Carpet in Bedrooms and Stairs
- / 8ft Exterior Doors
- / Solid Core Interior Doors
- / Electric Fireplace
- / Pot Lights
- / 9ft Main Level with 18ft Vaults (Sixth St Homes)
- / Walk-In Closets

## EXTERIOR DESIGN

- / Hardi-Plank Siding
- / Asphalt Shingle Roofing
- / Interlocking Brick Driveway
- / Concrete Patio
- / White Vinyl Double-Glazed Windows

## KITCHEN

- / Quartz Countertops
- / Gas Range
- / Double Stainless Steel Sink
- / Shaker Cabinets
- / Soft Closing Drawers
- / Tile Backsplash
- / Undermount Cabinet Lighting
- / Counter Depth Fridge



# SIXTH+ORCHARD

## BATHROOMS

- / Heated Tile Flooring in All Bathrooms
- / Rain Head Shower in Primary Ensuite
- / Frameless Glass Shower in Ensuite

## LANDSCAPING

- / Solid Cedar Fencing
- / Sod Grass
- / Irrigation System
- / Professionally Landscaped with Garden Beds

## ADDITIONAL FEATURES

- / Electric Heat Pump with Air Conditioning
- / Tankless Natural Gas Hot Water on Demand
- / Central Vacuum Rough-In
- / Electric Car-Charging Rough-In
- / Outdoor Gas Connection
- / Outdoor Water Connection
- / Outdoor Electrical Outlet
- / Screens on All Opening Windows

## STAKEHOLDERS

Construction by **Garrett Wakefield Construction Ltd.**  
Designed by **Hoyt Design Co.**  
2-5-10yr National New Home Warranty



Kitchen Countertops



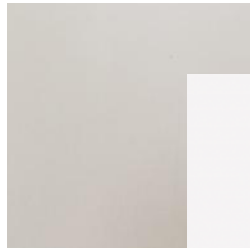
Kitchen Backsplash



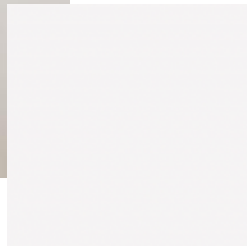
Vinyl Flooring



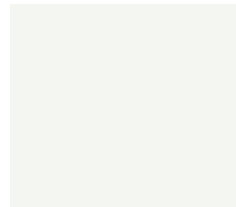
Powder Room Countertop



Lower/Island Kitchen Cabinets



Upper Kitchen Cabinets



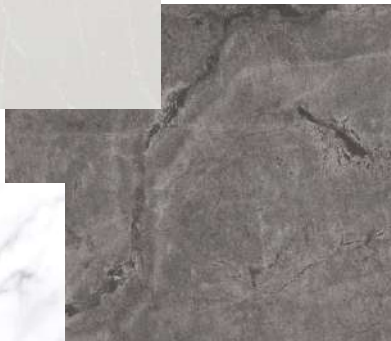
Interior Paint



Carpet



Main Bath Countertop



Main Bath Floor



Ensuite Shower Tile



Ensuite Flooring



Ensuite Countertops



Main Bath Shower/Tub Surround

# FINISHES



Exterior



Powder



Kitchen Island



Kitchen Dining



Main Bath



Ensuite



Bedrooms

# LIGHT FIXTURES

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Bathrooms



Bathrooms



Bathrooms

Bathrooms



Kitchen



Laundry Room



Toilets



Powder Room



Powder Room

# PLUMBING FIXTURES



SIXTH+ORCHARD

# APPLIANCE SPECIFICATIONS

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**SAMSUNG**

18 cu. ft. Smart Counter Depth 3-Door  
French Door Refrigerator

RF18A5101SR



**SAMSUNG**

Front Control Slide-in Gas Range  
with Convection

NX60T8311SS



**SAMSUNG**

Smart Dishwasher with StormWash+™  
44dBA

DW80B6060



**SAMSUNG**

1.1 cu. ft. Smart SLIM Over-the-Range  
Microwave with 400 CFM Ventilation,  
Wi-Fi & Voice Control

ME11A7510DS

# KITCHEN

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 **Electrolux**

5.1 Cu. Ft. I.E.C  
Front Load Washer

**ELFW7337AW**

 **Electrolux**

Electric 8.0 Cu. Ft.  
Front Load Dryer

**ELFE733CAW**



**LAUNDRY ROOM**



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# PROPERTY FLOORPLANS

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**LOT A**

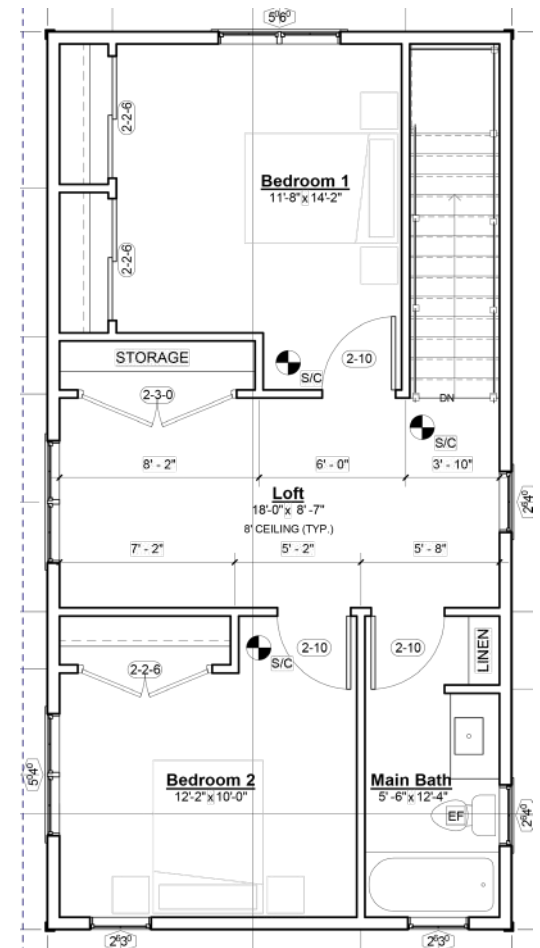
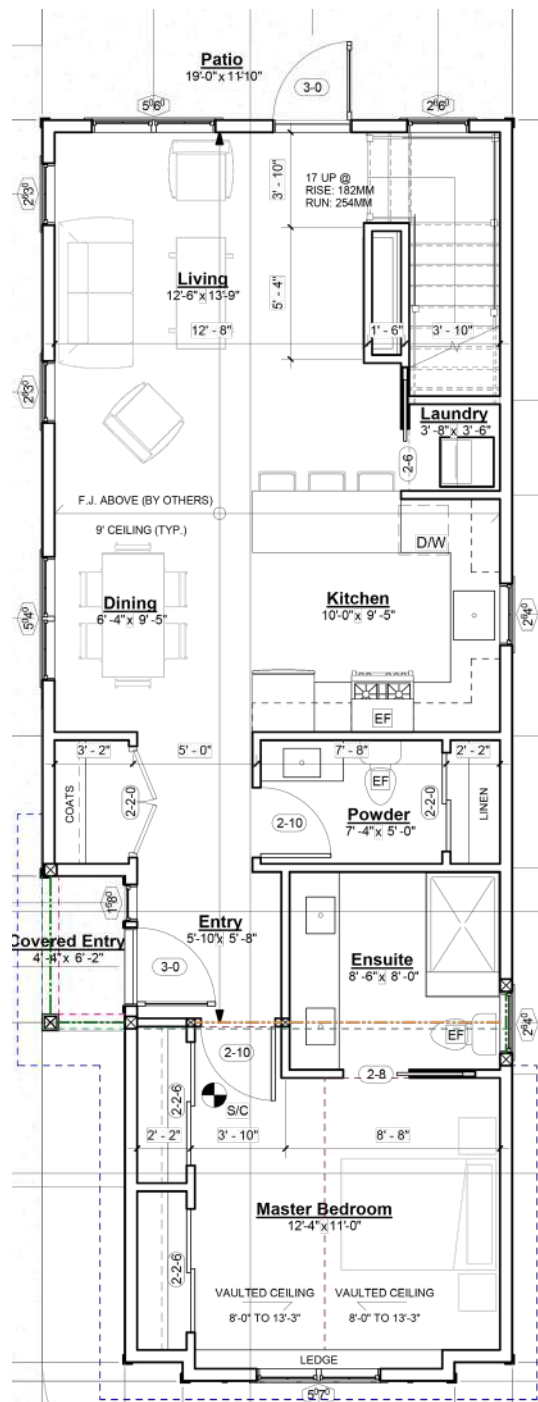
2356 ORCHARD AVENUE

**\$1,250,000 + GST**

# LOT A

2356 ORCHARD AVENUE

3 BEDROOM | 2.5 BATH | 1,596 TOTAL SQFT





**LOT B**

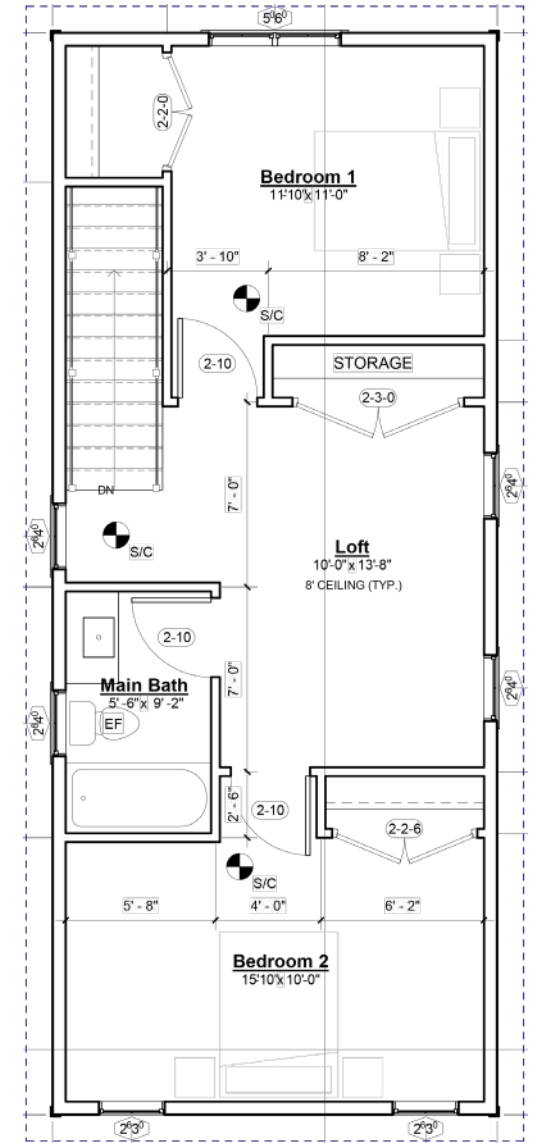
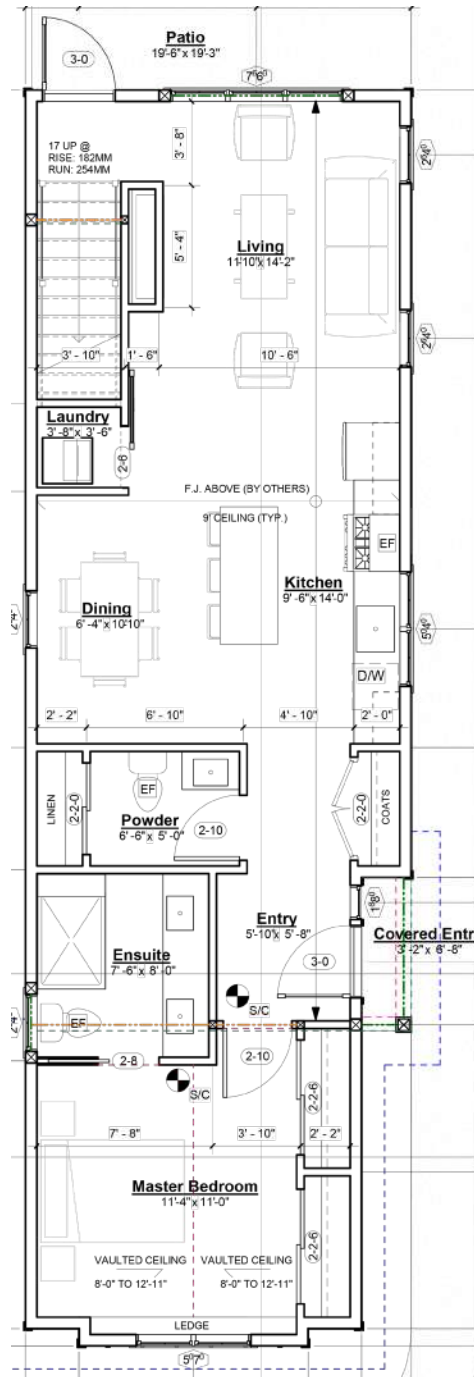
2362 ORCHARD AVENUE

**\$1,250,000 + GST**

# LOT B

2362 ORCHARD AVENUE

3 BEDROOM | 2.5 BATH | 1,565 TOTAL SQFT

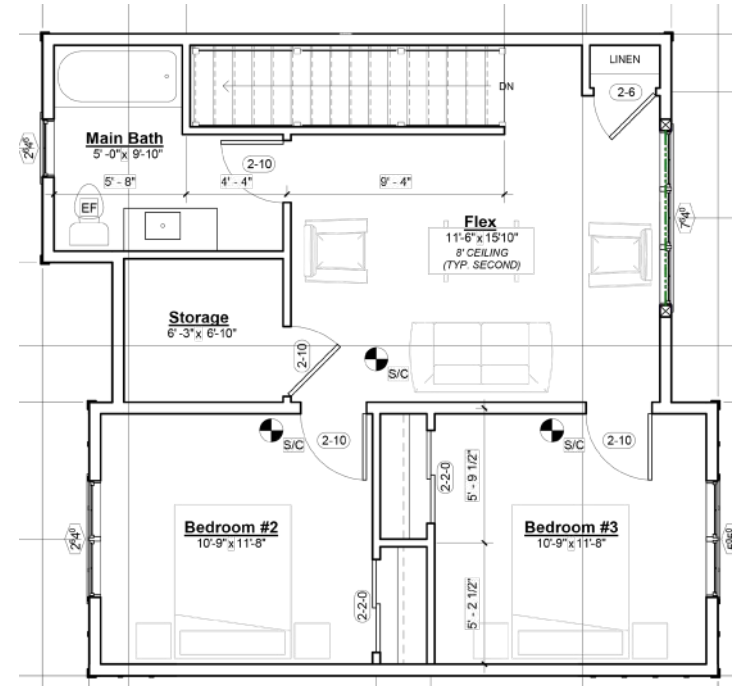
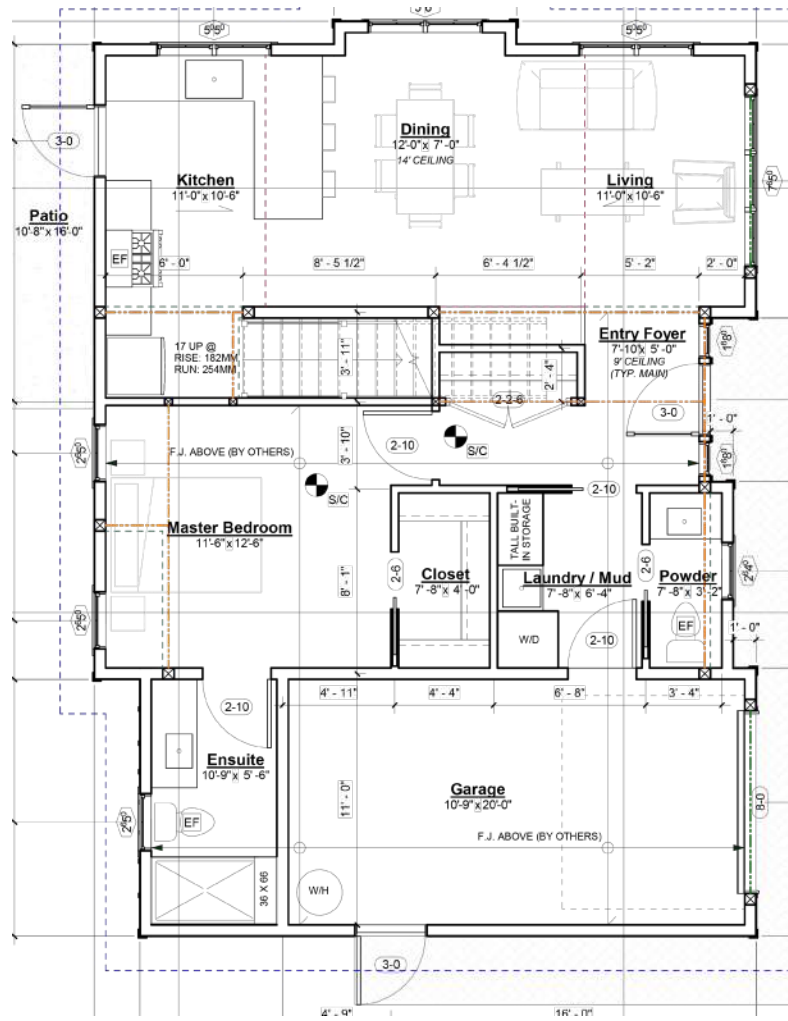




LOT C

9662 SIXTH STREET

\$1,250,000 + GST



# LOT C

## 9662 SIXTH STREET

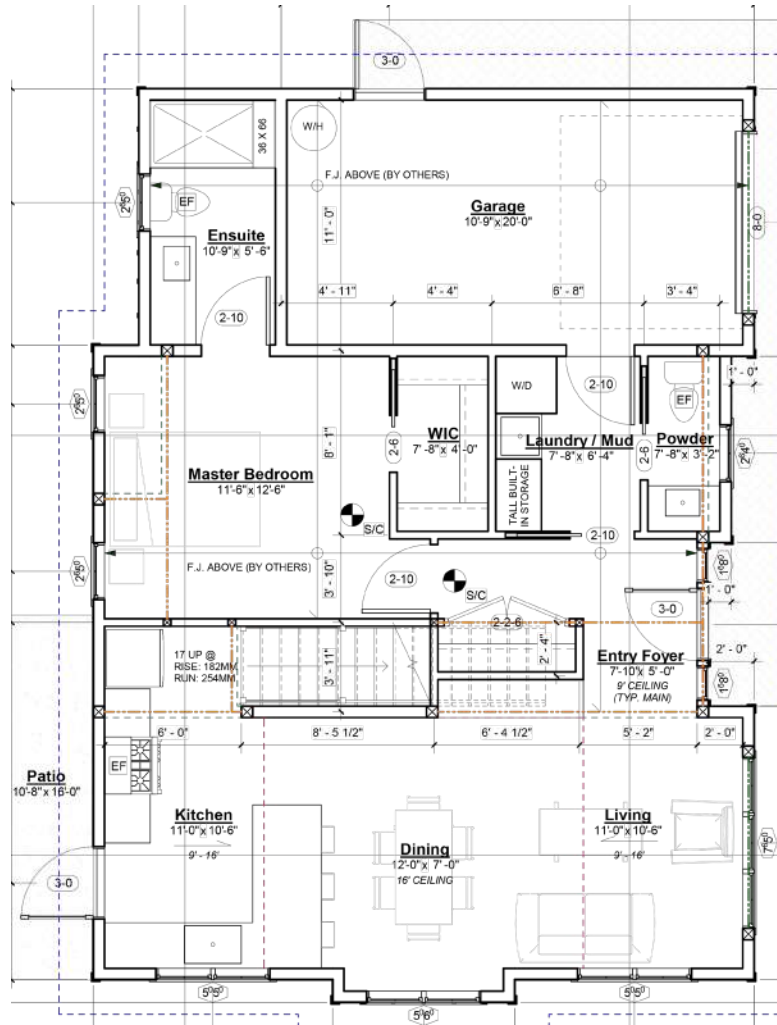
3 BEDROOM | 2.5 BATH | 1,577 TOTAL SQFT



**LOT D**

9658 SIXTH STREET

**\$1,250,000 + GST**



# LOT D

## 9658 SIXTH STREET

3 BEDROOM | 2.5 BATH | 1,577 TOTAL SQFT

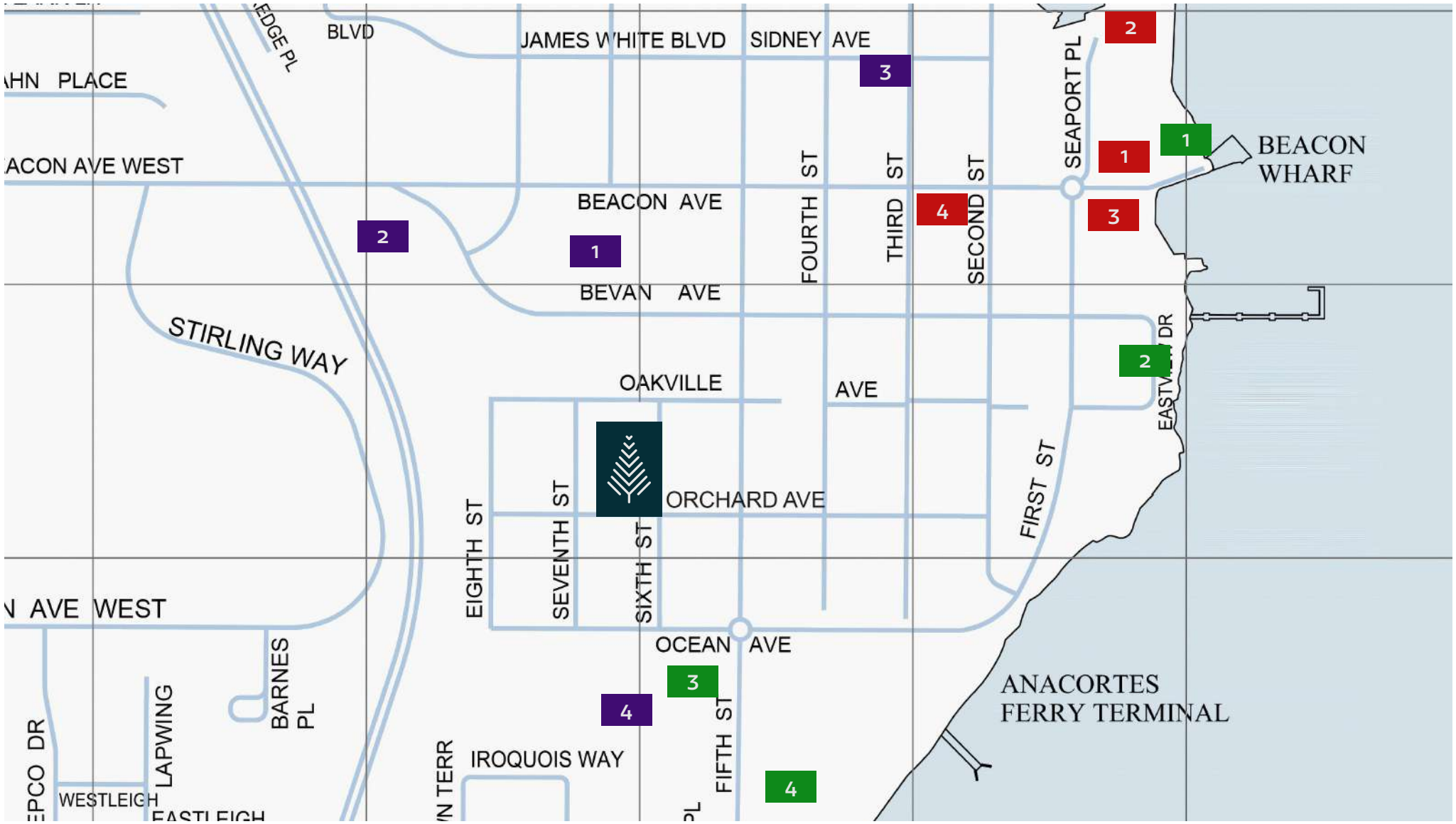




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# NEIGHBOURHOOD MAP

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**AMENITIES**

- 1** Save On Foods
- 2** Mary Winspear Centre
- 3** Star Cinema
- 4** Sidney Lawn Bowling

**PARKS**

- 1** Beacon Park
- 2** Eastview Park
- 3** Iroquois Park
- 4** Tulista Park

**RESTAURANTS**

- 1** 10 Acres Cafe
- 2** The Surly Mermaid
- 3** Riva
- 4** Sabhai Thai



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WHITSON**  
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