



9344 MARYLAND DUPLEX

Sidney





9344 Maryland Drive
Sidney

SUMMARY OVERVIEW



LISTING PRICE:

\$ 1,150,000 + GST



LIVING AREA:

1,753 sq. ft.



BEDROOMS:

3



BATHROOMS:

2



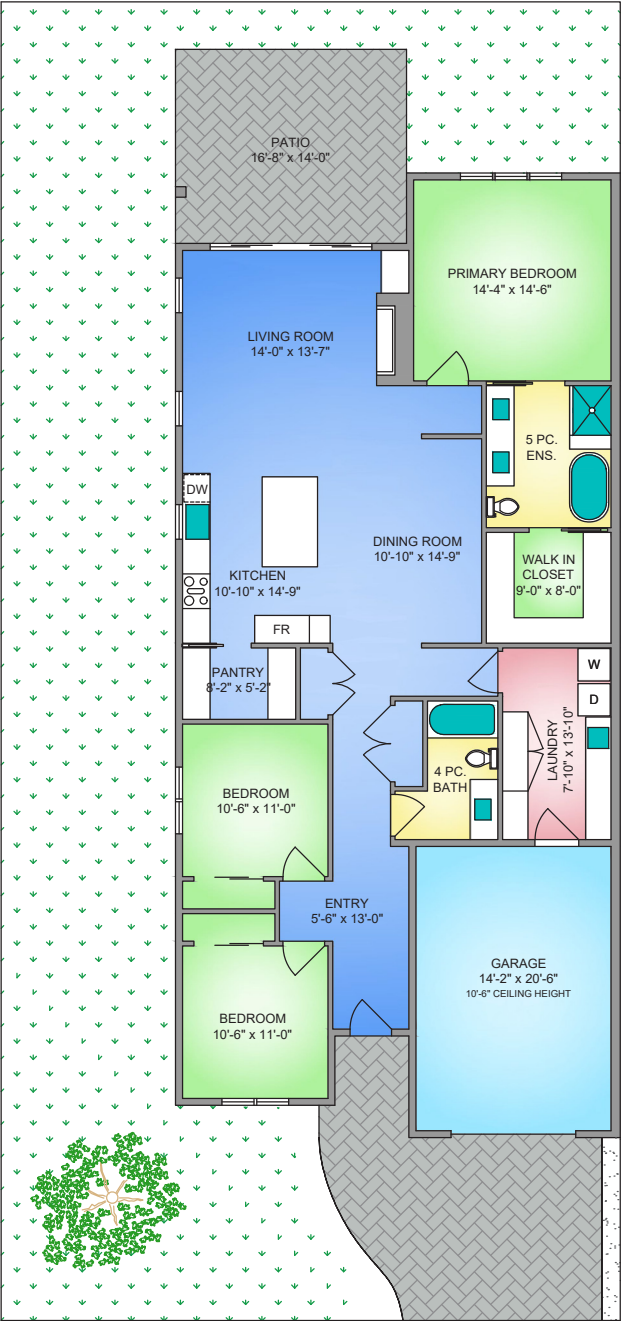
Garrett Wakefield Construction and Hoyt Design Co. have collaborated to present an exceptional collection of four single-level duplex homes. Each home offers modern amenities, beautiful design, and a prime location in the charming town of Sidney, BC. The stunning brand new 3-bedroom, 2 bath rancher boasts 1,753 sqft of open-concept living space with 10ft ceilings, a dedicated dining area, and large windows that provide an abundance of natural light. The primary bedroom is a true oasis, complete with a walk-in closet and a 5-piece spa-like en-suite with a separate shower and freestanding tub. The gourmet kitchen features premium KitchenAid stainless steel appliances, including a gas range, shaker cabinets, and quartz countertops, making it perfect for entertaining and hosting gatherings with friends and family. The two additional bedrooms, full bathroom, provide plenty of room for everyone. Modern features such as engineered hardwood flooring, an electric heat pump with AC, and a tankless hot water system offer comfort and convenience. The outdoor living space is professionally landscaped and features a gas BBQ hookup, making it the perfect place to relax and enjoy the beautiful surroundings. This home is located in the charming town of Sidney, close to shopping, restaurants, and the waterfront, making it the perfect choice for families, empty nesters, or anyone looking for the Saanich Peninsula lifestyle.



Property Floorplan

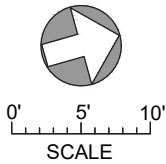
TOTAL AREA 1,753 sq. ft.

Garage 307 sq. ft.



A - 9344 MARYLAND DRIVE
1753 SQ. FT.
10' CEILING HEIGHT

NORTH



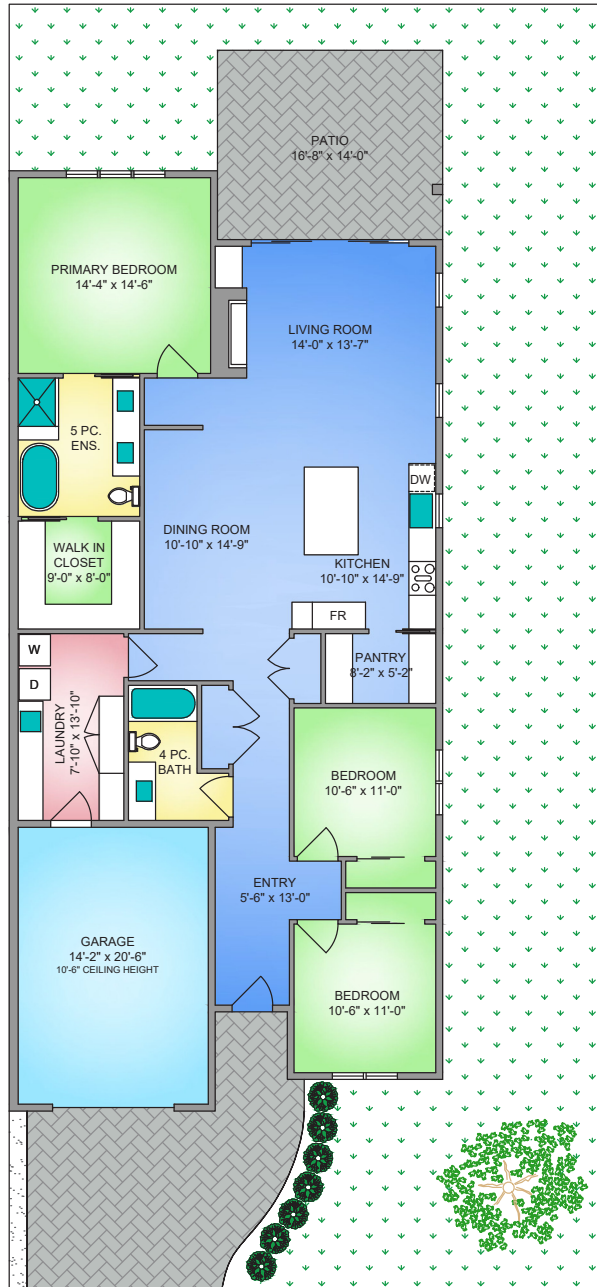
* DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TAKEN FROM ORIGINAL BLUEPRINTS



Property Floorplan

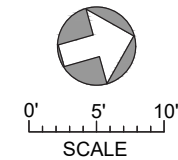
TOTAL AREA 1,753 sq. ft.

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B - 9344 MARYLAND DRIVE
1753 SQ. FT.
10' CEILING HEIGHT

NORTH



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Property Renderings

EXTERIOR



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



Property Renderings

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Features & Finishes

INTERIOR LIVING SPACE

- 10ft ceilings throughout
- Engineered hardwood flooring
- Carpet in bedrooms
- Solid core interior doors
- Gas fireplace
- Pot lights throughout
- Walk-in closet

EXTERIOR DESIGN

- Hardi-plank siding
- Asphalt shingle roofing
- Concrete driveway
- White vinyl double glazed windows
- Concrete back patio

GOURMET KITCHEN

- Quartz countertops
- Gas range
- Double stainless steel sink
- Shaker cabinets
- Soft closing drawers
- Tile backsplash
- Undermount cabinet lighting
- Counter depth fridge

LANDSCAPING

- Solid cedar fencing
- Sod grass
- Irrigation system
- Professionally landscaped with garden beds

BATHROOMS

- Heated tile flooring in all bathrooms
- Rain head shower in primary en-suite
- Frameless glass shower in en-suite
- Free standing soaker tub
- Two sinks in en-suite

ADDITIONAL CONVENIENCE

- 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.
- National 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



Appliance Specifications



Appliance Specifications

KITCHEN



KitchenAid®
5.8 cu. ft Gas Range in Stainless
[KSGG700ESS](#)

KitchenAid®
1.1 cu. Ft Over the range Microwave in Stainless -
[YKMLS311HSS](#)



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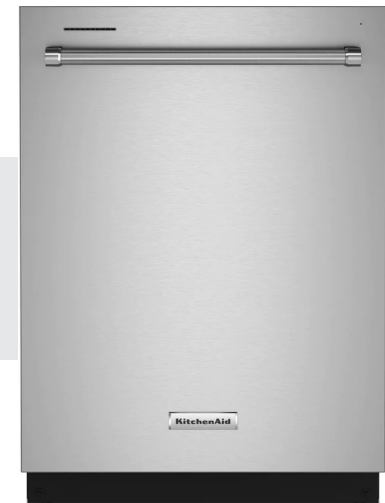
Appliance Specifications

KITCHEN



KitchenAid®
French Door Refrigerator in Stainless
32.88 Inch 22.11 cu. ft
[KRFF302ESS](#)

KitchenAid®
39 dBA Built In Dishwasher in Stainless
[KDTE204KPS](#)



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Appliance Specifications

LAUNDRY



Electrolux: 5.2 Cu. Ft. Front-Load Washer
[ELFW7337AW](#)



Electrolux: Front Load Electric Dryer – 8.0 Cu. Ft.
[ELFE733CAW](#)

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Previous Projects

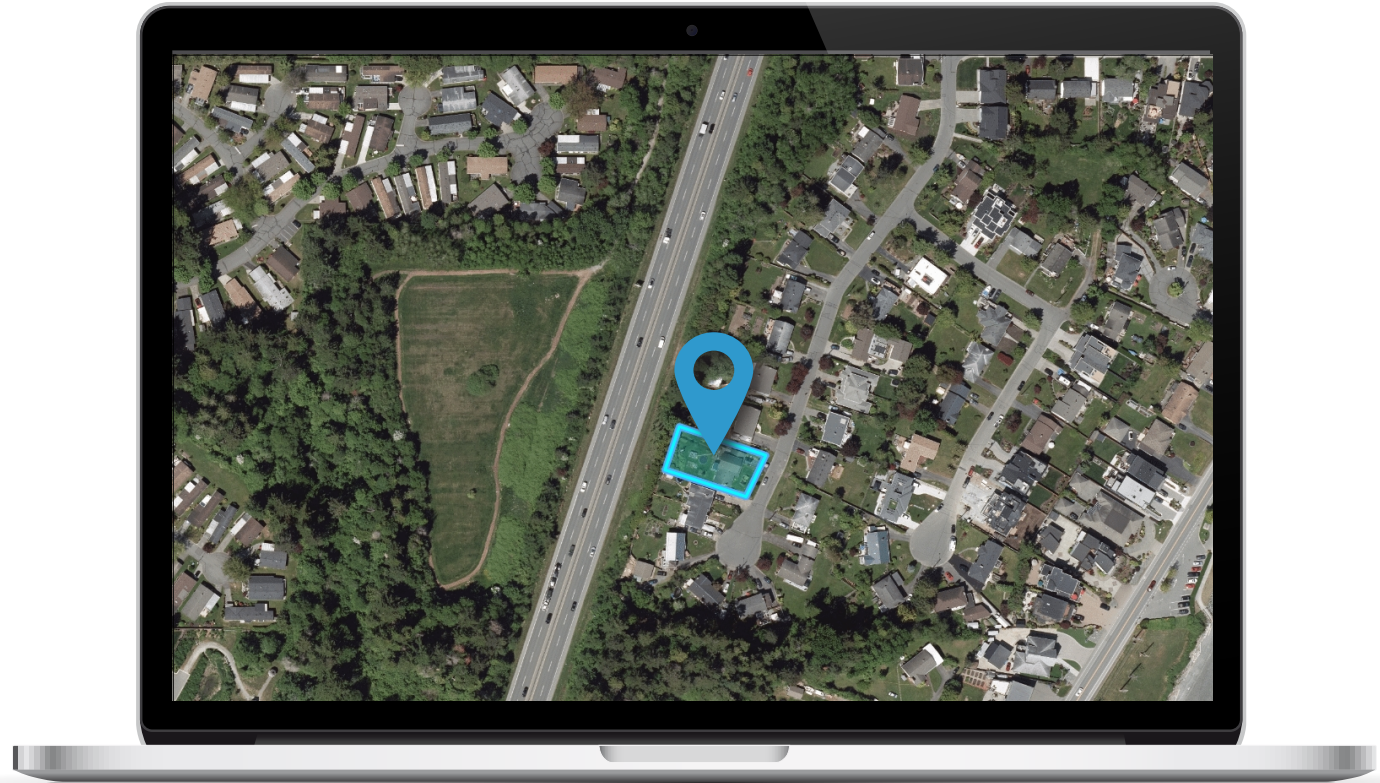
GARRETT WAKEFIELD
CONSTRUCTION LTD.

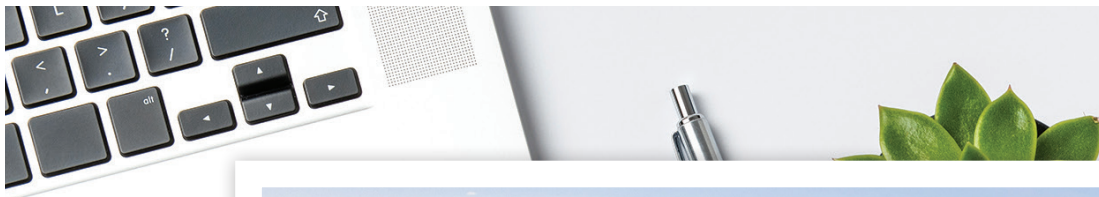




Location

(GIS) MAPPING







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