



10488 JOCELYN PLACE

Sidney





FOR SALE



10488 Jocelyn Place Sidney

SUMMARY OVERVIEW



LISTING PRICE:	\$1,385,000
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LIVING AREA:	2,905 sq. ft.
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BED:	4
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BATH:	3
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Within one of Sidney's most desirable neighbourhoods sits a newly renovated 2905 square foot, 4 bed/3 bath family home. Natural light floods the space, bringing the outside in, with ocean glimpses and Mount Baker peaks. Enjoy a spacious kitchen with floor-to-ceiling-cabinetry, stainless steel appliances, quartz countertops, and an entertaining island, complete with prep sink. Open to the kitchen is a sun-filled family room and back patio, with west-facing exposure. The formal dining and living area offers an open-concept feel, but with architectural detailing to define the two spaces, as well as hardwood floors, remote-controlled blinds, and a beautiful stone fireplace surround. The main floor continues with two bright bedrooms, a 5-piece bath with double vanity, and the primary suite, including 3-piece ensuite, walk-in closet, and sunroom, perfect for a private office space, sitting room, or reading nook, as well as black-out blinds at the push of a button. Stepping down to the lower level offers a recreation room, flex space, and spare bedroom, and an additional 582 square feet of opportunity, unfinished with the potential to further tailor to your family's needs. Outdoors you'll find private, flagstone courtyard, outfitted with a new hot tub, a fully-fenced back yard and untapped gardener's paradise. Seamlessly combining fresh design with functional upgrades, this home also offers a heat pump for air conditioning and a 200 amp electrical service.

MAIN FLOOR
1707 SQ. FT.
 8' CEILING HEIGHT

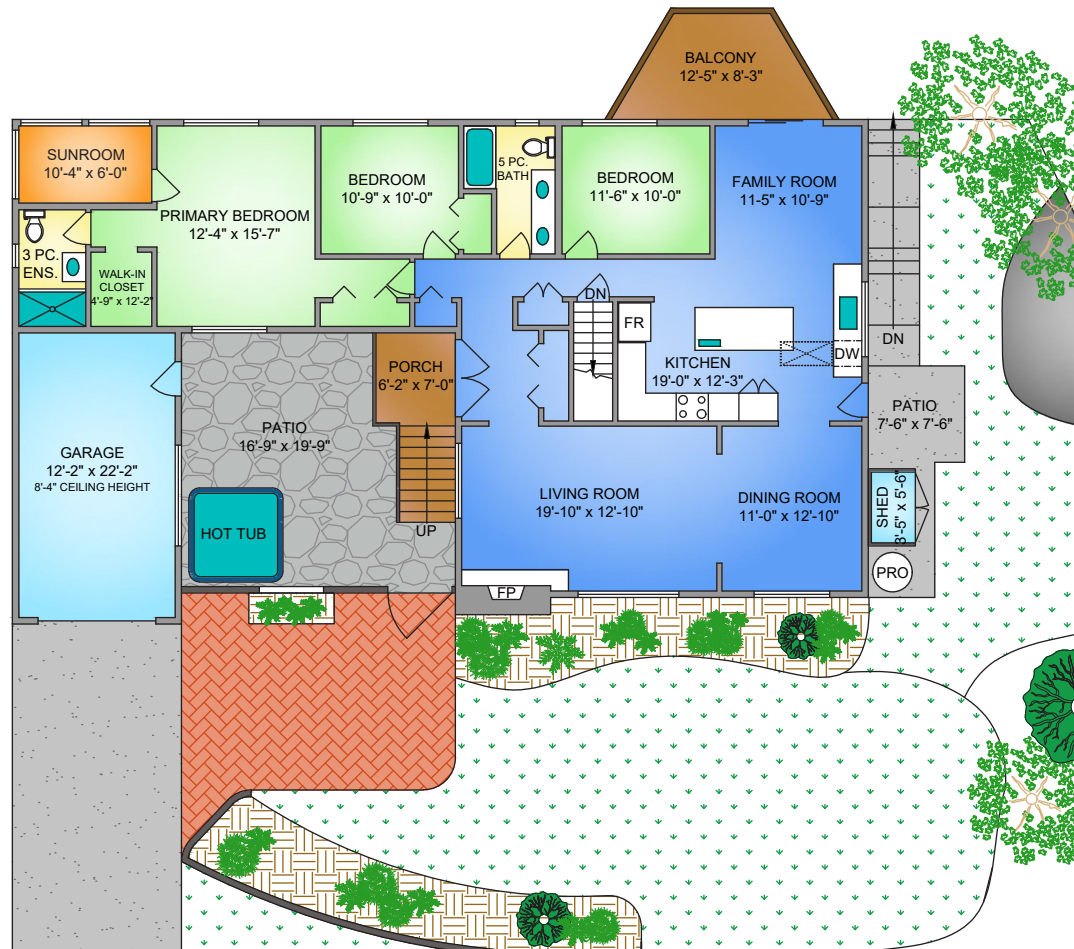


Property Floorplan

Main Floor 1,707 sq. ft.
 Lower Floor 1,198 sq. ft.

TOTAL AREA 2,905 sq. ft.

Balcony / Patio 498 sq. ft.
 Garage 298 sq. ft.
 Sunroom 71 sq. ft.
 Unfinished 582 sq. ft.



NORTH



0' 5' 10'
 SCALE

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



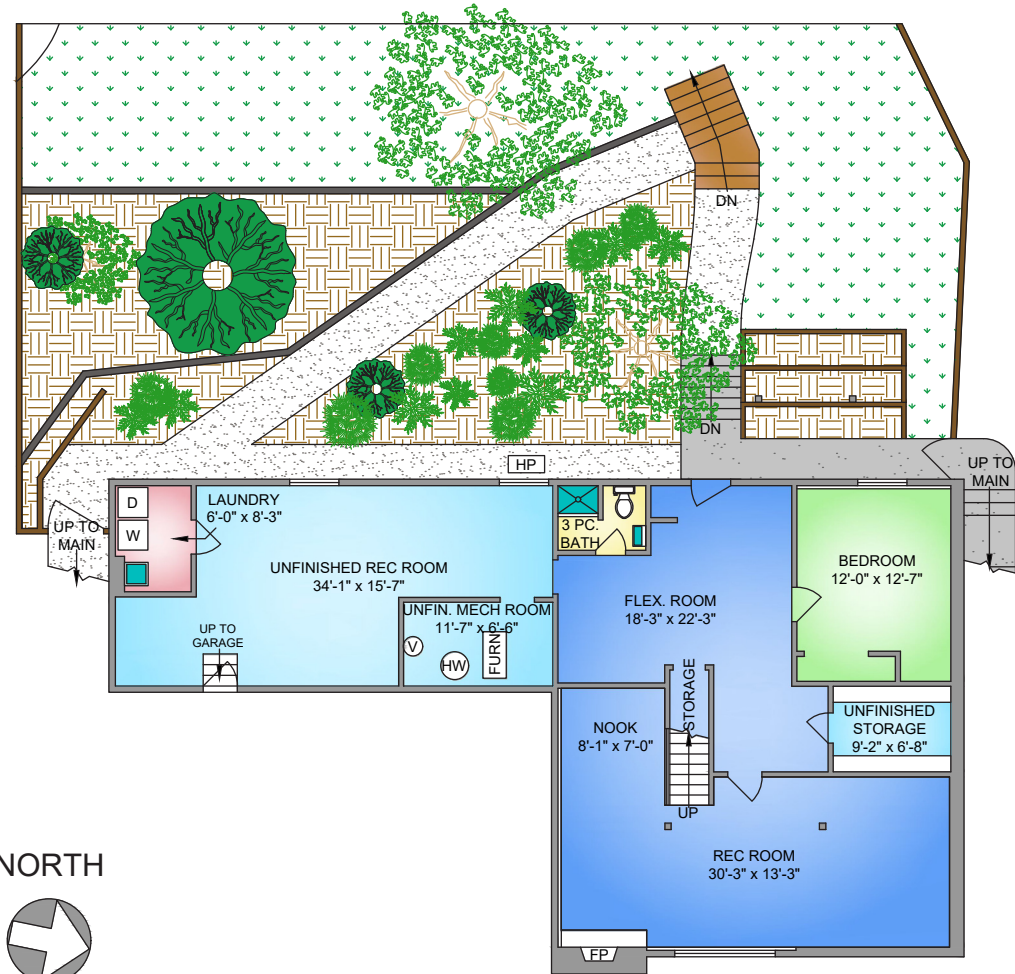
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LOWER FLOOR 1198 SQ. FT. 8' CEILING HEIGHT



NORTH



0' 5' 10'
SCALE

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Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

KITCHEN





Property Photos

PRIMARY BEDROOM





Recent Updates

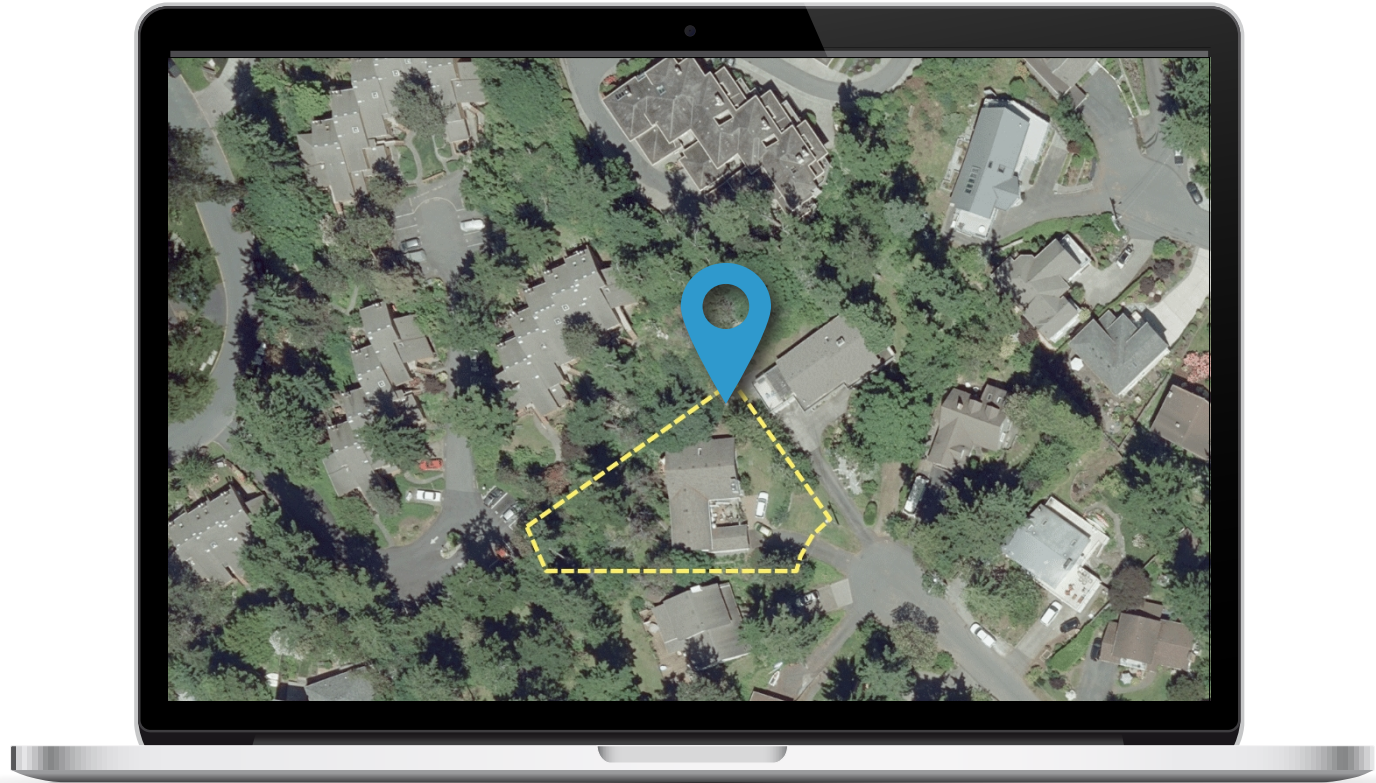
QUALITY WITHOUT COMPROMISE

- Roof 12 years old
- Leafguard gutter system
- New garage door and opener (1 year old)
- New hot tub (6 months old)
- Full exterior paint job (1 year old)
- Remote control blinds in primary bedroom (black out) / dining room and living room (2 years old)
- Full interior paint job (2 years old)
- New lighting on main level (2 years old)
- New bathroom fans on main level (2 years old)
- New hardwired smoke alarms throughout (2 years old)
- Fully fenced backyard
- Vinyl windows
- Remodelled kitchen, ensuite and main bathroom
- New floors downstairs (2 years old)
- New hot water tank (2 years old)
- 4-ton Fujitsu heat pump (1 year old)



Location

(GIS) MAPPING







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