



SIXTH+ORCHARD



**CHACE
WHITSON**
PERSONAL REAL ESTATE CORPORATION



2356 Orchard Avenue

Sidney

SUMMARY OVERVIEW



LISTING PRICE:

\$1,250,000 + GST



LIVING AREA:

1,596



BEDROOMS:

3



BATHROOMS:

2.5

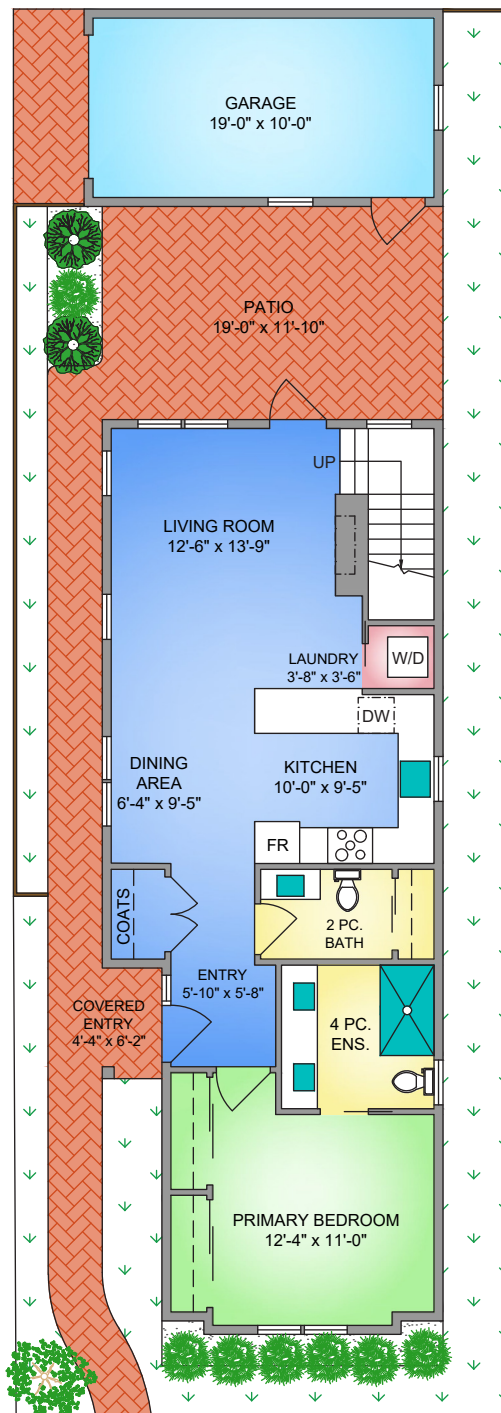


Welcome to Sixth + Orchard. A collection of 4 single family homes built by Garrett Wakefield and designed by Hoyt Design. This stunning brand new 3 bed, 2.5 bath home boasts 1,596 sqft of open-concept living space. The primary bedroom is located on the main level with vaulted ceilings, complete with two large closets and spa-like en-suite. The kitchen features modern amenities such as shaker cabinets, quartz countertops, and a gas range. Upstairs, there are two additional bedrooms, a full bathroom, and a spacious flex space. The home is also equipped with modern features such as an electric fireplace, engineered hardwood flooring, an electric heat pump with AC, and a tankless hot water system. The outdoor living space is fully fenced and professionally landscaped with a gas BBQ hookup. This home is located in the charming town of Sidney, close to shopping, restaurants, and the waterfront, making it the perfect choice for anyone looking for the Saanich Peninsula lifestyle.



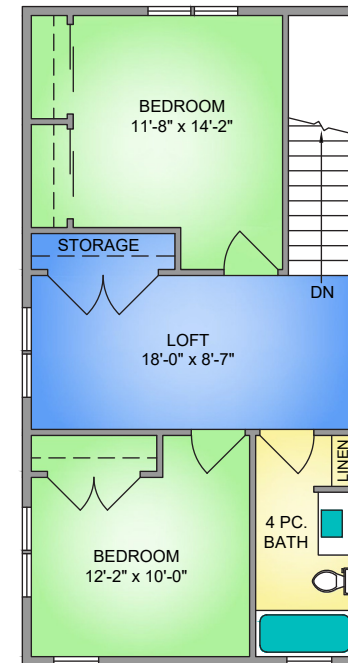
Property Floorplan

Main Floor	898 sq. ft.
Upper Floor	698 sq. ft.
TOTAL AREA	1,596 sq. ft.
Garage	219 sq. ft.
Deck/Patio	224 sq. ft.



MAIN FLOOR
898 SQ. FT.
9' CEILING HEIGHT

UPPER FLOOR
698 SQ. FT.
8' CEILING HEIGHT



NORTH



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



Property Photos

INTERIOR





Property Photos

KITCHEN





Property Photos

INTERIOR





Appliance Specifications



Appliance Specifications

KITCHEN



Samsung®
18 cu. ft. Smart Counter Depth 3-Door
French Door Refrigerator
[RF18A5101SR](#)

Samsung®
Smart Dishwasher with StormWash+™ 44dBA
[DW80B6060](#)



Features and finishings are subject to change at the developer's discretion



Appliance Specifications

KITCHEN



Samsung®
Front Control Slide-in Gas Range with Convection
[NX60T8311SS](#)

Samsung®
1.1 cu. ft. Smart SLIM Over-the-Range Microwave with 400
CFM Ventilation, Wi-Fi & Voice Control
[ME11A7510DS](#)



Features and finishings are subject to change at the developer's discretion



Light Fixtures



Light Fixtures



Kitchen Island



Exterior



Powder



Bedrooms



Ensuites

Features and finishings are subject to change at the developer's discretion



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