



# 2486 ORCHARD

Sidney







FOR SALE



**2486 Orchard Avenue**  
Sidney

SUMMARY OVERVIEW



LISTING PRICE:	\$1,050,000
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LIVING AREA:	1,750 sq. ft.
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BEDROOMS:	3
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BATHROOMS:	3
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Welcome to 2486 Orchard Avenue – A home perfectly positioned in the heart of Sidney. Just steps from the ocean, and with views throughout, sits a 3-Bed/3-Bath, 1750-sqft. home. Flooded with natural light, open-concept living spaces, and 10-ft. vaulted ceilings, the home gives a light and airy feel. An updated kitchen, in timeless white, offers shaker, beadboard cabinetry, a breakfast nook, and adjoining family room, with a formal dining and living area just across the hall. The main floor continues with a laundry space and powder room, as well as the primary suite for true single-story living and convenience. Two additional bedrooms and a shared bathroom can be found on the second level. Making the most of its sought-after location, the home offers a private, paver patio and upper balcony, both with south-east exposure, and sits just a two-block stroll to downtown Sidney's local shops, boutiques, and restaurants.

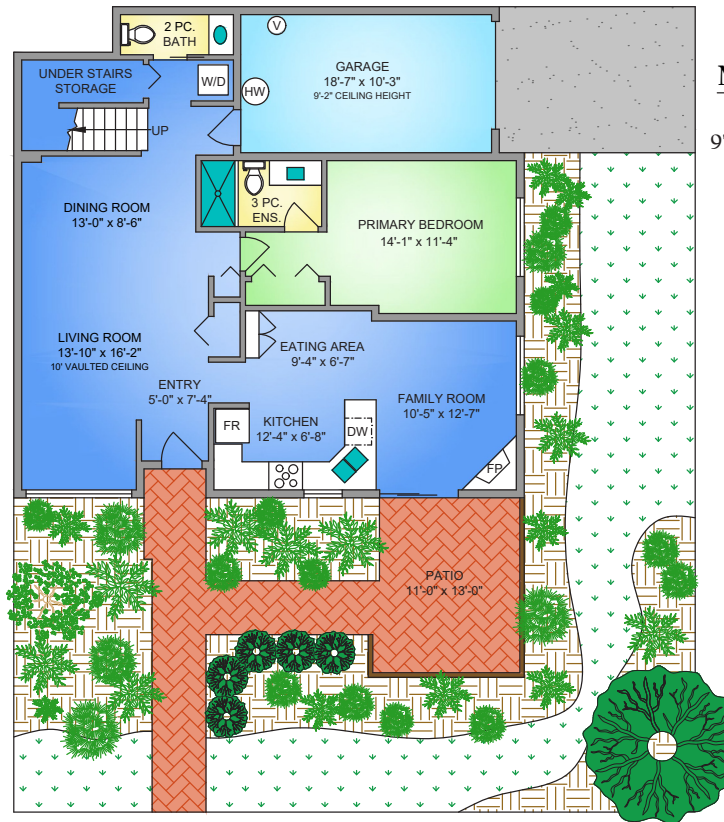


# Property Floorplan

First Floor 1,087 sq. ft.  
Second Floor 695 sq. ft.

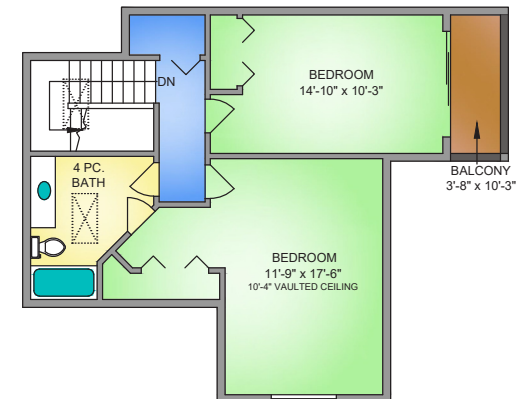
**TOTAL LIVING 1,782 sq. ft.**

Garage 200 sq. ft.  
Balcony/Patio 175 sq. ft.



**MAIN FLOOR**  
1087 SQ. FT.  
9' CEILING HEIGHT

**UPPER FLOOR**  
695 SQ. FT.  
8' CEILING HEIGHT



NORTH

0' 5' 10'  
SCALE



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





# Property Photos

EXTERIOR







## Property Photos

KITCHEN







# Property Photos

INTERIOR







## Property Photos

INTERIOR

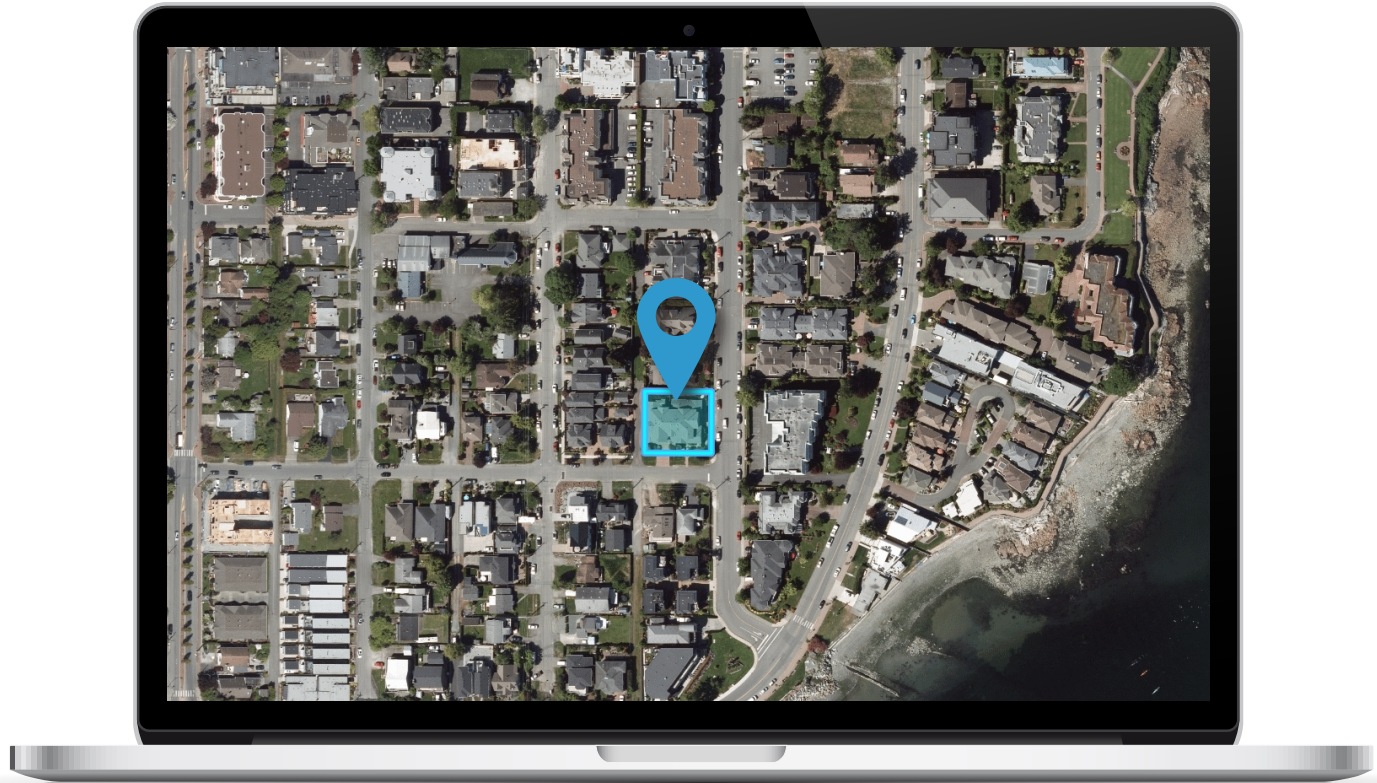






# Location

(GIS) MAPPING







 **CHACE  
WHITSON**  
PERSONAL REAL ESTATE CORPORATION

  
**Macdonald  
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