



9348 MARYLAND

Sidney





9348 Maryland Drive
Sidney

SUMMARY OVERVIEW



LISTING PRICE:

\$ 1,099,000 + GST



LIVING AREA:

1,753 sq. ft.



BEDROOMS:

3



BATHROOMS:

2



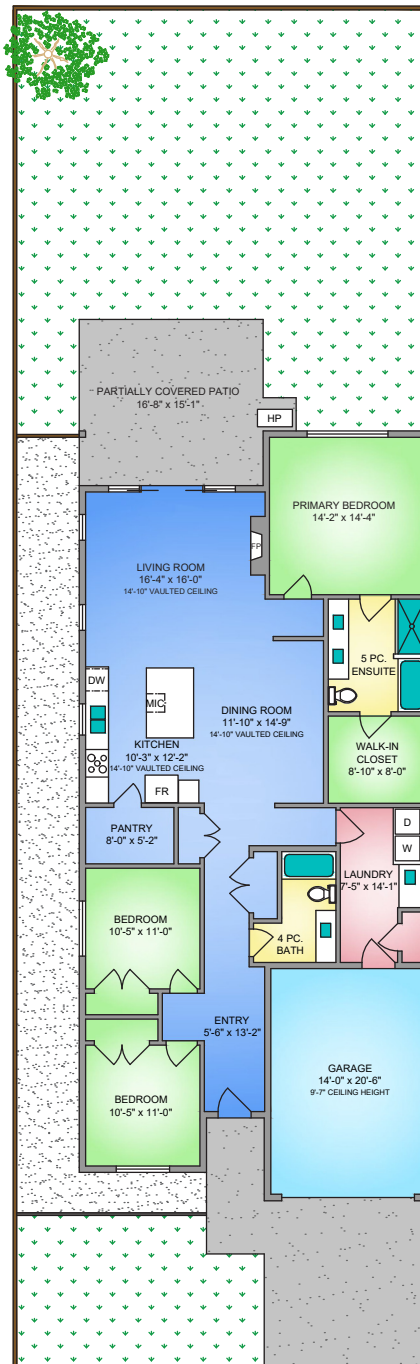
The Perfect Seaside Home - Brand New and Move-In Ready! In the heart of Sidney, minutes from the local shops and restaurants of Bevan Avenue and just steps from the nearby beach sits the perfect seaside home. Coastal inspired, this 3-Bed, 2-Bath, 1753 sqft. duplex gives a bright and airy feel with open-concept living and 10-ft. ceilings throughout. A spacious kitchen, complete with a walk-in pantry, sits open to the dining and living areas, where 15-ft. vaulted ceilings define the space. Natural light floods the home with beautiful windows placed to make the most of its west-facing exposure. Tucked off the main living area is the primary suite, with a luxe ensuite and a fully outfitted walk-in closet. Two additional bedrooms and a shared bathroom sit at the front of the home, along with a laundry/mud room. Outdoors, you'll find a large, sunny backyard, fully fenced with both, a covered and uncovered section of patio, and a beach, park, or path is always just a leisurely stroll away.



Property Floorplan

TOTAL AREA 1,772 sq. ft.

Garage 252 sq. ft.



9348 MARYLAND DRIVE
1772 SQ. FT.
9' 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

INTERIOR





Property Photos

INTERIOR





Property Photos

INTERIOR





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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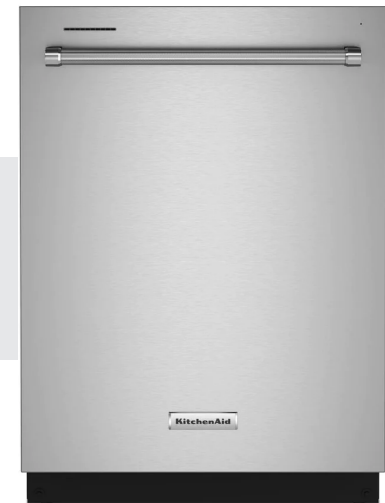
Appliance Specifications

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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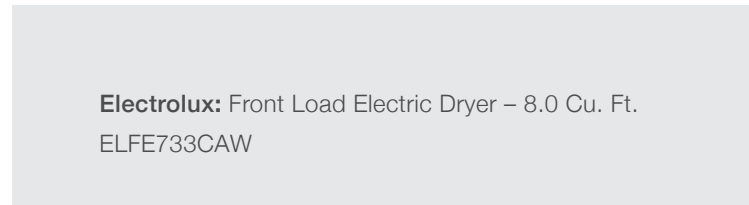


Appliance Specifications

LAUNDRY



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



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

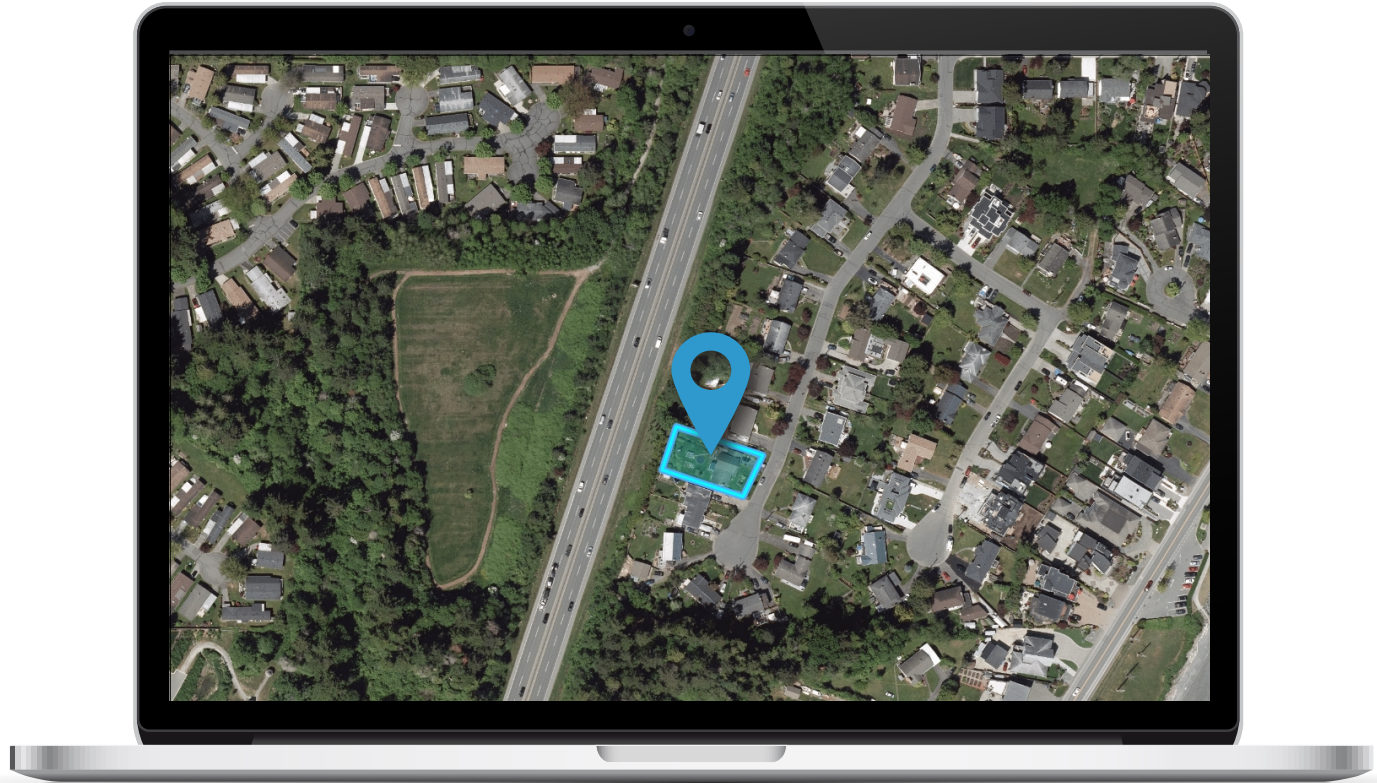


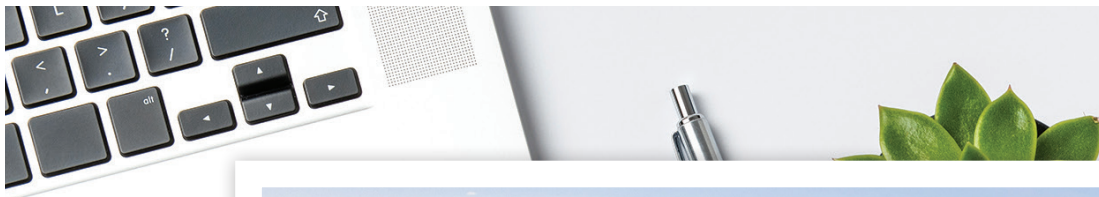
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Location

(GIS) MAPPING







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