

308 - 9818 FOURTH ST

Sidney





308 - 9818 Fourth St Sidney

SUMMARY OVERVIEW



LISTING PRICE: \$625,000



LIVING AREA: 602 sq. ft.



BEDROOMS: 1



BATHROOMS: 1



Immerse yourself in luxury living within Sidney's coveted new development, The Beacon on Beacon. This pristine 1-bed/1-bath sanctuary boasts a bright, open-concept layout designed for optimal efficiency and functionality. With timeless West Coast charm, this home sets a new standard in quality construction. The chef's kitchen features stainless steel Kitchen Aid appliances, an oversized island with quartz countertops, seamlessly flowing into the dining/living area and balcony offering panoramic views of Sidney. Enjoy the ambiance with 9' ceilings, abundant natural light from oversized windows, and a cozy natural gas fireplace. Stay comfortable year-round with fully ducted heating and air conditioning. A secure underground parking with fob entry, storage, and bike facilities add convenience. Indulge in the perks of condo living with restaurants, shops, parks, and transit steps away. This west-facing, centrally located unit, is sure to meet the expectations of the most discerning buyer.

UNIT 308 - 9818 FOURTH STREET

602 SQ. FT.

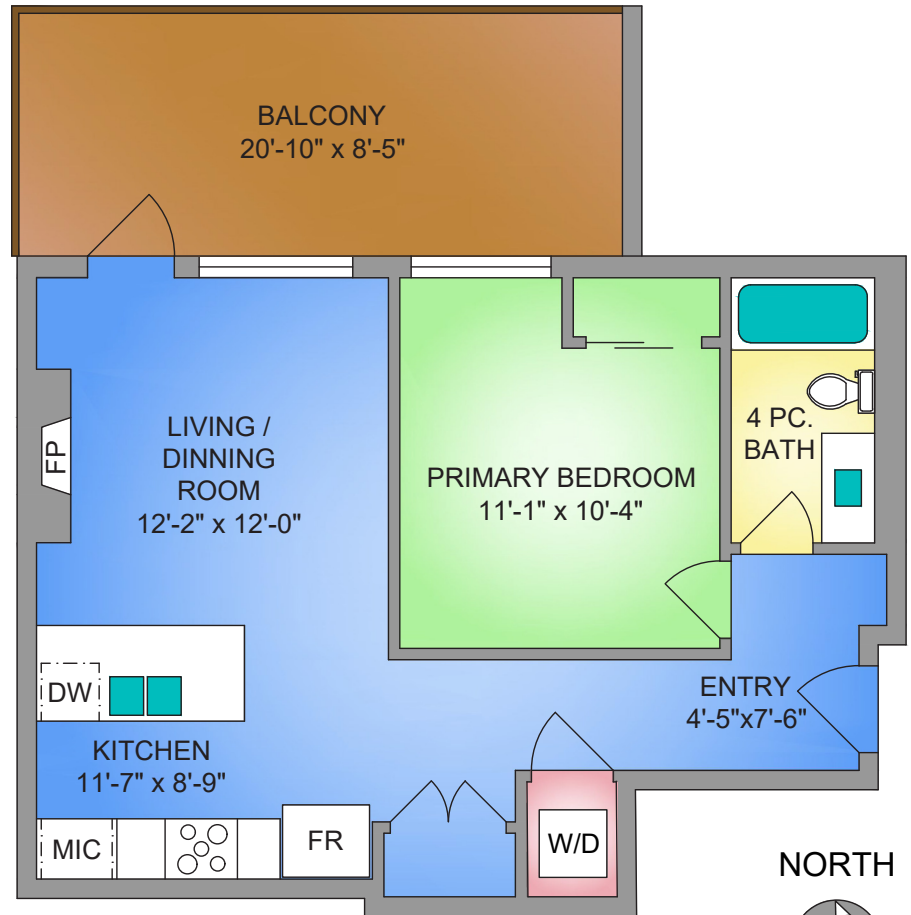
9'-0" CEILING HEIGHT



Property Floorplan

LIVING AREA 602 sq. ft.

Balcony 185 sq. ft.



NORTH



0' 3' 6'
SCALE

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



Property Photos





Property Photos





Property Photos





Property Photos





Features & Finishes

QUALITY WITHOUT COMPROMISE

- Design by Spaciz Design Company
- 602 sqft of adaptable living space
- High speed, full sized elevator
- Undergorund parking

GOURMET KITCHEN

- Soft close shaker-style cabinetry
- Wood grain feature cabinetry
- Double bowl, undermount stainless kitchen sink
- Quartz countertop with waterfall edge siding
- Recessed under cabinet task lighting
- Modern pendant lights above island
- Gourmet stainless steel appliance package
- Built-in lower cabinet microwave

INTERIOR DESIGN

- Light Oak color scheme
- Oversized 9'6" ceilings
- Air conditioning – VRF Technology
- Wide plank engineered hardwood
- Sound LOC acoustic underlay
- Full height double glazed oversized windows
- Built-in closet organizers
- Central heating and cooling
- Dimmable pot light fixtures
- Gas fireplace with tile surround finish
- Hardwood flooring in bedrooms
- Remote control blinds package

ADDITIONAL BONUSES

- Fob entry for front door & underground parking
- Electric car charging stations available
- Oversized secure individual storage lockers
- Secure bike storage
- Outdoor gas connection for heater and BBQ
- Outdoor water connections and electrical outlets
- Entry-phone system allows screened visitor entry
- Hard-wired smoke detectors & sprinkler system

QUALITY CONSTRUCTION

- Homecare Program, Traveler's 2-5-10 new home warranty:
 - ☑ *2 years material and labour*
 - ☑ *5 year building envelope*
 - ☑ *10 year structural*



Location

(GIS) MAPPING





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