

**203 - 9818 FOURTH ST**

Sidney





FOR SALE



## 203 - 9818 Fourth St Sidney

SUMMARY OVERVIEW



LISTING PRICE: \$740,000



LIVING AREA: 958 sq. ft.



BEDROOMS: 2



BATHROOMS: 2



Welcome to The Beacon – Luxury Living in Downtown Sidney. Set in one of the city’s most sought-after condo developments, this 2-Bed, 2-Bath unit offers over 958 sqft. of living space. With its 9-ft ceilings, grand windows, east-facing exposure, and an open floor plan, the home is bright, airy, and full of natural light. The kitchen features warm wood cabinetry, quartz countertops, and stainless steel appliances, and sits open to the dining and living areas for a connected feel among the spaces. Elevated details, from wide-plank hardwood flooring to herringbone tile work, can be seen throughout the home. Enjoy a primary suite, complete with a 4-piece ensuite and walk-in closet, as well as a second bedroom and bathroom, in-suite laundry, and over 250 sqft of outdoor patio space. Appreciate the convenience of condo living with secure underground parking, storage, and the city’s best restaurants, shops, and markets just steps from your door.

# UNIT 203 - 9818 FOURTH STREET

958 SQ. FT.

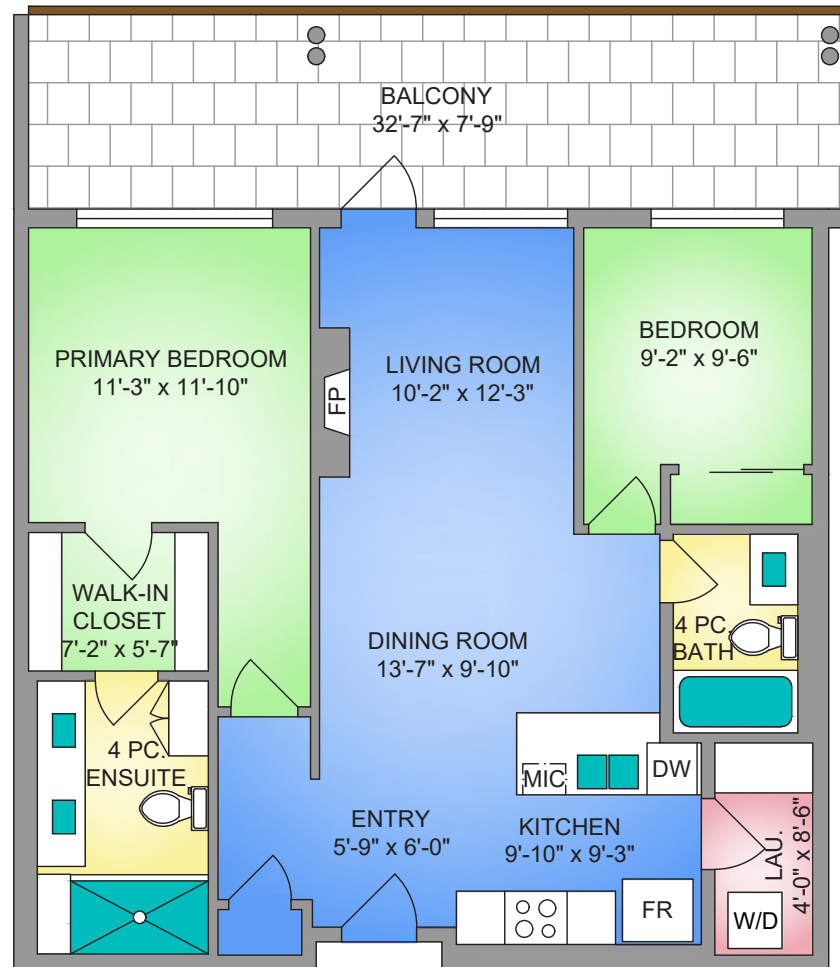
9' CEILING HEIGHT



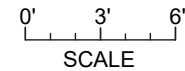
## Property Floorplan

LIVING AREA 958 sq. ft.

Balcony 267 sq. ft.



NORTH



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



## Property Photos

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# Property Photos

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## Property Photos

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# Features & Finishes

## QUALITY WITHOUT COMPROMISE

- Design by Spaciz Design Company
- 602 sqft of adaptable living space
- High speed, full sized elevator
- Underground 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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WHITSON**  
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Realty**



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