

2288 MALAVIEW

Sidney





2288 Malaview Avenue

Sidney

SUMMARY OVERVIEW



LISTING PRICE:

\$1,799,000 + GST



LIVING AREA:

1,950 sq. ft.



BEDROOMS:

3 + den



BATHROOMS:

2



Luxurious Living in Sidney Proper. On a quiet, tree-lined street sits a brand new, impeccably designed 3-Bed, 2-Bath, 1950-sqft. rancher. The home pairs a relaxed coastal feel with nuanced luxuries, perfectly blending its serene color palette, 10-ft ceilings, and wide-plank hardwood floors with its high-end finishes, custom millwork, and detailed stone. Enjoy an open-concept floorplan with a spacious kitchen, complete with floor-to-ceiling cabinetry, quartz countertops, a 6-burner gas range, and a full, walk-in pantry. A thoughtful layout places an office at the front of the home, shared living spaces in the middle, and the primary suite – marked by 12-ft vaulted ceilings, a lux 5-piece ensuite, and a walk-in closet – at the back, overlooking the garden. Located in the charming coastal community of Sidney, just a 5-minute drive – or a leisurely stroll – from the city’s local parks, beaches, trails, and restaurants, shops, and markets. Enjoy single-story living in the heart of it all.

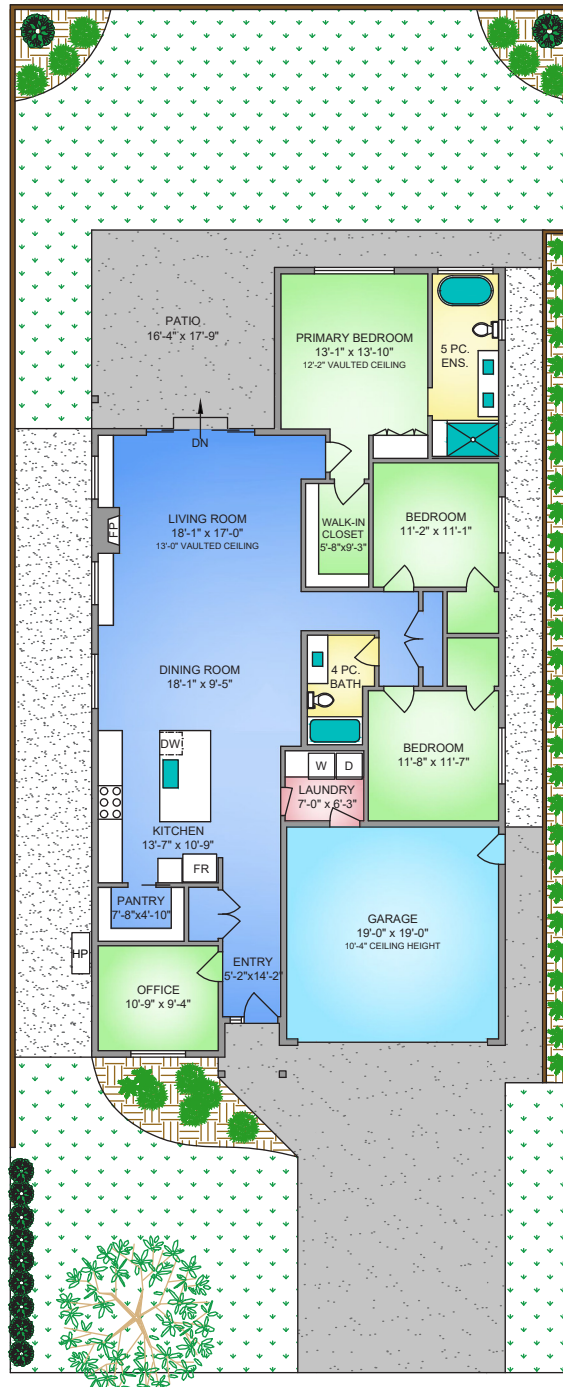
FEATURES AND FINISHINGS ARE SUBJECT TO CHANGE AT THE DEVELOPER’S DISCRETION



Property Floorplan

MAIN FLOOR 1,950 sq. ft.

Patio 289 sq. ft



2288 MALAVIEW AVENUE
1950 SQ. FT.
10'-0" 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





Features & Finishes

QUALITY WITHOUT COMPROMISE

- Designed by Cedars Interior Design
- Construction by DC Building Co.
- 1,922 sq.ft. of finished living space
- 3 bedrooms 2 bathrooms
- Office space
- Open concept living space w/ 10 ft ceiling height
- Brushed Oak Porto engineered hardwood
- Direct vent gas fireplace with custom mantel and built-in
- Hardi Plank finish siding
- White vinyl double glazed windows
- Back patio w/ sliding doors
- Vaulted 13 ft living room

GOURMET KITCHEN

- Wood cabinets w/ soft close drawer and cabinets
- Modern pendant lights
- Lumina LG Quartz Countertops
- Walk-in pantry w/ built-in shelving
- Recessed under cabinet lighting
- Custom built-in hood fan
- Gourmet stainless steel appliances
- Gas range stove

PRIMARY BEDROOM & EN-SUITE

- Spacious walk-in closet w/ custom millwork and organizer
- Walk-in shower
- In-floor radiant heating
- Right height elongated toilet
- Double sinks single-lever
- Built-in cabinets and under-mount motion sensor lighting
- Free standing bathtub
- 12 ft vaulted ceiling

ADDITIONAL CONVENIENCE

- Electric heat pump w/ air conditioning
- Hot water on demand
- Pre-wired electric car charging station
- Outdoor water connections and electrical outlets
- Gas BBQ hookup
- Screens on all opening windows
- Interlocking brick driveway
- Professional low maintenance landscaping
- Crawl Space
- Double-car garage
- Baseboard heater in garage

QUALITY CONSTRUCTION

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

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Interior Design Details

Paint

Benjamin Moore



BM OC-65
Chantilly Lace
FINISH: **Eggshell**

LOCATION: Walls, Trim,
Door & Ceiling

Fireplace & Backsplash

Centanni Tile
Ravello - White



Ravello - White
3"x12" Glossy

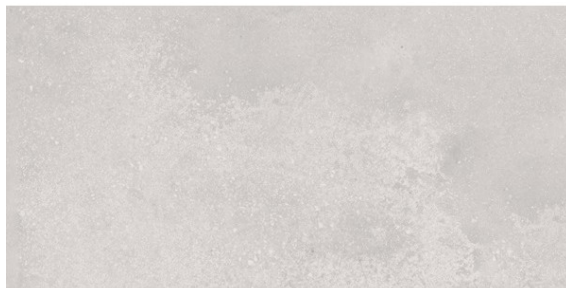
GROUT: **Latricrete #09
Frosty**



Interior Design Specifications

Bathroom Tile

Tierra Sol



Tierra Sol

SIZE: **12 x 24**

GROUT: **Latricrete #87
Stormy Grey**

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Flooring

ETM Flooring



Signature Brushed
Oak Porto

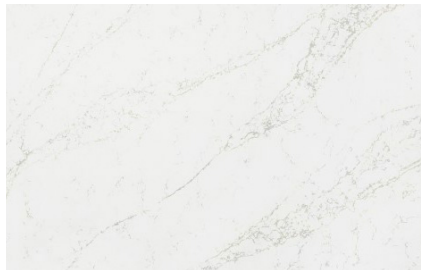
7-1/2" W plank, 9/16" T



Interior Design Specifications

Countertops

LG Quartz



FINISH: **Polished**

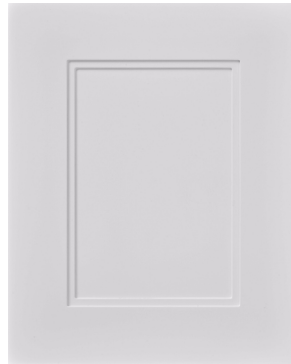
COLOR: **Lumina**

**Eased square edge
(1/8" round)**

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Cabinetry Millwork

Benjamin Moore



Modified shaker doors
with bevel inside edge

FINISH: **Painted**
BM OC-28 Collingwood



Interior Design Specifications

Fireplace

Napoleon



CUSTOM: Pain black liner 1460PBL
Traditional Logs 1400LSK
1" Fixed Frame (Black) 1430FFK

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Appliance Specifications



Appliance Specifications

KITCHEN



KitchenAid®: 36" Exterior Width, Gas Range, Self Clean, Gas Burners, Convection, 6 Burners

KitchenAid®: 36" Stainless Wall Mount Canopy Hood



FEATURES AND FINISHINGS ARE SUBJECT TO CHANGE AT THE DEVELOPER'S DISCRETION



Appliance Specifications

KITCHEN



KitchenAid®: 22 Cu. Ft. 36-Width Standard Depth French Door Refrigerator with Interior Dispense



KitchenAid®: 39 dBA Dishwasher in PrintShield™ Finish with Third Level Utensil Rack

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Appliance Specifications

LAUNDRY



LG®: 5.2 cu. ft. Capacity Front Load Washer

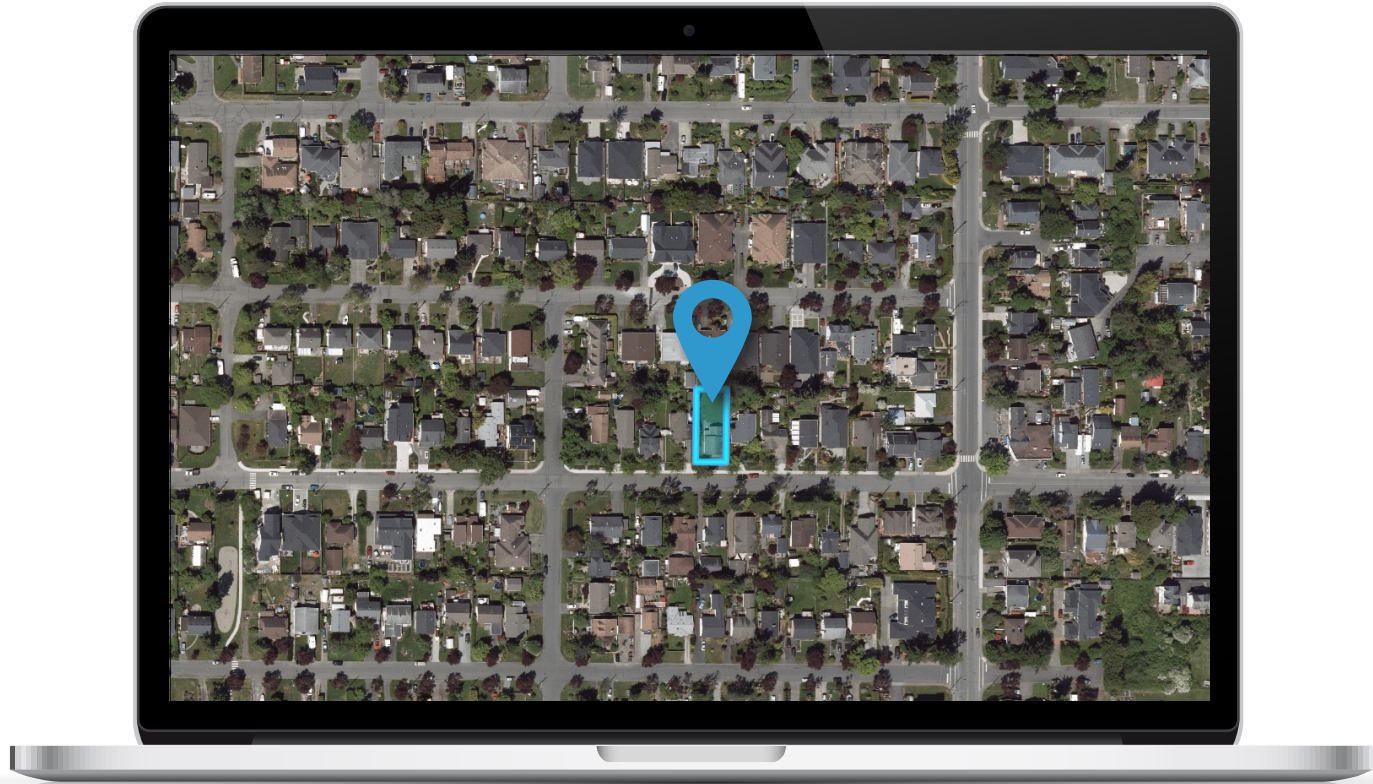


LG®: 7.4 cu.ft. Front Load Dryer with Built-In Intelligence



Location

(GIS) MAPPING





 **CHACE
WHITSON**
REAL ESTATE GROUP


Macdonald
Realty



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