

10103 RESTHAVEN

Sidney





FOR SALE



10103 Resthaven Drive

Sidney

SUMMARY OVERVIEW



LISTING PRICE: \$799,000



LIVING AREA: 1,623 sq. ft.



BEDROOMS: 4



BATHROOMS: 2



Potential in Sidney Proper! On a bright, sunny, 6200-sqft. corner lot sits a home ready to be reimagined. Currently, the property offers a 4-Bed, 2-Bath, 1623-sqft. home with a traditional split-level layout. Main living spaces, along with two of the four bedrooms make up the main floor, with additional bedrooms and a family room on the lower level. Primed with potential, the home offers the opportunity to renovate and/or add a secondary suite. With a walk-out basement, a separate entrance already in place, and RM6 medium-density zoning, the option to customize as you see fit is all yours. Enjoy the blank canvas, along with the highly desirable, south-facing exposure, a fully fenced yard, and an unbeatable location. Live across from the city's iconic Rose Garden, Community Wellness Park, and local library, and just a 10-minute stroll from the shops, markets, and restaurants of Beacon Avenue. *Buyer to confirm all details with the Sidney planning department.



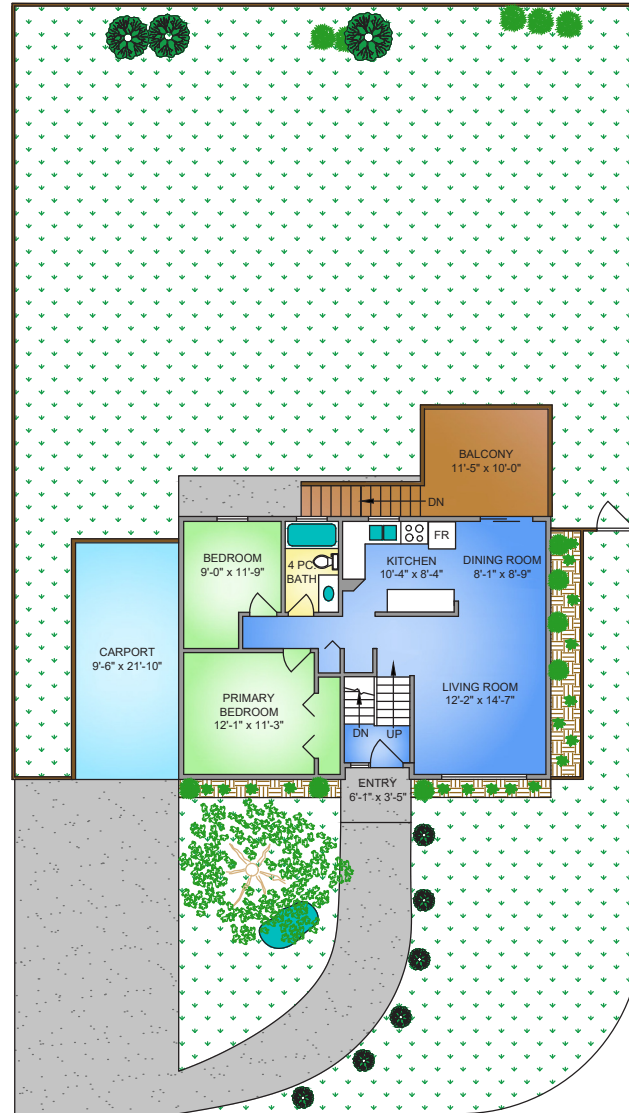
Property Floorplan

Main Floor 827 sq. ft.
Upper Floor 796 sq. ft.

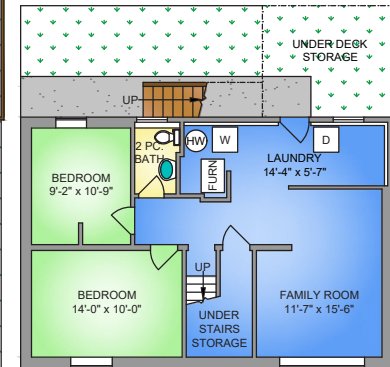
TOTAL LIVING 1,623 sq. ft.

Carport 220 sq. ft.
Balcony 125 sq. ft.

MAIN FLOOR
827 SQ. FT.
8'-0" CEILING HEIGHT



LOWER FLOOR
796 SQ. FT.
7'-8" CEILING HEIGHT



NORTH



0' 5' 10'
SCALE

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



Property Photos

INTERIOR

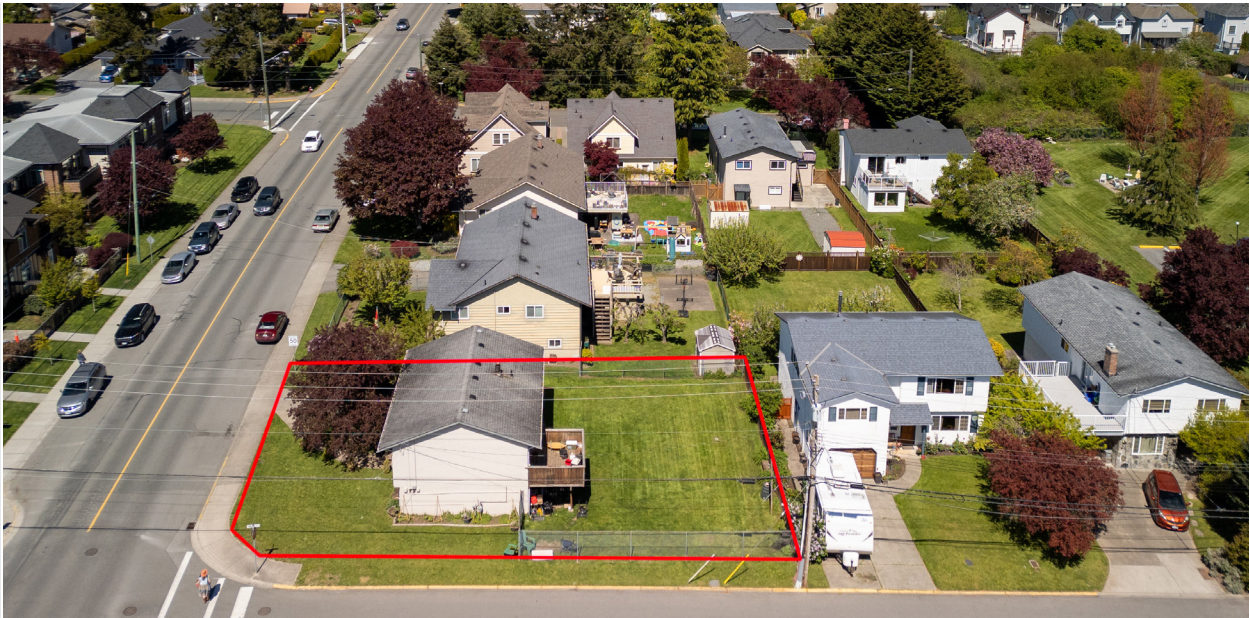




Property Photos

EXTERIOR





Property Photos

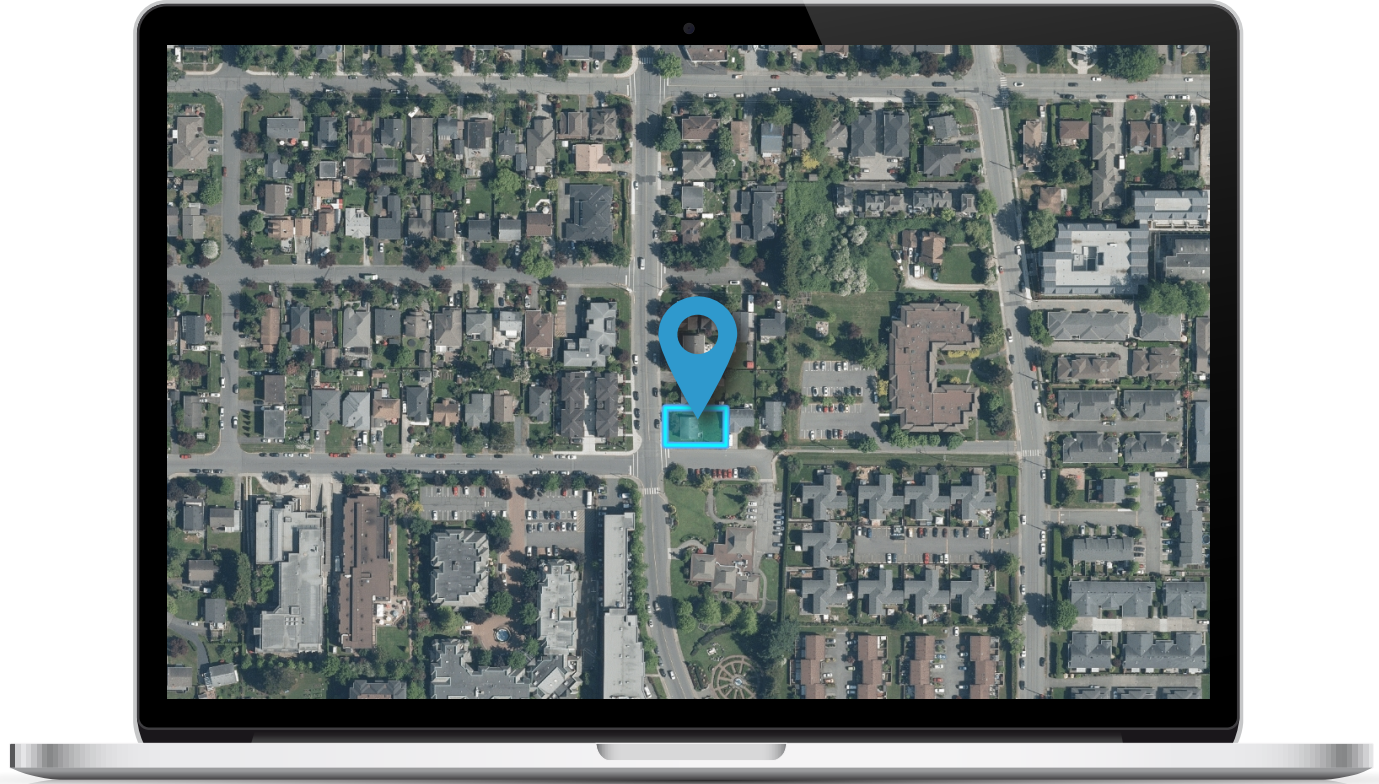
EXTERIOR

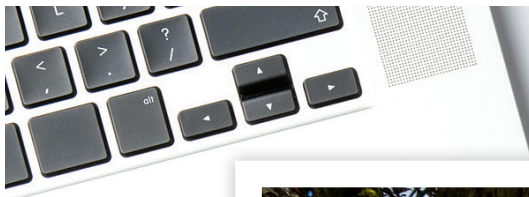




Location

(GIS) MAPPING





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