

2271 ADELA

Sidney





FOR SALE



2271 Adela Place

Sidney

SUMMARY OVERVIEW



LISTING PRICE:

\$1,499,000 +GST



LIVING AREA:

1,838 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, 1838 sqft. duplex gives a bright and airy feel with open-concept living and 9-ft. ceilings throughout. A spacious kitchen, complete with a walk-in pantry, sits open to the dining and living areas. 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.

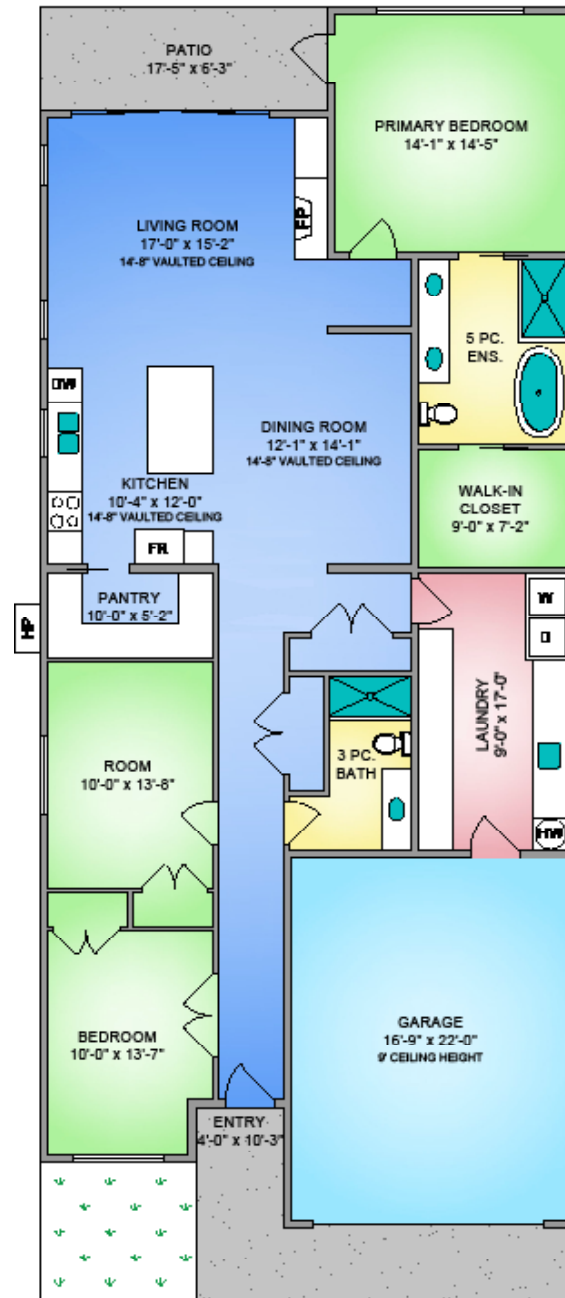


Property Floorplan

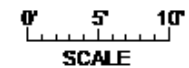
TOTAL AREA 1,838 sq. ft.

Garage 403 sq. ft.

Patio 109 sq. ft.



9' CEILING HEIGHT



NORTH



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



Property Photos

Exterior





Property Photos

KITCHEN





Property Photos

LIVING AND DINING





Property Photos

INTERIOR





Features & Finishes

INTERIOR LIVING SPACE

- Vaulted ceilings in Living Room
- Engineered hardwood flooring
- Gas fireplace
- Pot lights throughout
- Walk-in closet

EXTERIOR DESIGN

- Hardi siding
- Torch-on roof
- Concrete & interlocking brick 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
- 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
- Two sinks in en-suite

ADDITIONAL CONVENIENCE

- Electric heat pump with air conditioning
- Central vacuum rough-in
- Electric car charging rough-in
- Outdoor gas connection
- Outdoor water connection
- Outdoor electrical outlet
- Screens on all opening windows

STAKEHOLDERS

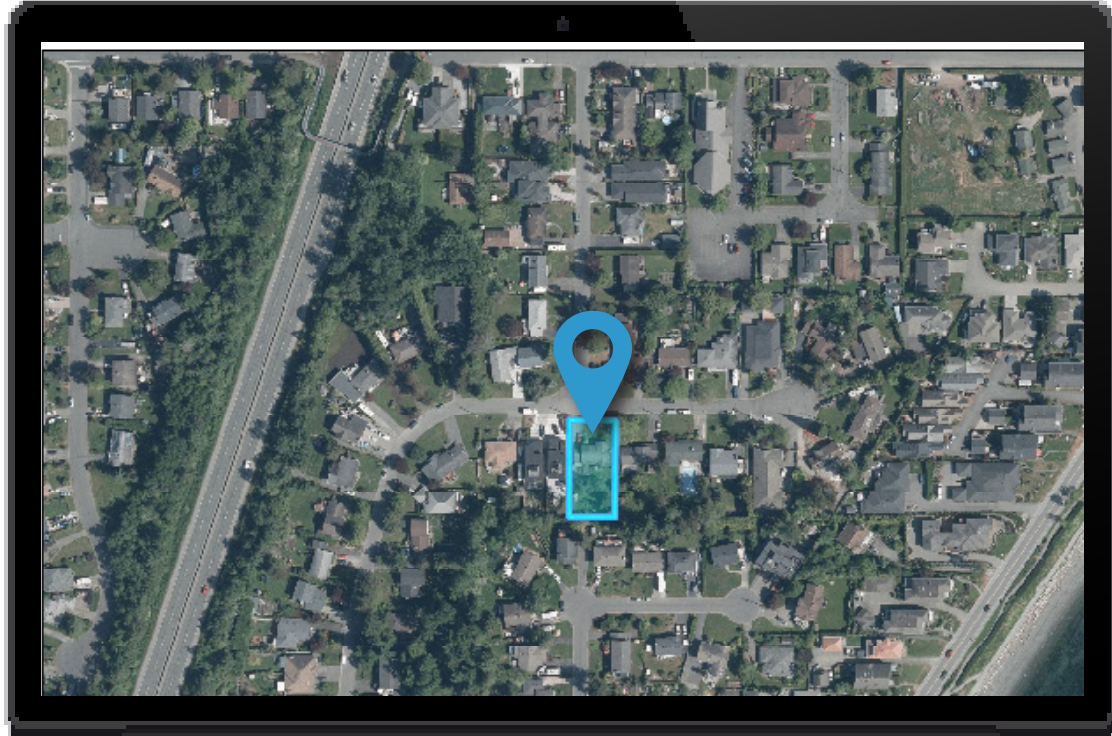
- Construction by Garrett Wakefield Construction Ltd.
- Designed by Tara Cumming.
- National New Home Warranty:
 - ☑ *2 years material and labour*
 - ☑ *5 year building envelope*
 - ☑ *10 year structural*

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



Location

(GIS) MAPPING





 **CHACE
WHITSON**
PERSONAL REAL ESTATE CORPORATION


**Macdonald
Realty**



CHACE WHITSON

PERSONAL REAL ESTATE CORPORATION

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