

# 2306 GROVE

Sidney





FOR SALE



# 2306 Grove Crescent

## Sidney

### SUMMARY OVERVIEW



LISTING PRICE: \$1,450,000 + GST



LIVING AREA: 1,907 sq. ft.



BEDROOMS: 3



BATHROOMS: 3



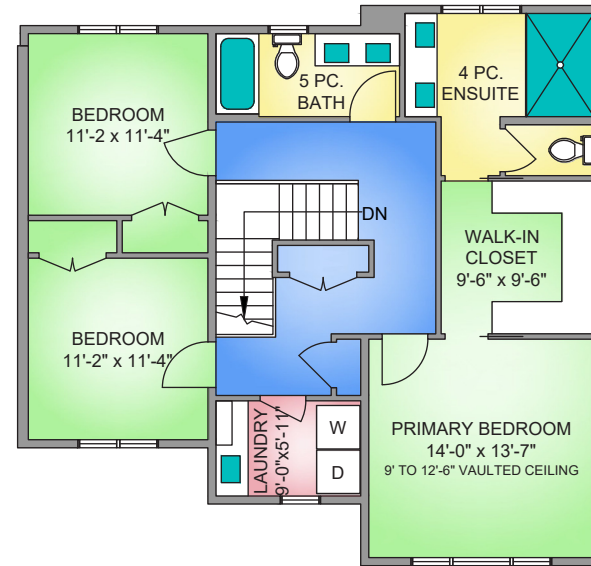
This stylish and sophisticated modern Craftsman duplex features a stunning 3-bedroom, 3-bathroom layout with 1,907 sq ft of beautifully finished living space. Designed for both comfort and function, the home boasts 9' ceilings, expansive windows for abundant natural light, and wide plank engineered hardwood floors throughout. The gourmet kitchen is a chef's dream with quartz countertops and premium stainless-steel appliances. The spacious primary suite offers a 12' vaulted ceiling, a large walk-in closet, and a luxurious 4-piece ensuite with an oversized walk-in shower and rain showerhead. Relax or entertain in the professionally landscaped, low-maintenance yard with a private patio. Ideally located just steps from beaches, restaurants, shops, and the town core, this home offers exceptional quality, style, and value. A must-see!



# Property Floorplan

Main Floor	848 sq. ft.
Upper Floor	1,106 sq. ft.
<b>TOTAL LIVING</b>	<b>1,954 sq. ft.</b>
Garage	251 sq. ft.
Patio	216 sq. ft.

## UPPER FLOOR 1106 SQ. FT. 9'-0" CEILING HEIGHT

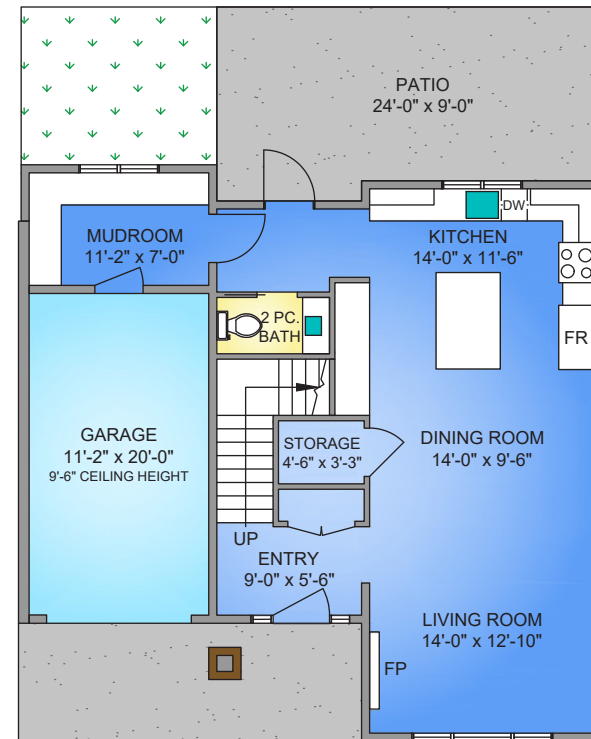


## MAIN FLOOR 848 SQ. FT. 9'-0" CEILING HEIGHT

NORTH



0' 3' 6'  
SCALE



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



# Property Renderings

EXTERIOR



\* RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE DEVELOPER'S DISCRETION



# Property Renderings

EXTERIOR



\* RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE DEVELOPER'S DISCRETION



## Previous Projects

DC BUILDING Co.



\* RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE DEVELOPER'S DISCRETION



## Previous Projects

DC BUILDING Co.







# Features & Finishes

## QUALITY WITHOUT COMPROMISE

- Designed by Ryan Hoyt
- Construction by DC Building Co.
- 1,954 sq.ft. of finished living space
- 3 bedrooms 3 bathrooms
- Mudroom with bench seating
- Open concept living space
- Brushed Oak Porto engineered hardwood
- Alluravision 50" Napoleon Fireplace
- Hardi Plank finish siding
- Vinyl double glazed windows
- Concrete rear patio

## GOURMET KITCHEN

- Wood cabinets w/ soft close drawer and cabinets
- Modern pendant lights
- Lumina LG Quartz Countertops
- Millwork pantry with pullout drawers
- 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 with frameless glass
- Rain shower with removable showerhead
- In-floor radiant heating
- Right height elongated toilet
- Double sinks single-lever
- Built-in cabinets and under-mount motion sensor lighting
- 12 ft vaulted ceiling

## ADDITIONAL CONVENIENCE

- Electric heat pump w/ air conditioning
- Hot water on demand
- Pre-wired electric car charging station
- In-floor radiant heating in laundry room
- Outdoor water connections and electrical outlets
- Gas BBQ hookup
- Screens on all opening windows
- Full size laundry room with quartz counter tops and undermount sinks
- Professional low maintenance landscaping
- Crawl Space
- Single-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*

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



# 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

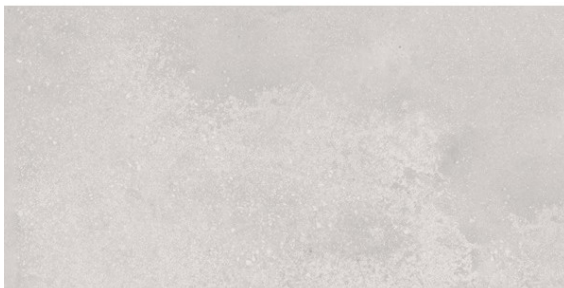
GROUT: **Latricrete #09  
Frosty**



# Interior Design Specifications

# Bathroom Tile

Tierra Sol



Tierra Sol

SIZE: **12 x 24**

GROUT: **Latricrete #87  
Stormy Grey**

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

# Flooring

ETM Flooring



Signature Brushed  
**Oak Porto**

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

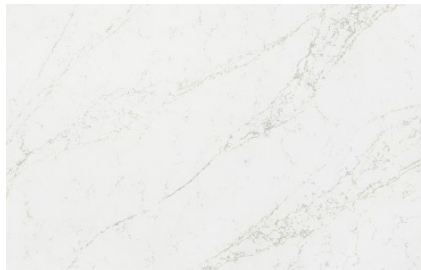


## Interior Design Specifications

---

# Countertops

LG Quartz



FINISH: **Polished**

COLOR: **Lumina**

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

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

# Cabinetry Millwork

Benjamin Moore



Modified shaker doors  
with bevel inside edge

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



# Fireplace

Napoleon



ALLURAVISION™ DEEP 50" ELECTRIC  
FIREPLACE

# Interior Design Specifications

---

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



# Appliance Specifications



# Appliance Specifications

KITCHEN



**KitchenAid®:** 30" 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





# Appliance Specifications

LAUNDRY



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



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

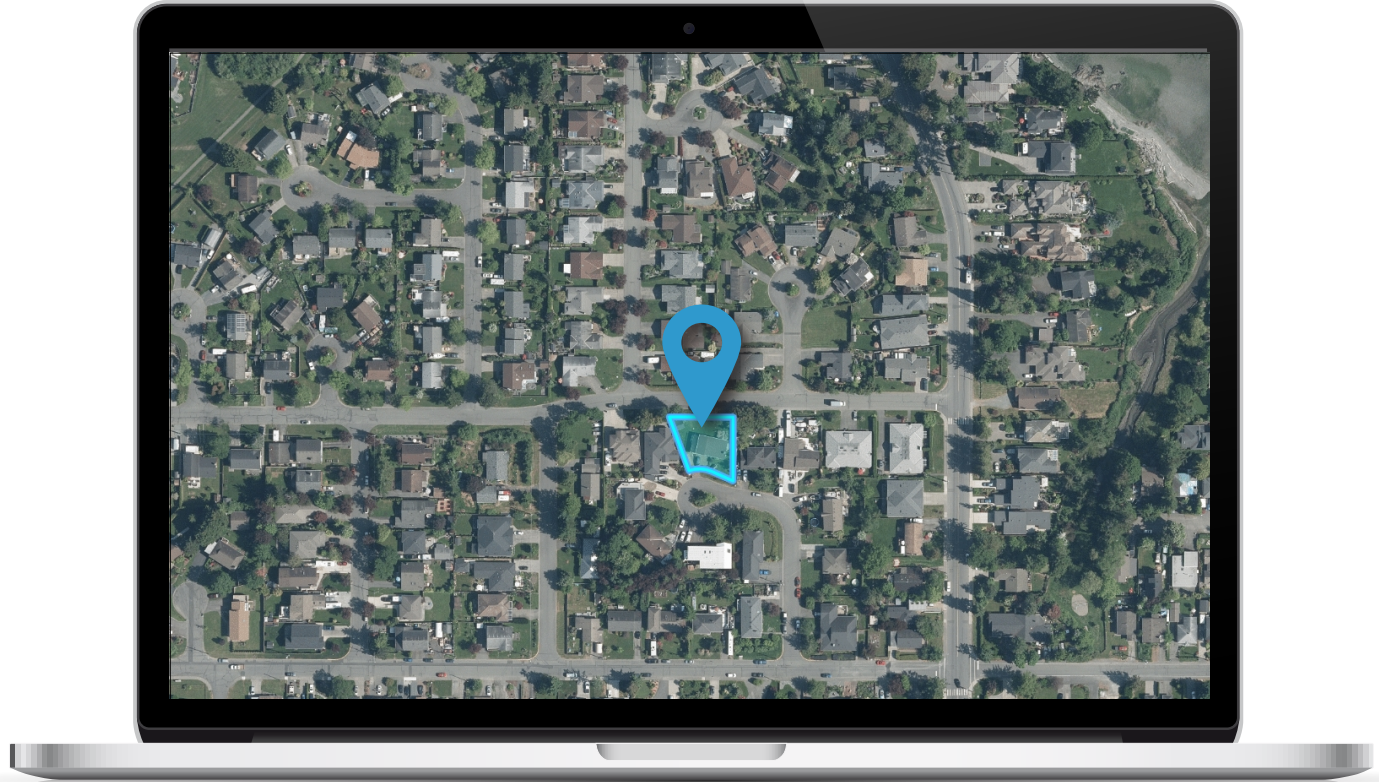
\*FEATURES AND FINISHINGS ARE SUBJECT TO CHANGE AT THE DEVELOPER'S DISCRETION\*



# Location

---

(GIS) MAPPING





 **CHACE  
WHITSON**  
REAL ESTATE GROUP

  
Macdonald  
Realty



CEL · 250 818 9338 | TEL · 778 426 2262

[Chace@ChaceWhitson.com](mailto:Chace@ChaceWhitson.com) | [ChaceWhitson.com](http://ChaceWhitson.com)

2411 · Bevan Avenue Sidney, BC · V8L 4M9





Chace Whitson | 250.818.9338 | [Chace@ChaceWhitson.com](mailto:Chace@ChaceWhitson.com) | [ChaceWhitson.com](http://ChaceWhitson.com)