

2313 CALVIN

Sidney





2313 Calvin Ave
Sidney

SUMMARY OVERVIEW



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



LIVING AREA: 1,903 sq. ft.



BEDROOMS: 3



BATHROOMS: 3



Brand New & Move in Ready! This modern Craftsman home seamlessly blends style and sophistication, offering 3 bedrooms, 3 bathrooms, and 1,903 sq ft of beautifully finished living space. The open-concept layout features 9' ceilings, expansive windows that flood the home with natural light, and wide plank engineered hardwood floors throughout. The gourmet kitchen is a chef's delight, complete with soft close millwork, quartz countertops and premium Kitchen-Aid stainless steel appliances. The spacious primary suite is a true retreat, with a 12' vaulted ceiling, a large walk-in closet, and a luxurious 4-piece ensuite with an oversized walk-in shower and rain showerhead. Enjoy outdoor living in the professionally landscaped, low maintenance south facing backyard with a private patio perfect for relaxing or entertaining. Located just steps from the beach, restaurants, shops, and the town core, this home combines exceptional quality, style, and convenience. A must-see!

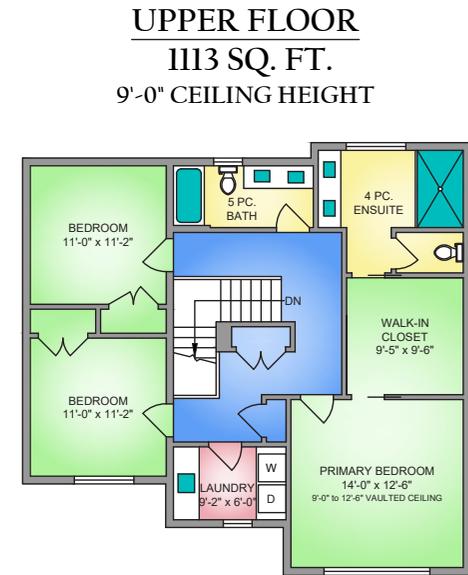
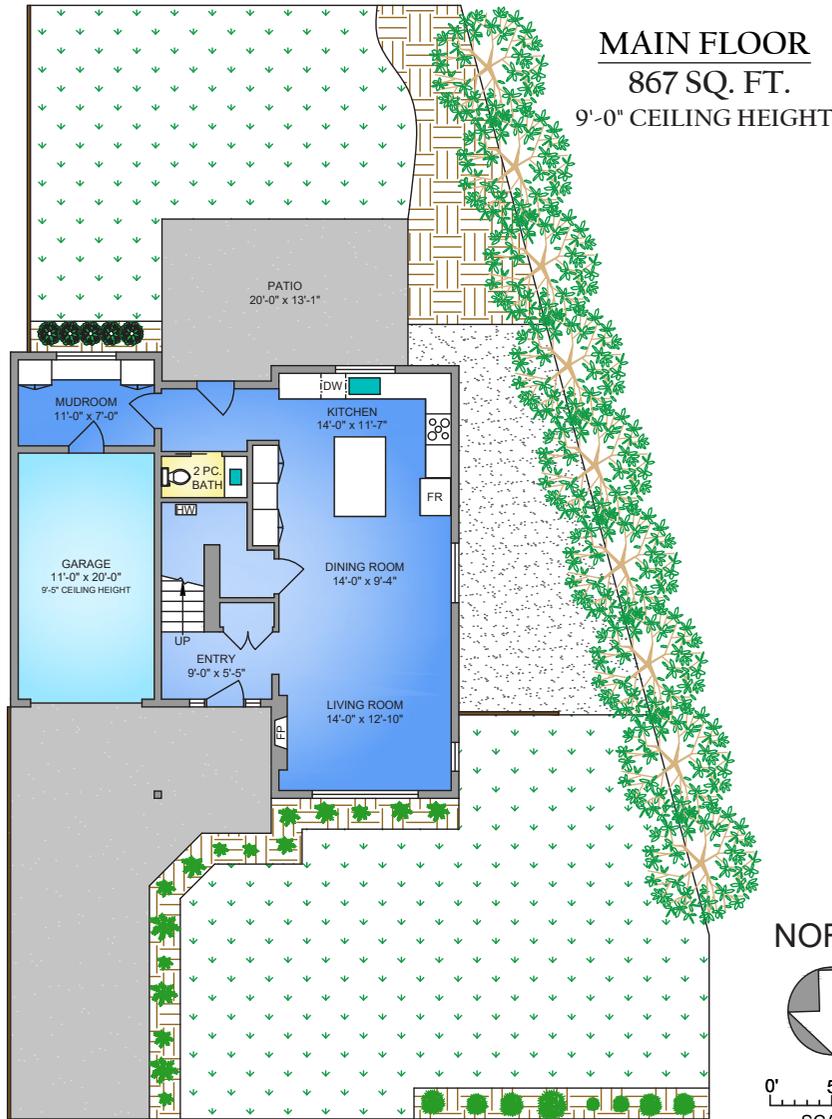


Property Floorplan

Main Floor 867 sq. ft.
Upper Floor 1,113 sq. ft.

TOTAL LIVING 1,980 sq. ft.

Garage 243 sq. ft.
Patio 247 sq. ft.



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



Property Photos

EXTERIOR



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



Property Photos

KITCHEN



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Property
Photos

INTERIOR





Property
Photos

INTERIOR





Features & Finishes

QUALITY WITHOUT COMPROMISE

- Designed by Ryan Hoyt
- Construction by DC Building Co.
- 1,903 sq.ft. of finished living space
- 3 bedrooms 3 bathrooms
- Mudroom with bench seating
- Open concept living space
- Brushed Oak 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
- Quartz Countertops
- Millwork pantry with pullout drawers
- Recessed under cabinet lighting
- Gourmet stainless steel appliances
- Gas range stove

PRIMARY BEDROOM & EN-SUITE

- 12 ft vaulted ceiling
- Spacious walk-in closet
- 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

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

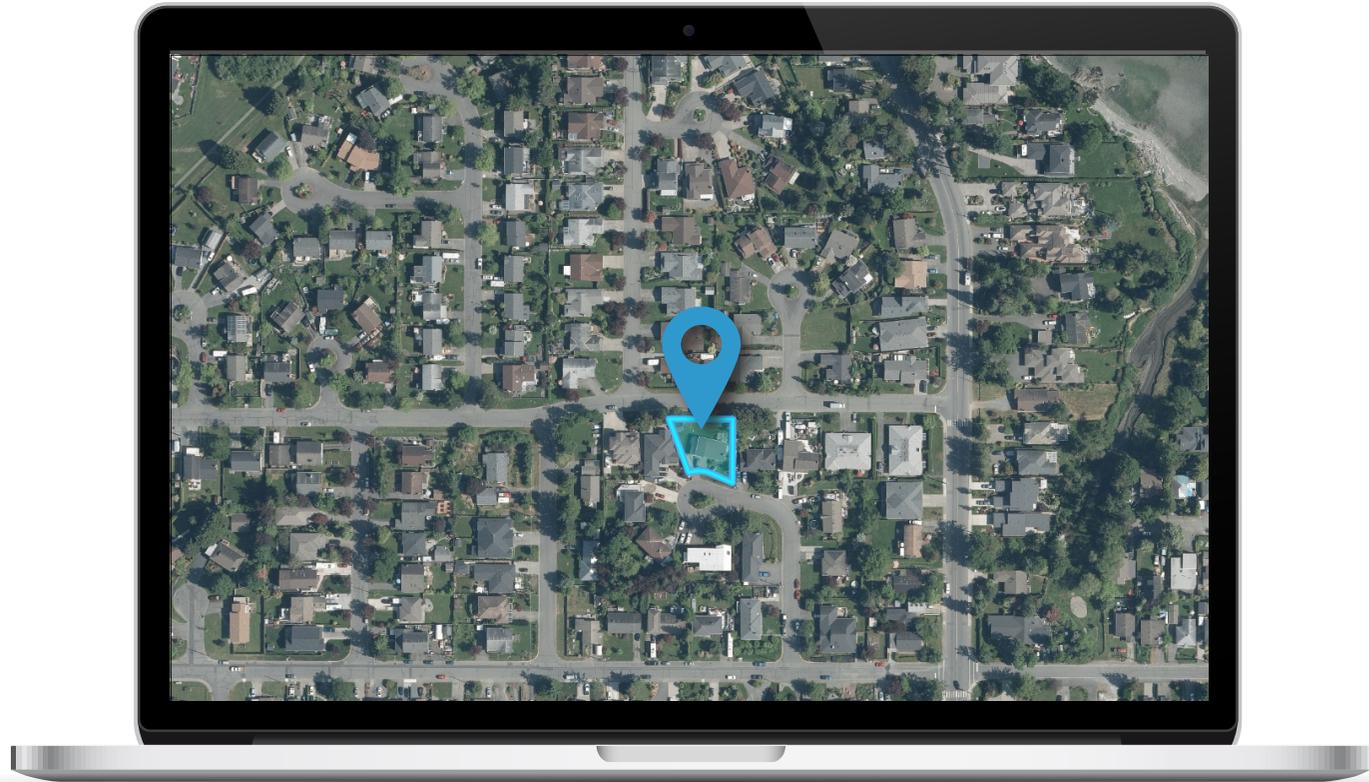
- Homecare Program, Traveler's 2-5-10 new home warranty:
 - ☑ *2 years material and labour*
 - ☑ *5 year building envelope*
 - ☑ *10 year structural*

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



Location

(GIS) MAPPING





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