



# Rhythm Living

AT 2374 OAKVILLE



**CHACE  
WHITSON**  
PERSONAL REAL ESTATE CORPORATION



FOR SALE



# 106-2374 Oakville Avenue

Sidney

SUMMARY OVERVIEW



LISTING PRICE: \$525,000



LIVING AREA: 570 sq. ft.



BEDROOMS: 1



BATHROOMS: 1



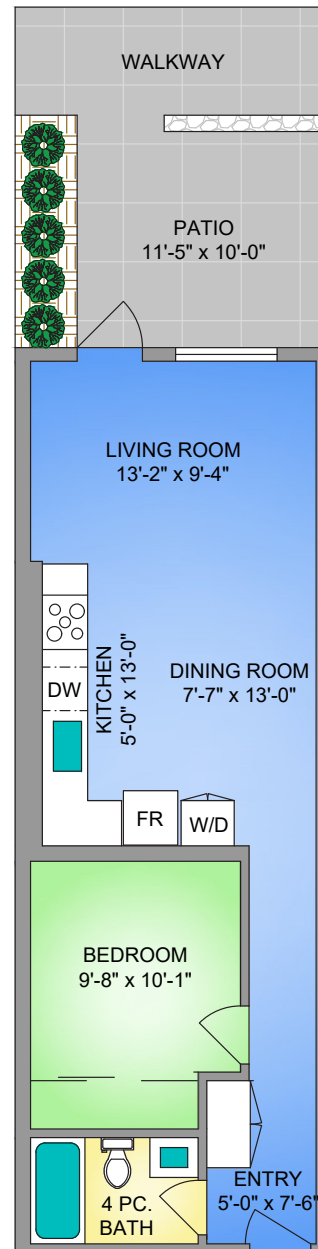
Brand new, move in ready 1 Bed, 1 Bath patio home at the all-new RHYTHM LIVING – A stunning, newly built one-level home with no steps. Featuring a highly efficient layout with no wasted space, this home boasts a spacious kitchen, generous size bedroom, luxuriously appointed bathroom and in-suite laundry. Enjoy outdoor living with a large, private patio. Just steps from trendy shops and restaurants, this boutique collection features 36 beautifully designed homes, ranging from 1 Bed / 1 Bath to 3 Bed / 2 Bath floor plans. With chic interiors and 18 homes offering private patio-style living with separate entrances, there's something for every lifestyle. Residents will enjoy a serene common patio space with BBQ, firepit, and seating area, perfect for relaxation and socializing. Additional highlights include secure underground parking with EV rough-ins and spacious storage lockers. Don't miss the chance to explore the Show Home and discover one of 13 exceptional homes still available. This is a rare opportunity to own in a prime location with outstanding value.



# Property Floorplan

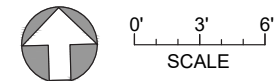
**LIVING AREA:** 570 sq. ft.

Patio 117 sq. ft.



**#106 - 2374 OAKVILLE AVENUE**  
**570 SQ. FT.**  
9'-0" CEILING HEIGHT

NORTH



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



## Property Photos

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# Property Photos

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## Property Photos

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# Features & Finishes

## QUALITY WITHOUT COMPROMISE

- Built by renowned local builder CUBE Projects
- Luxuriously appointed living spaces
- Oversized picture windows
- Open-concept kitchen and living area
- Custom millwork / cabinetry throughout
- High quality vinyl flooring throughout
- Ceiling fan within living room
- In-suite laundry
- Located in beautiful downtown Sidney
- 5-minute walk from the local shops, restaurants, parks, beaches and public transit

## GOURMET KITCHEN

- Wood cabinets with soft close drawers and cabinets
- Modern pendant lights
- Quartz countertops with waterfall edge (depending on configuration)
- Tile backsplash
- Large undermount stainless-steel sink
- Built-in microwave hood-fan
- Gourmet stainless-steel appliances

## PRIMARY BEDROOM & ENSUITE

- Custom closet organizers with bi-pass doors
- Ample size bedroom for king-size bed
- Bathtub with tile surround
- Removable showerhead
- In-floor radiant heating
- Oversized tile flooring

## ADDITIONAL CONVENIENCE

- Secured underground parking
- Pre-wired electric car charging station
- Large storage locker
- Outdoor water connections and electrical outlets
- Screens on all opening windows
- Communal patio, BBQ and firepit with seating

## QUALITY CONSTRUCTION

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





# Appliance Specifications



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KITCHEN



**SAMSUNG** - *Smart electric slide in range*

Finish: Stainless Steel

Model: NE63T8111SS/AC

**SAMSUNG** - *Over the range microwave*

Finish: Stainless Steel

Model: ME11A7510DS





# Appliance Specifications

KITCHEN



**SAMSUNG** - Counter depth french door refrigerator  
with twin cooling price

Finish: Silver

Model: RF18A5101SR/AA

**SAMSUNG:** Smart stormwash + 6 series 44 dBA

Finish: Silver

Model: MDW80B6060





# Appliance Specifications

LAUNDRY



**SAMSUNG** - 4.0 c.u ft dryer with heat pump technology and 40+ express cycle

Finish: White

Model: DV25B6800HW

**SAMSUNG:** 2.9 c.u ft front load washer with super speed and steam wash

Finish: White

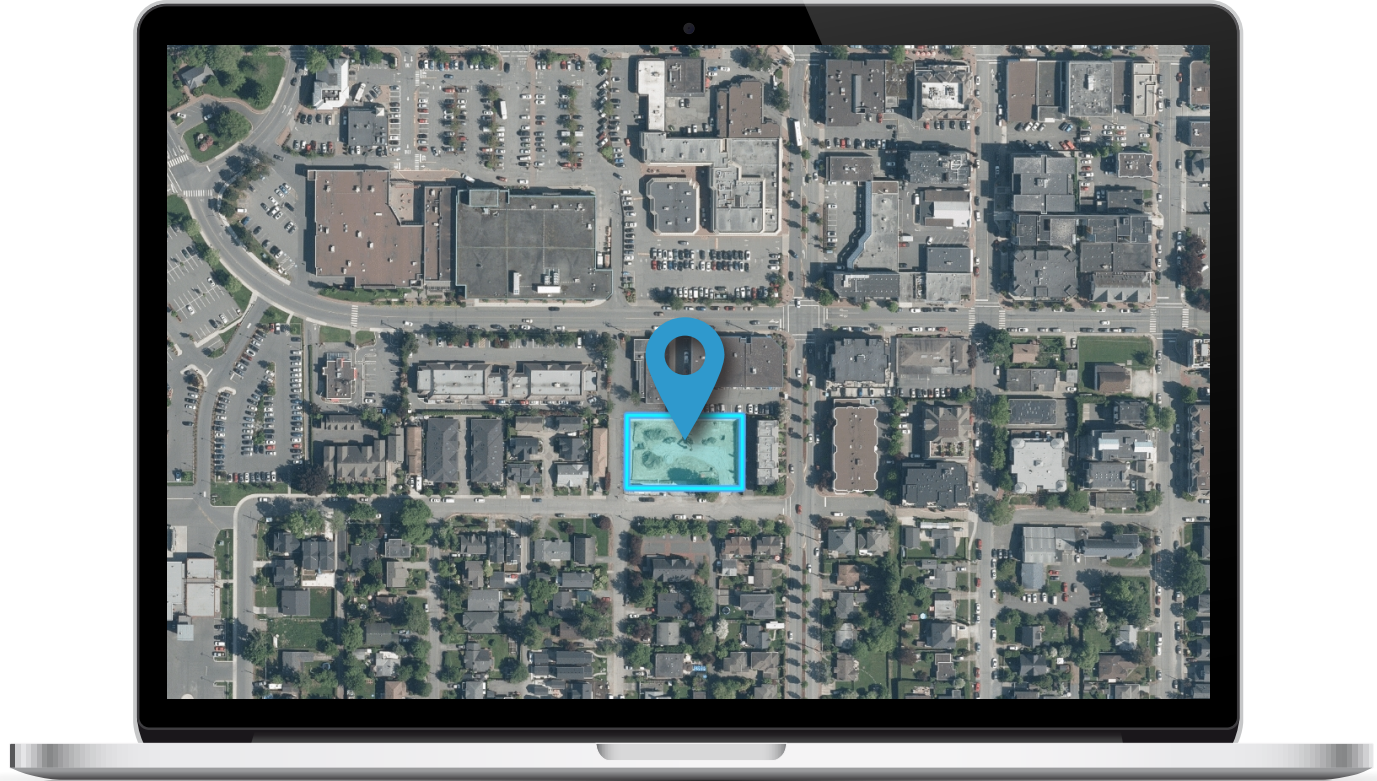
Model: WW25B6800AW/AC





# Location

(GIS) MAPPING







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