

# 2282 AMHERST

Sidney





FOR SALE



# 2282 Amherst Avenue

Sidney

SUMMARY OVERVIEW



LISTING PRICE:

\$1,525,000 + GST



LIVING AREA:

1,618 sq. ft.



BEDROOMS:

3



BATHROOMS:

2



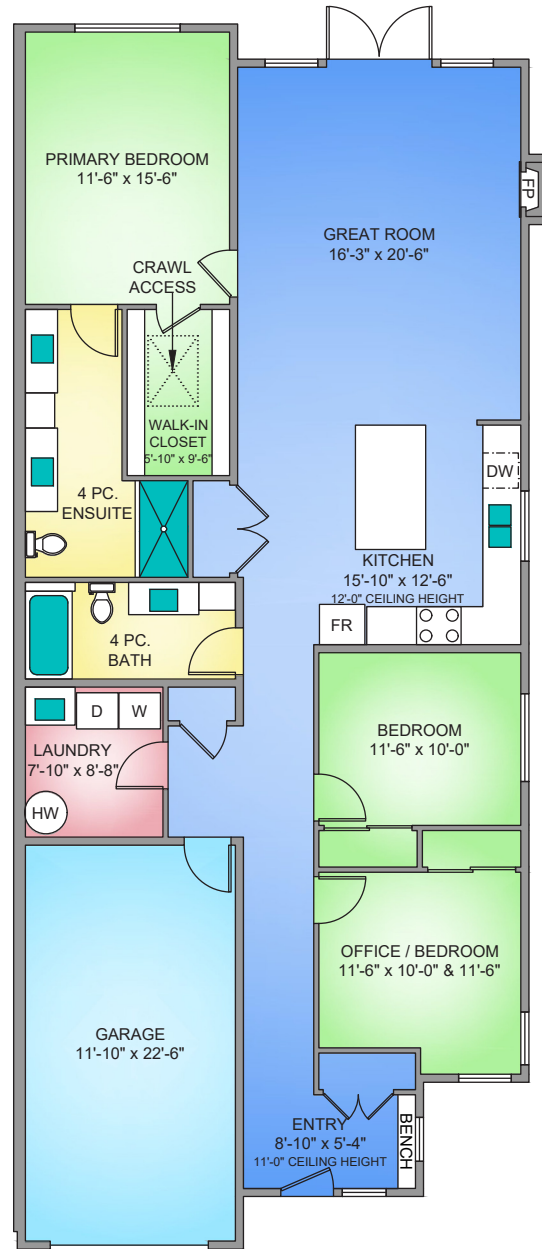
This brand new 3-bed, 2-bath rancher offers the perfect blend of traditional charm and modern design. Featuring a spacious open-concept layout, vaulted ceilings, and oversized windows, the home is filled with natural light and a sense of airiness. The gourmet kitchen is a standout, with shaker cabinetry, soft-close doors, premium gas range, and a large island – perfect for both cooking and entertaining. The primary suite boasts a luxurious 5-piece ensuite and walk-in closet. Additional highlights include a natural gas fireplace, wide-plank hardwood floors, and energy-efficient heat pump with A/C. Outdoors, enjoy a low-maintenance yard with a beautiful patio, 6-foot cedar fencing, irrigation, and gas hookup for BBQ. The property also features a single-car garage and heated crawl space. Located in a highly sought-after neighborhood, just steps to beaches, shops, restaurants, and transit, with BC Ferries and the airport a short drive away. An incredible opportunity for a brand new home!



# Property Floorplan

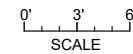
LIVING AREA 1,618 sq. ft.

Garage 292 sq. ft.



**UNIT B - 2282 AMHERST AVE**  
**1618 SQ. FT.**  
9'-0" to 12'-0" CEILING HEIGHT

NORTH



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



## Property Renderings

---





## Previous Projects

CICADA PROPERTIES  
DEVELOPMENT





# Features & Finishes

## INTERIOR LIVING SPACE

- Modern Cape-Cod / Contemporary design
- No-Step entry Single Level home
- Wide-plank brushed-oak eng. hardwood floors
- Wainscoting and Chair Rail in front entrance
- Pronounced gas Fireplace with tile surround
- Double-glazed windows
- White trim pot lights in main living areas
- Vaulted ceiling with beams in main living area
- Large windows allowing plenty of natural light
- Quality trim package through the home
- Bathrooms with in-floor heat

## GOURMET KITCHEN

- Ceiling height white shaker soft-close cabinets
- Quartz countertops and oversized island
- Subway tile backsplash
- Stainless steel undermount sink
- Recessed under-cabinet task lighting
- Pantry storage area
- Stainless steel appliances

## EXTERIOR DESIGN

- Outdoor gas connection for heater and BBQ
- Outdoor water connections and electrical outlets
- Hard surface partially covered patio
- Cedar fencing in the side & rear-yards

## SPA INSPIRED BATHROOMS

- Frameless glass en-suite shower and wall niche
- Handheld shower in en-suite
- In-floor radiant heating in ensuite & 2nd bathrooms
- Quartz countertops
- Black pulls and light fixture accents
- Shaker style soft-close cabinetry
- Double sinks with black faucets
- Comfort height elongated toilets w/ soft close seats

## ADDITIONAL CONVENIENCE

- Heated crawlspace
- Data centre in garage
- Frosted glass-panes in garage door
- Rough-in for EV charging
- Underground irrigation system in front & rear yard
- Screens on all opening windows

## STAKEHOLDERS

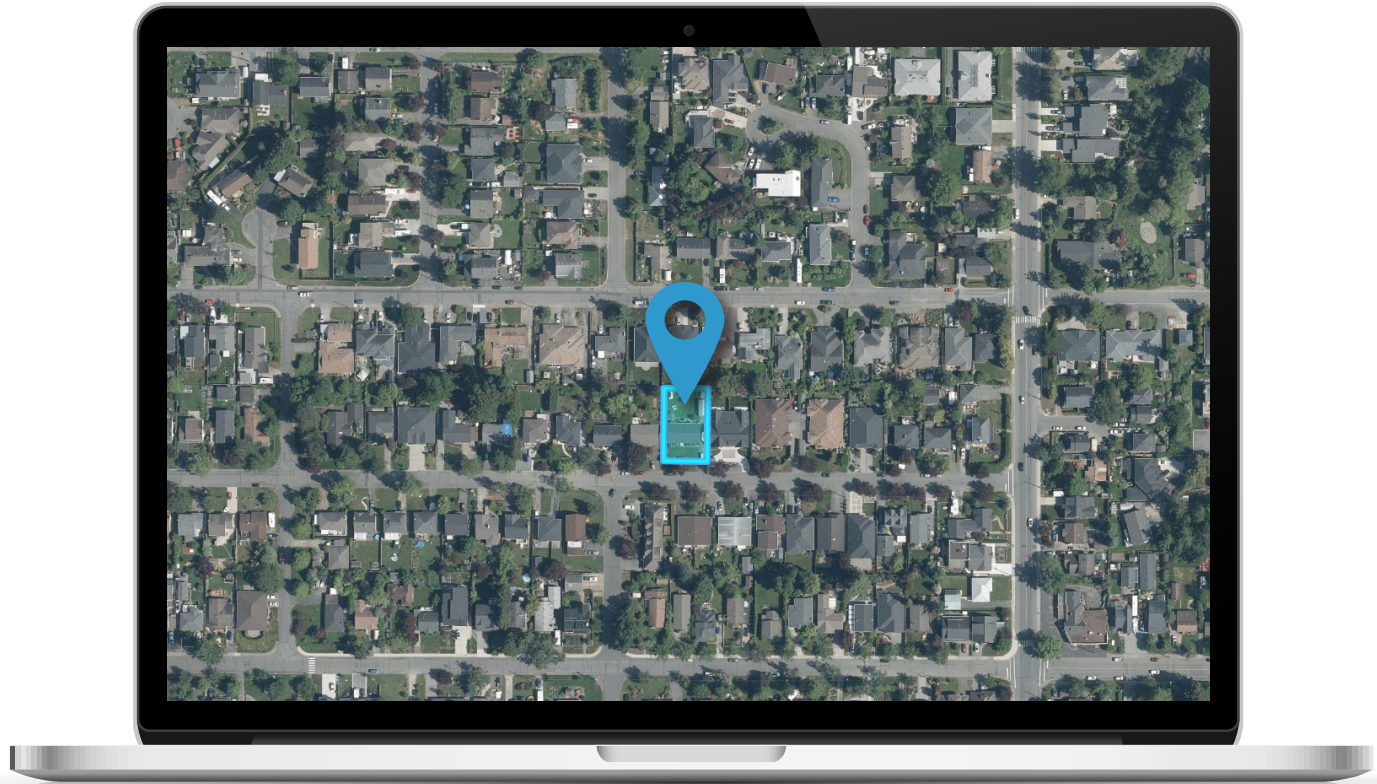
- Construction by Cicada Properties Development
- National New Home Warranty:
  - ☑ *2 years material and labour*
  - ☑ *5 year building envelope*
  - ☑ *10 year structural*

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

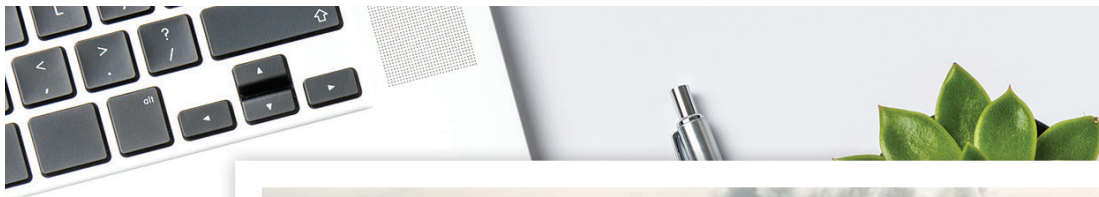


# Location

(GIS) MAPPING









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**  
PERSONAL REAL ESTATE CORPORATION



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