



2269 ADELA

Sidney



2269 Adela Place

Sidney

SUMMARY OVERVIEW



LISTING PRICE:	\$1,449,000 +GST
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LIVING AREA:	1,838 sq. ft.
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BEDROOMS:	3
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BATHROOMS:	2
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The Perfect Seaside Home - Brand New! In the heart of Sidney, minutes from the local shops and restaurants of Beacon Avenue and just steps from the nearby beach sits the perfect seaside home. Coastal inspired, this 3-Bed, 2-Bath, 1838 sq ft. single level 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 south-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.

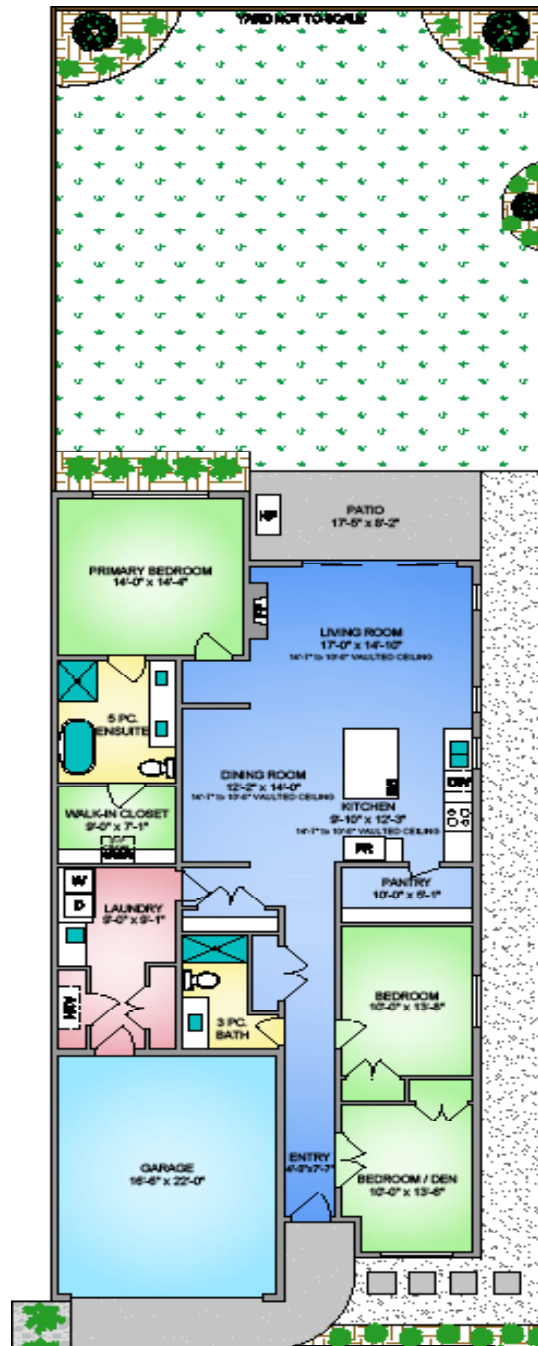


Property Floorplan

TOTAL AREA 1,838 sq. ft.

Garage 398 sq. ft.

Patio 147 sq. ft.



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



Property Photos

EXTERIOR





Property Photos

INTERIOR





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

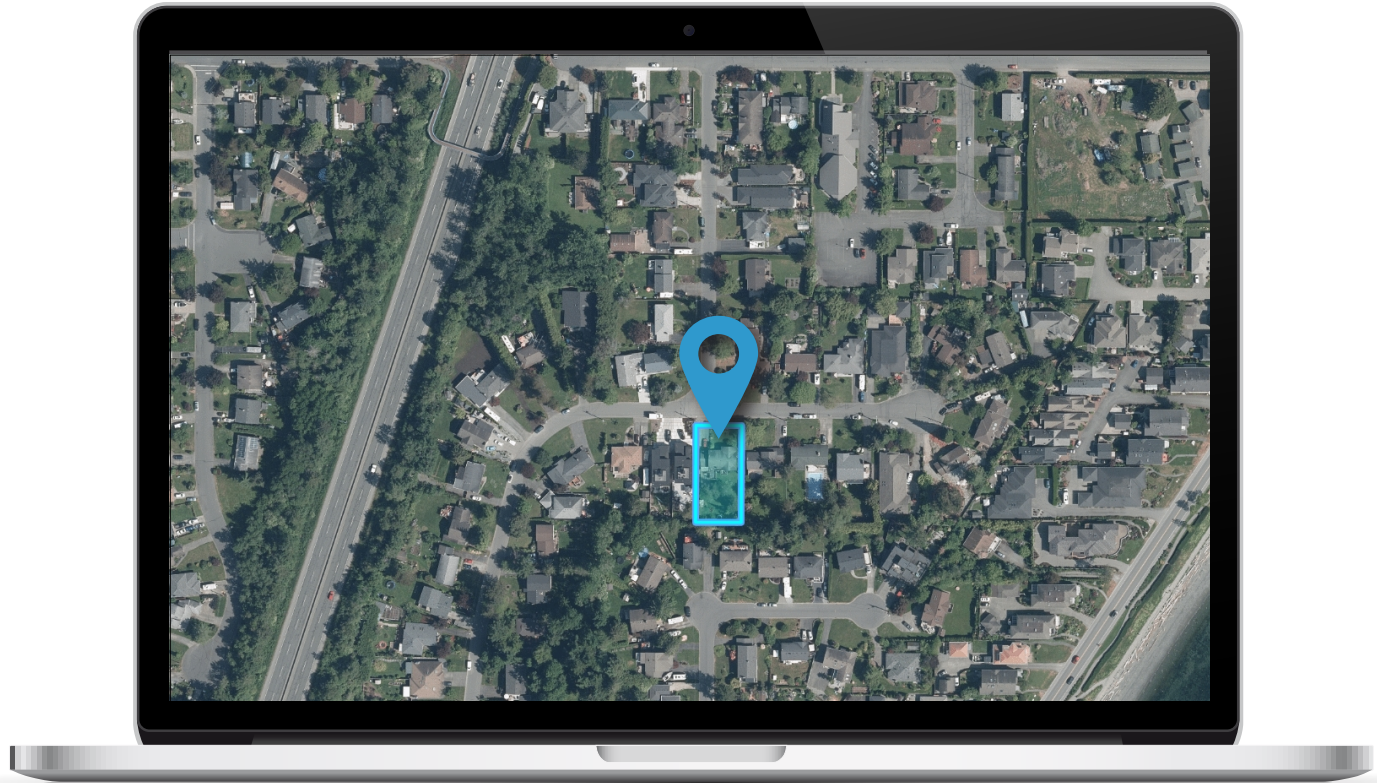
- Construction by Garrett Wakefield Construction Ltd.
- Designed by Tara Cumming.
- National New Home Warranty:
 - ✔ *2 years material and labour*
 - ✔ *5 year building envelope*
 - ✔ *10 year structural*

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



Location

(GIS) MAPPING





**CHACE
WHITSON**
PERSONAL REAL ESTATE CORPORATION



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