



9556 Northlawn

Sidney





FOR SALE



9556 Northlawn Terrace

Sidney

SUMMARY OVERVIEW



LISTING PRICE:	\$1,299,000 +GST
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LIVING AREA:	1,382 sq. ft.
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BEDROOMS:	3
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BATHROOMS:	2
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This brand new 3-bed, 2-bath RANCHER boasts a charming Cape Cod exterior and high-quality finishes throughout. Offering a well-designed, open-concept layout with 9ft ceilings and large windows throughout, this home feels bright and spacious. The gourmet kitchen is a chef's dream, featuring shaker cabinetry, soft-close doors, premium appliances with a gas range, and a large peninsula perfect for entertaining. The primary suite is an oasis, complete with a luxurious 4-piece ensuite and walk-in closet. Enjoy the natural gas fireplace, wide-plank hardwood floors and vaulted ceiling within the main living space. Outside, the easy-care yard offers a beautiful patio space, 6 ft cedar fencing, underground irrigation, and hookup for gas BBQ and electrical. Additional highlights include a single-car garage, crawl space, and a fully ducted heat pump with A/C. Located in a sought-after neighborhood, it's just a short walk to beaches, restaurants, and shops, with BC Ferries and the airport nearby.



Property Floorplan

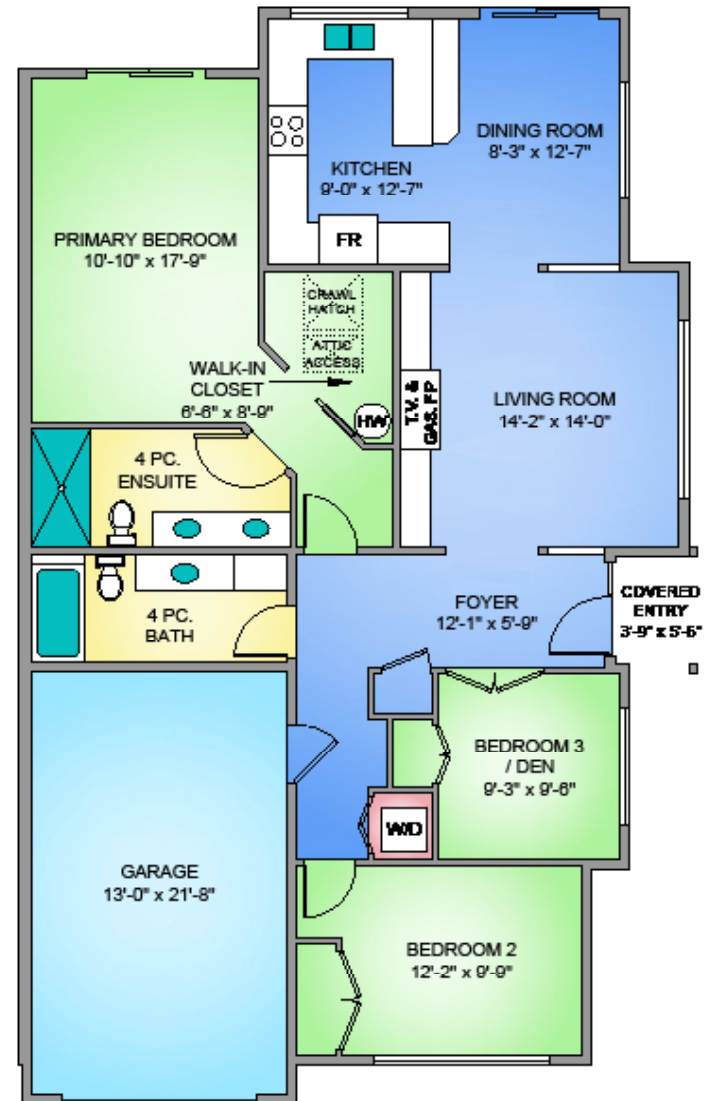
TOTAL AREA 1,382 sq. ft.

Garage 296 sq. ft.

NORTH UNIT - 9556 Northlawn Terr.

1382 SQ. FT.

9'-0" CEILING HEIGHT



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



Property Renderings





Previous Projects

GARRET WAKEFIELD
CONSTRUCTION





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

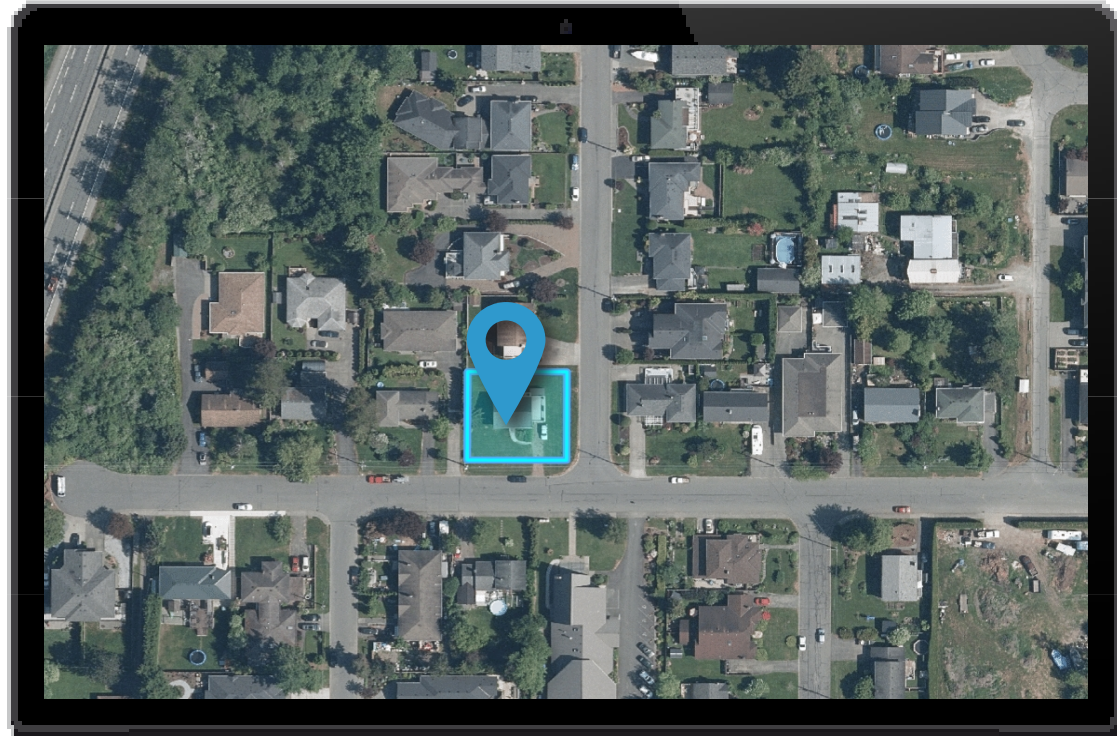
- Construction by Garrett Wakefield Construction Ltd.
- Designed by Tara Cumming.
- National New Home Warranty:
 - ✔ *2 years material and labour*
 - ✔ *5 year building envelope*
 - ✔ *10 year structural*

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



Location

(GIS) MAPPING





**CHACE
WHITSON**
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