



# 9556 NORTHLAWN

Sidney





FOR SALE



## 9556 Northlawn Terrace

Sidney

### SUMMARY OVERVIEW



LISTING PRICE:

\$1,299,000 +GST



LIVING AREA:

1,382 sq. ft.



BEDROOMS:

3



BATHROOMS:

2



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 island 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 and wide-plank hardwood floors. 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. Don't miss this stunning new construction opportunity!

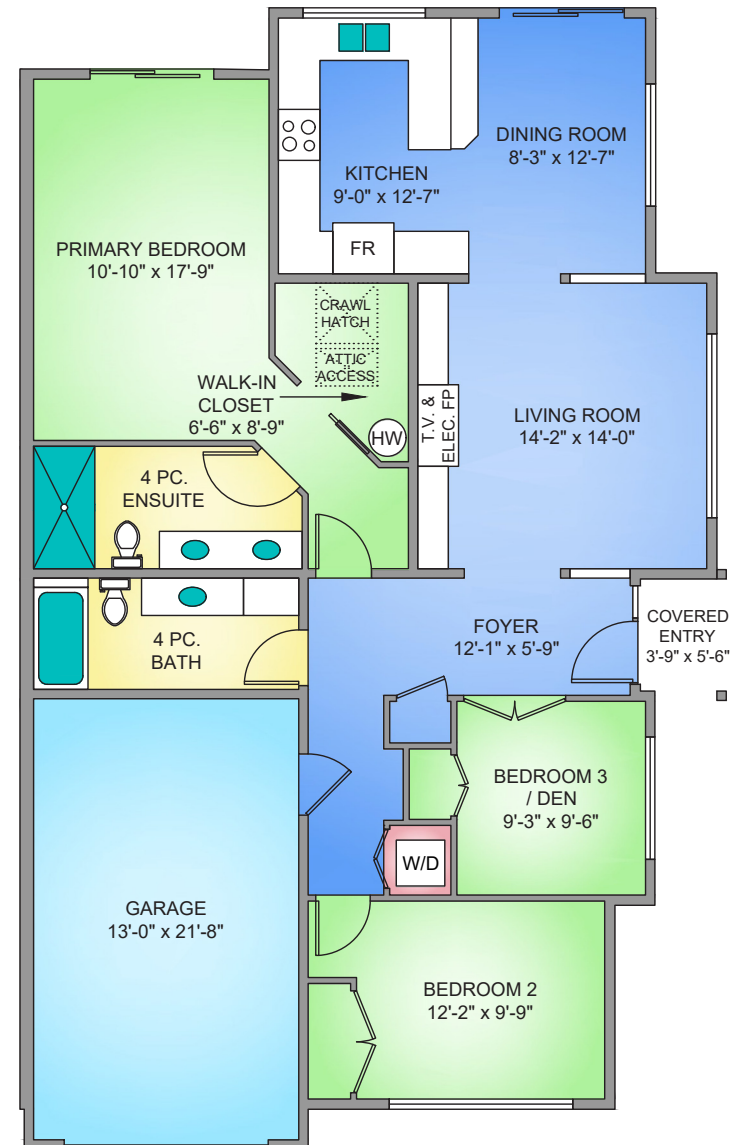


## Property Floorplan

**TOTAL AREA** 1,382 sq. ft.

Garage 296 sq. ft.

1382 SQ. FT.  
9'-0" CEILING HEIGHT



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



## Property Renderings

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## 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
- Asphalt shingle roof
- Concrete 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
- 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*

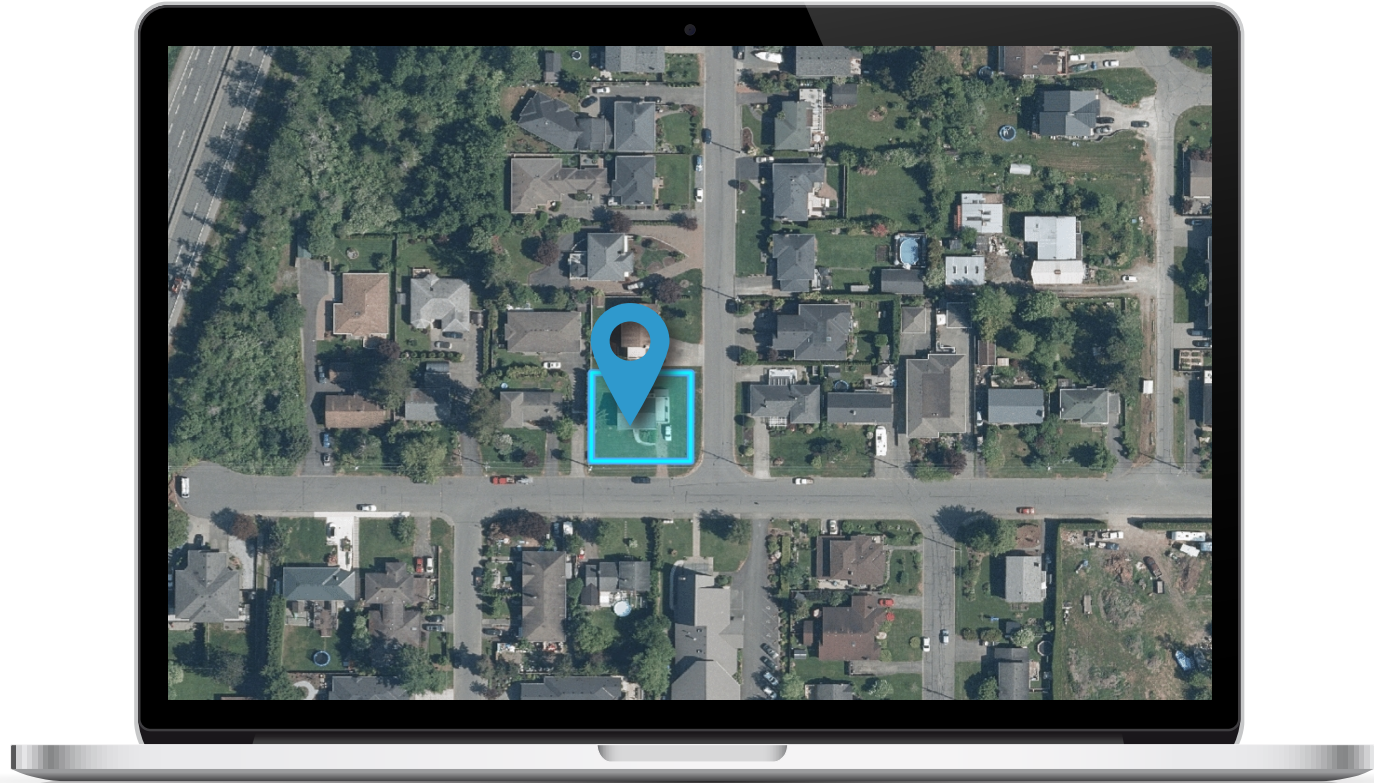


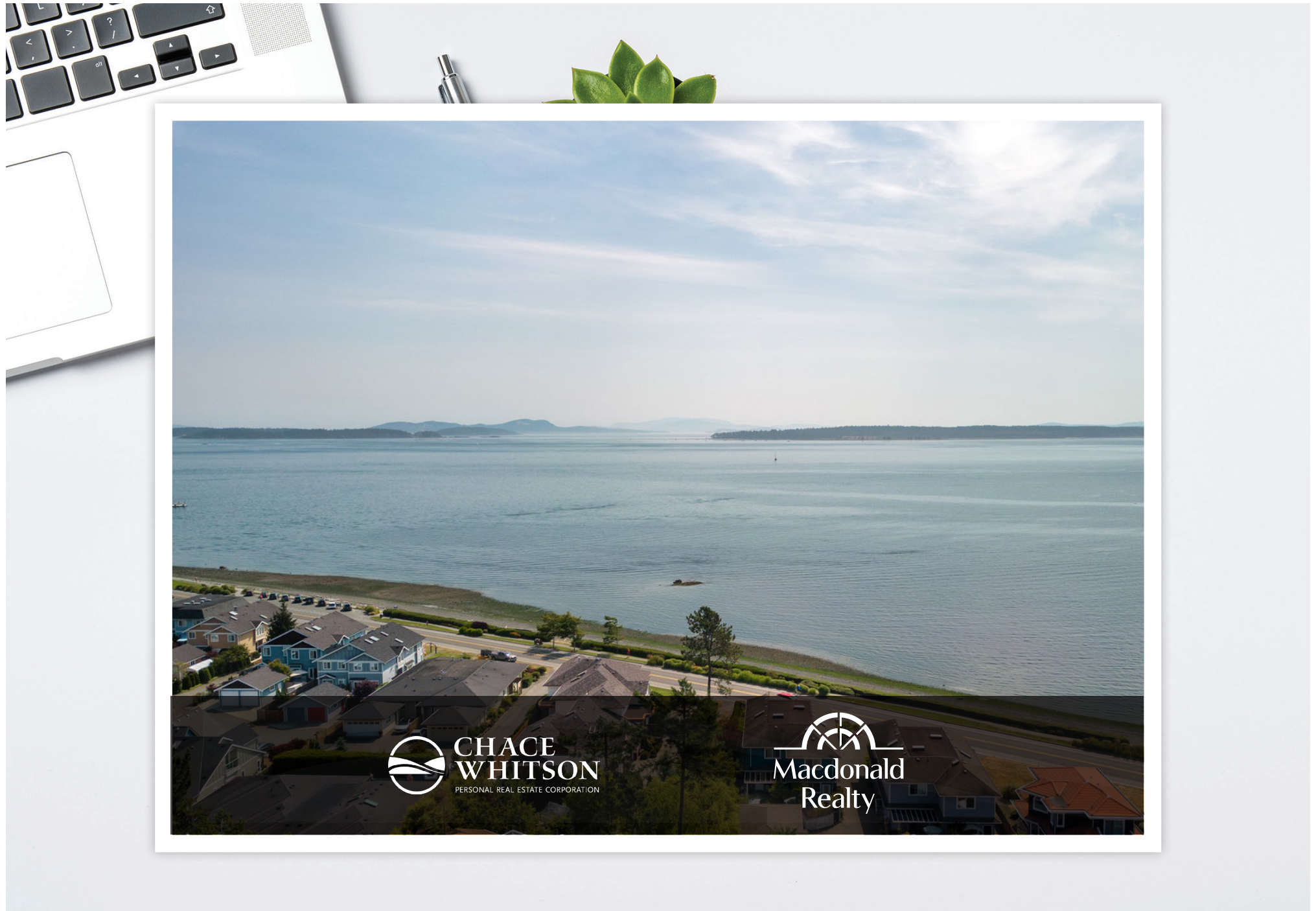
\*FEATURES AND FINISHINGS ARE SUBJECT TO CHANGE AT THE DEVELOPER'S DISCRETION\*



# Location

(GIS) MAPPING







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