



2313 CALVIN

Sidney





2313 Calvin Ave
Sidney

SUMMARY OVERVIEW



LISTING PRICE:

\$1,450,000 + GST



LIVING AREA:

1,903 sq. ft.



BEDROOMS:

3



BATHROOMS:

3



Brand New & Move in Ready! This modern Craftsman home seamlessly blends style and sophistication, offering 3 bedrooms, 3 bathrooms, and 1,903 sq ft of beautifully finished living space. The open-concept layout features 9' ceilings, expansive windows that flood the home with natural light, and wide plank engineered hardwood floors throughout. The gourmet kitchen is a chef's delight, complete with soft close millwork, quartz countertops and premium Kitchen-Aid stainless steel appliances. The spacious primary suite is a true retreat, with a 12' vaulted ceiling, a large walk-in closet, and a luxurious 4-piece ensuite with an oversized walk-in shower and rain showerhead. Enjoy outdoor living in the professionally landscaped, low maintenance south facing backyard with a private patio perfect for relaxing or entertaining. Located just steps from the beach, restaurants, shops, and the town core, this home combines exceptional quality, style, and convenience. A must-see!

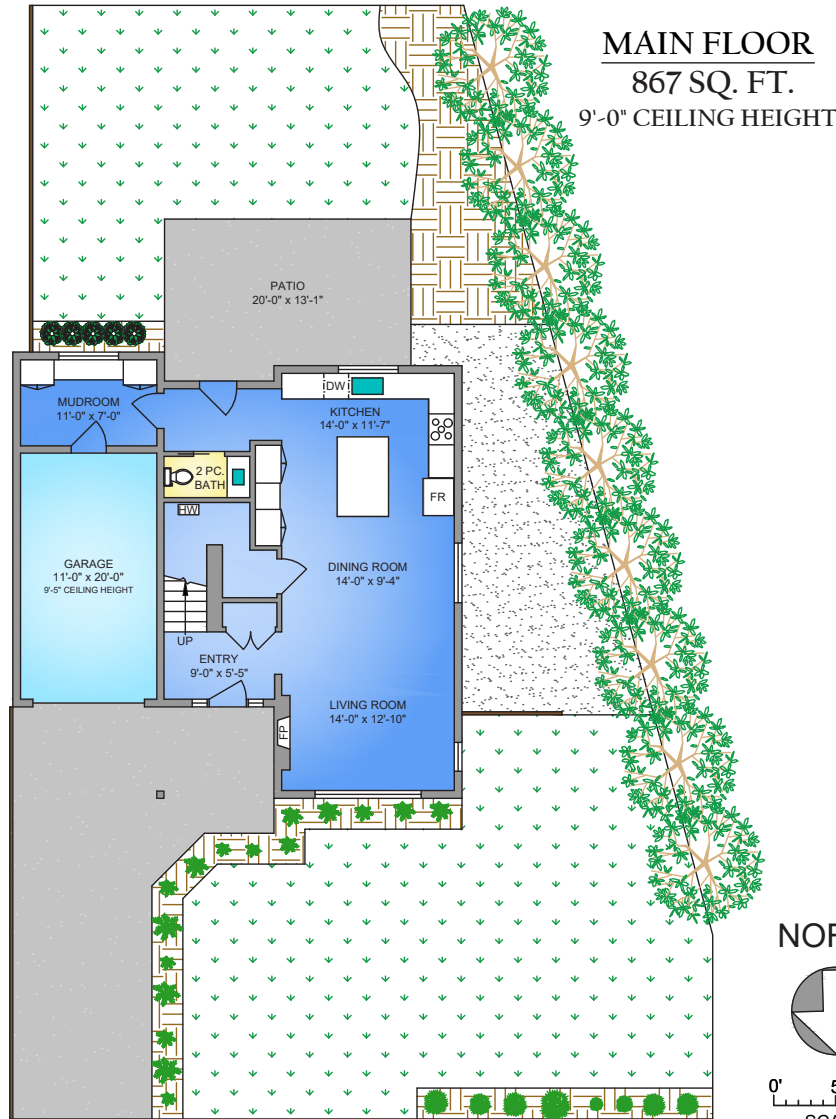


Property Floorplan

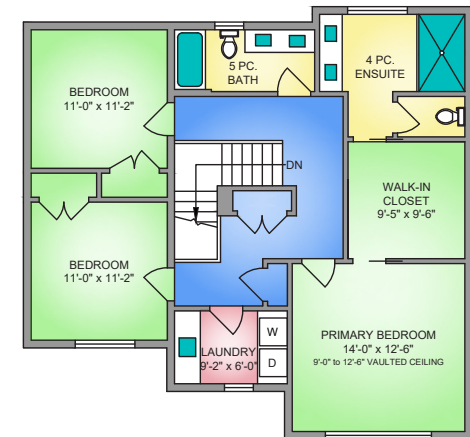
Main Floor 867 sq. ft.
Upper Floor 1,113 sq. ft.

TOTAL LIVING 1,980 sq. ft.

Garage 243 sq. ft.
Patio 247 sq. ft.



UPPER FLOOR
1113 SQ. FT.
9'-0" CEILING HEIGHT



NORTH



0' 5' 10'
SCALE

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



Property Photos

EXTERIOR



* RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE DEVELOPER'S DISCRETION



Property Photos

KITCHEN



* RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE DEVELOPER'S DISCRETION



Property Photos

INTERIOR





Property Photos

INTERIOR





Features & Finishes

QUALITY WITHOUT COMPROMISE

- Designed by Ryan Hoyt
- Construction by DC Building Co.
- 1,903 sq.ft. of finished living space
- 3 bedrooms 3 bathrooms
- Mudroom with bench seating
- Open concept living space
- Brushed Oak engineered hardwood
- Alluravision 50" Napoleon Fireplace
- Hardi Plank finish siding
- Vinyl double glazed windows
- Concrete rear patio

GOURMET KITCHEN

- Wood cabinets w/ soft close drawer and cabinets
- Modern pendant lights
- Quartz Countertops
- Millwork pantry with pullout drawers
- Recessed under cabinet lighting
- Gourmet stainless steel appliances
- Gas range stove

PRIMARY BEDROOM & EN-SUITE

- 12 ft vaulted ceiling
- Spacious walk-in closet
- Walk-in shower with frameless glass
- Rain shower with removable showerhead
- In-floor radiant heating
- Right height elongated toilet
- Double sinks single-lever
- Built-in cabinets and under-mount motion sensor lighting

ADDITIONAL CONVENIENCE

- Electric heat pump w/ air conditioning
- Hot water on demand
- Pre-wired electric car charging station
- In-floor radiant heating in laundry room
- Outdoor water connections and electrical outlets
- Gas BBQ hookup
- Screens on all opening windows
- Full size laundry room with quartz counter tops and undermount sinks
- Professional low maintenance landscaping
- Crawl Space
- Single-car garage
- Baseboard heater in garage

QUALITY CONSTRUCTION

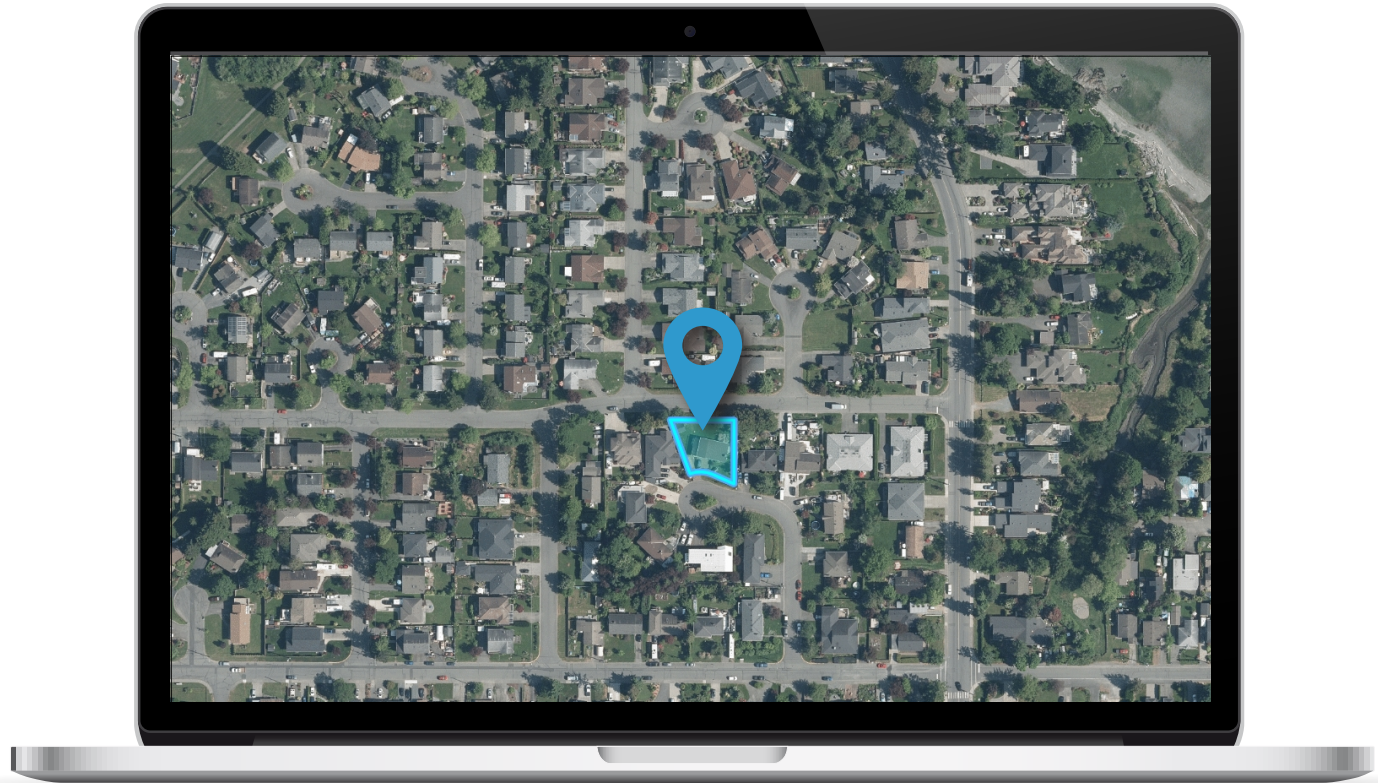
- Homecare Program, Traveler's 2-5-10 new home warranty:
 - ☑ *2 years material and labour*
 - ☑ *5 year building envelope*
 - ☑ *10 year structural*

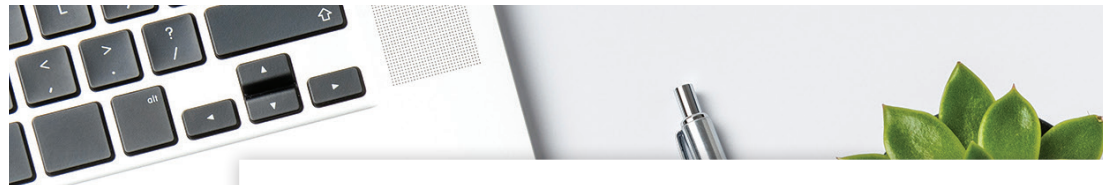
FEATURES AND FINISHINGS ARE SUBJECT TO CHANGE AT THE DEVELOPER'S DISCRETION



Location

(GIS) MAPPING







CEL • 250 818 9338 | TEL • 778 426 2262

Chace@ChaceWhitson.com | ChaceWhitson.com

2411 • Bevan Avenue Sidney, BC • V8L 4M9





Chace Whitson | 250.818.9338 | Chace@ChaceWhitson.com | ChaceWhitson.com