



9606 FOURTH ST

Sidney





FOR SALE



9606 Fourth St

Sidney

SUMMARY OVERVIEW



LISTING PRICE: \$1,499,000



LIVING AREA: 1,829 sq. ft.



BEDROOMS: 3 + Office



BATHROOMS: 3



Architecturally stunning West Coast Contemporary home by Sakura Developments with premier ocean views—steps to the beach & two blocks from Beacon Ave. This beautiful 3–4 bed, 2.5 bath home offers two primary bedrooms (main & upper with sweeping views), flexible plan with two laundry rooms & optional 1-bed legal suite. Current owners purchased privately in Oct 2021 and have completed extensive upgrades: legal suite/2nd laundry with new washer/dryer (2023), NEW Café appliances incl. 6-burner gas range with double ovens (2025), wide plank oak hardwood floors (2025), new interior paint, & front yard landscaping (2025). Custom Jason Good kitchen with quartz counters, glass backsplash & massive island. Modern details: 10' ceilings, radiant in-floor heating, on-demand hot water, & custom blinds. Expansive upper patio with panoramic views, heated detached garage with laneway access. Just minutes to Sidney's shops, cafes, restaurants, waterfront, airport & ferries

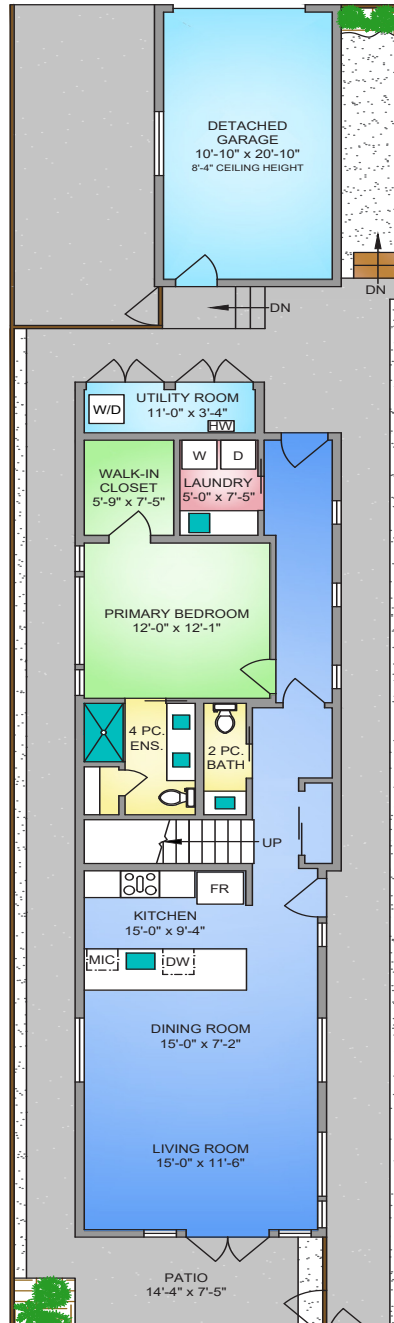


Property Floorplan

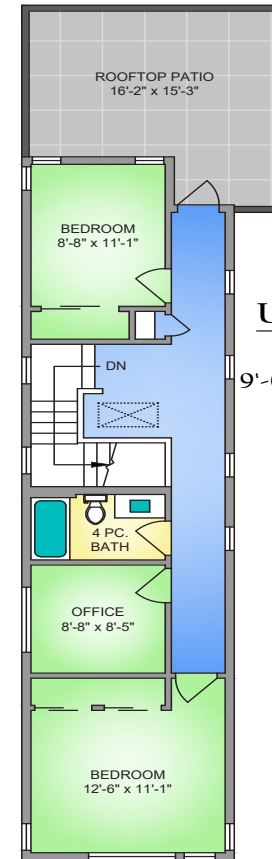
Main 1,094 sq. ft.
Second 735 sq. ft.

TOTAL AREA 1,829 sq. ft.

Garage 264 sq. ft.
Patio 316 sq. ft.



MAIN FLOOR
1094 SQ. FT.
10'-0" CEILING HEIGHT



UPPER FLOOR
735 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





Property Photos

INTERIOR





Property Photos

KITCHEN





Property Photos

PRIMARY BEDROOM & ENSUITE





Property Photos

INTERIOR





Property Photos

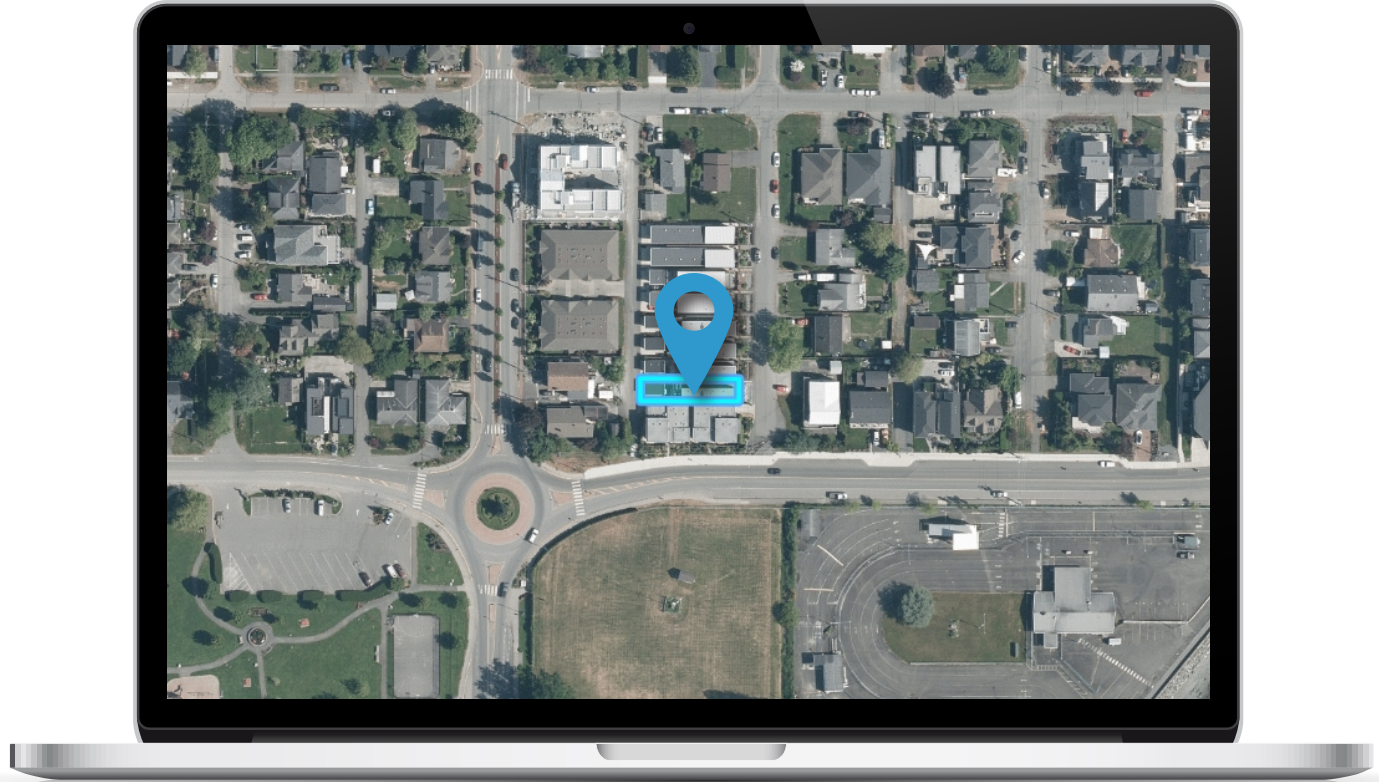
EXTERIOR

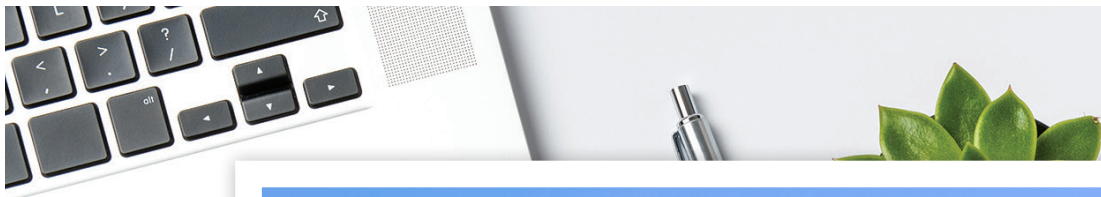




Location

(GIS) MAPPING







CEL · 250 818 9338 | TEL · 778 426 2262

Chace@ChaceWhitson.com | ChaceWhitson.com

2411 · Bevan Avenue Sidney, BC · V8L 4M9





**CHACE
WHITSON**
PERSONAL REAL ESTATE CORPORATION



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