



10013 CHICORY PL

Sidney





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SUMMARY OVERVIEW



LISTING PRICE:	\$1,399,000 plus GST
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LIVING AREA:	1,407 sq. ft.
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BEDROOMS:	3
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BATHROOMS:	2
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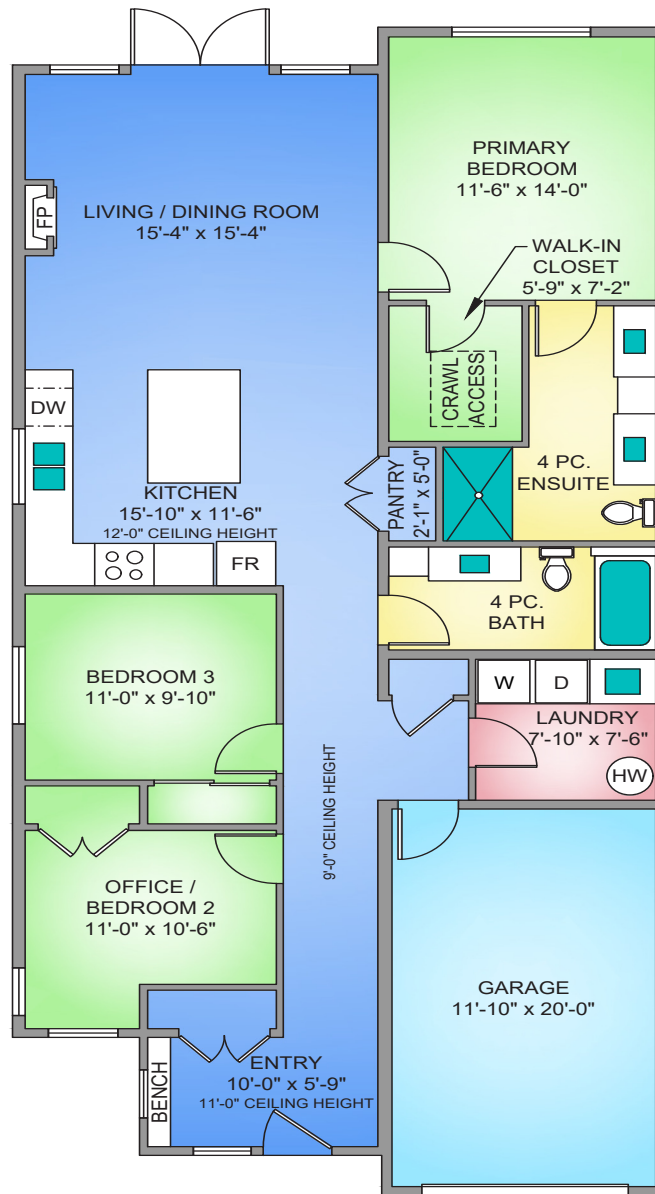
This brand new 3-bed, 2-bath rancher offers the perfect blend of traditional charm and modern design. Featuring a spacious open-concept layout, vaulted ceilings, and oversized windows, the home is filled w/ natural light and a sense of airiness. The gourmet kitchen is a standout, w/ shaker cabinetry, soft-close doors, SS KitchenAid appliances, gas range, and a large island – perfect for both cooking and entertaining. The primary suite boasts a luxurious ensuite and walk-in closet. Additional highlights include a natural gas fireplace, wide-plank hardwood floors, and energy-efficient heat pump w/ A/C. Outdoors, enjoy a low-maintenance yard w/ a beautiful patio, 6-foot cedar fencing, irrigation, and gas hookup for BBQ. The property also features a single-car garage and heated crawl space. Located in a highly sought-after cul-de-sac, just steps to beaches, shops, restaurants, and transit, w/ BC Ferries and the airport a short drive away.



Property Floorplan

LIVING AREA 1,407 sq. ft.

Garage 259 sq. ft.



UNIT A - 10013 CHICORY PLACE
1407 SQ. FT.
9'-0" to 12'-0" CEILING HEIGHT

NORTH



0' 3' 6'
SCALE

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



Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

INTERIOR





Property Photos

INTERIOR





Property Photos

INTERIOR





Features & Finishes

INTERIOR LIVING SPACE

- Modern Cape-Cod / Contemporary design
- No-Step entry Single Level home
- Wide-plank brushed-oak eng. hardwood floors
- Pronounced gas Fireplace with tile surround
- Double-glazed windows
- White trim pot lights in main living areas
- Vaulted ceiling
- Large windows allowing plenty of natural light
- Quality trim package through the home
- Bathrooms with in-floor heat

GOURMET KITCHEN

- Ceiling height white shaker soft-close cabinets
- Quartz countertops and oversized island
- Subway tile backsplash
- Stainless steel undermount sink
- Recessed under-cabinet task lighting
- Pantry storage area
- Stainless steel appliances

EXTERIOR DESIGN

- Outdoor gas connection for heater and BBQ
- Outdoor water connections and electrical outlets
- Hard surface partially covered patio
- Cedar fencing in the side & rear-yards

SPA INSPIRED BATHROOMS

- Frameless glass en-suite shower and wall niche
- Handheld shower in en-suite
- In-floor radiant heating in ensuite & 2nd bathrooms
- Quartz countertops
- Black pulls and light fixture accents
- Shaker style soft-close cabinetry
- Double sinks with black faucets
- Comfort height elongated toilets w/ soft close seats

ADDITIONAL CONVENIENCE

- Heated crawlspace
- Data centre in garage
- Frosted glass-panes in garage door
- Rough-in for EV charging
- Underground irrigation system in front & rear yard
- Screens on all opening windows

STAKEHOLDERS

- Construction by Cicada Properties Development
- 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



Appliance Specifications

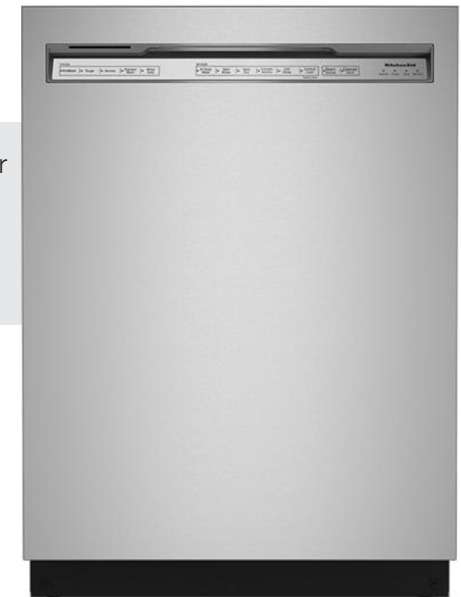


Appliance Specifications

KITCHEN



KitchenAid 22 cu. ft. 36-Inch Width Counter Depth
French Door Refrigerator



KitchenAid 47 dBA Two-Rack Dishwasher



Zephyr Beverage Cooler



Appliance Specifications

KITCHEN

KitchenAid 30-Inch 5-Burner Gas Slide-In Convection Range



Trevesio Wall-Mounted Chimney Hood



Electrolux Front Load Washer with LuxCare® Wash - 5.1
Cu. Ft.



Appliance Specifications

WASHER
AND DRYER



Electrolux Electric 8.0 Cu. Ft. Front Load Dryer



Location

(GIS) MAPPING



Nestled on Chicory Place in Sidney, this quiet residential pocket offers a peaceful, tucked-away setting with the convenience of town living close at hand. Known for its low-traffic streets and friendly neighbourhood feel, Chicory Place is just minutes from Sidney's charming downtown, waterfront walks, local shops, cafés, and parks. With easy access to nearby beaches, transit routes, and the airport, this location provides an ideal balance of privacy and accessibility—perfect for those seeking a calm, comfortable lifestyle in one of Sidney's most convenient areas.



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