

2284 MALAVIEW

Sidney





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SUMMARY OVERVIEW



LISTING PRICE: \$1,299,000 + GST



LIVING AREA: 1,876 sq. ft.



BEDROOMS: 3



BATHROOMS: 3



Perfectly positioned on one of Sidney's most desirable streets, this brand-new half duplex built by Garrett Wakefield Construction offers refined main-level living with timeless design. Offering 1,876 sq ft of finished space, this 3-bedroom, 2.5-bathroom home features 9 ft ceilings, large windows, and a bright open-concept layout. The custom kitchen showcases quartz countertops, stainless steel appliances, soft-close cabinetry, and a generous pantry. The main-level primary suite includes a walk-in closet and spa-inspired ensuite. Upstairs offers two additional bedrooms and a flexible landing ideal for an office, media room or reading space. Enjoy a private patio, fully fenced back yard, gas BBQ hookup, and low-maintenance landscaping. Additional features include a single-car garage, with EV charger rough-in and a heat pump with A/C for year-round comfort. Located minutes to beaches, shops, restaurants, YYJ and BC Ferries this home offers comfort, style, and convenience.



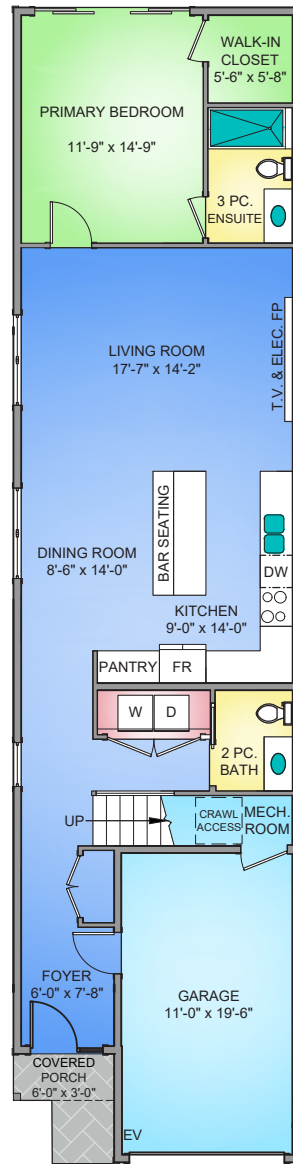
Property Floorplan

Main Floor 1,079 sq. ft.
Upper Floor 797 sq. ft.

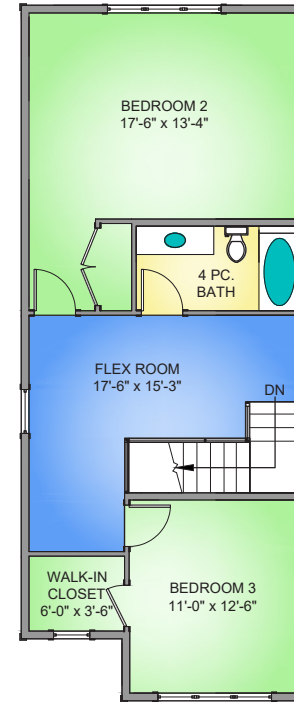
TOTAL AREA 1,876 sq. ft.

Garage 242 sq. ft.

MAIN FLOOR
1079 SQ. FT.
9'-0" CEILING HEIGHT



UPPER FLOOR
797 SQ. FT.
8'-0" CEILING HEIGHT



NORTH



0' 5' 10'
SCALE

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



Property Renderings





Previous Projects

GARRETT WAKEFIELD
CONSTRUCTION





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Features & Finishes

INTERIOR LIVING SPACE

- 9 ft ceilings
- 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

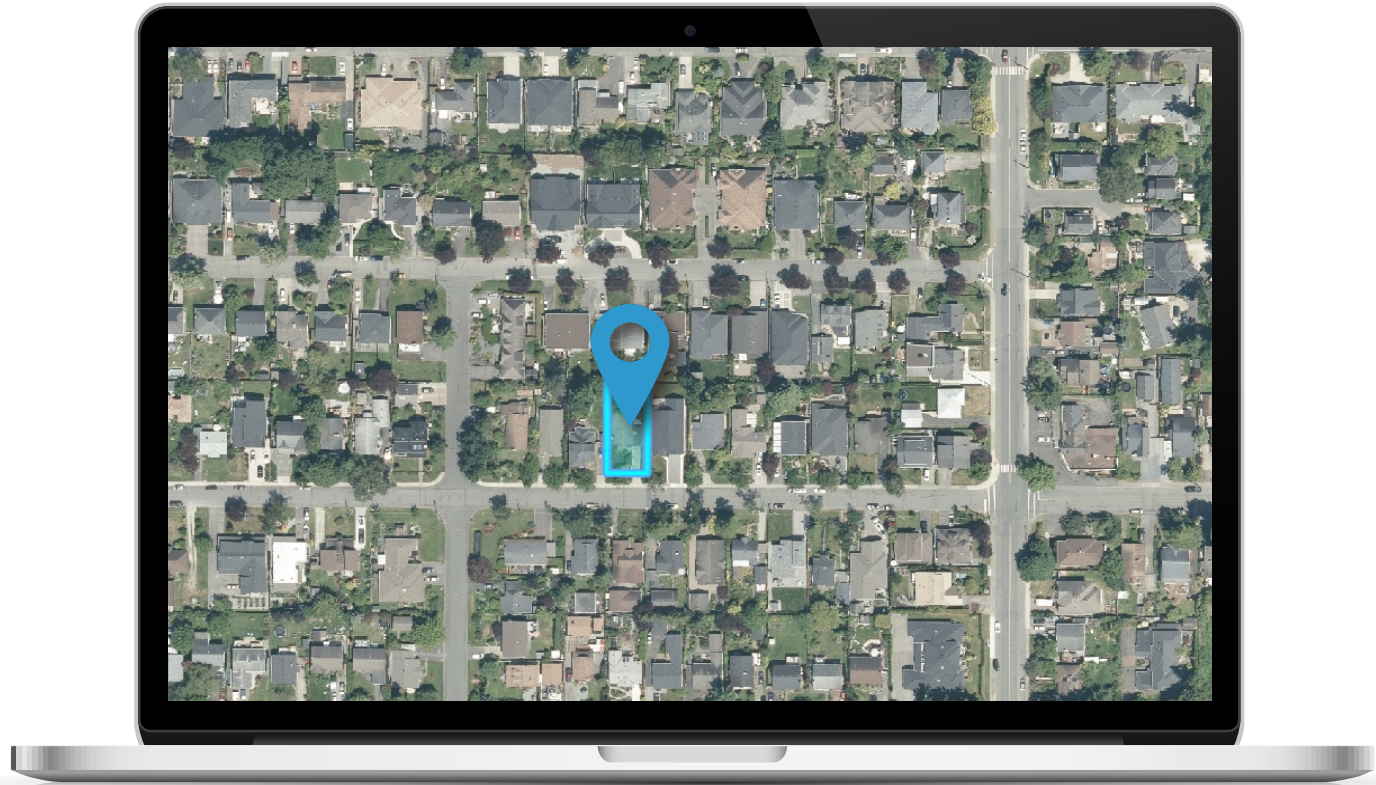
- Construction by Garrett Wakefield Construction Ltd.
- National New Home Warranty:
 - ✔ *2 years material and labour*
 - ✔ *5 year building envelope*
 - ✔ *10 year structural*

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



Location

(GIS) MAPPING



Nestled along Malaview Avenue in Sidney, this desirable seaside neighbourhood offers a relaxed coastal atmosphere paired with the ease of everyday convenience. Known for its quiet streets and established homes, Malaview is just moments from Sidney's vibrant downtown, where charming shops, cafés, and waterfront strolls await. With nearby beaches, scenic walking routes, and quick access to transit, the airport, and marinas, this location delivers the perfect blend of coastal living and town accessibility—ideal for those seeking a peaceful lifestyle without sacrificing connection to amenities.



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