



10011 CHICORY PL

Sidney





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SUMMARY OVERVIEW



LISTING PRICE:

\$1,419,000 plus GST



LIVING AREA:

1,38 sq. ft.



BEDROOMS:

3



BATHROOMS:

2



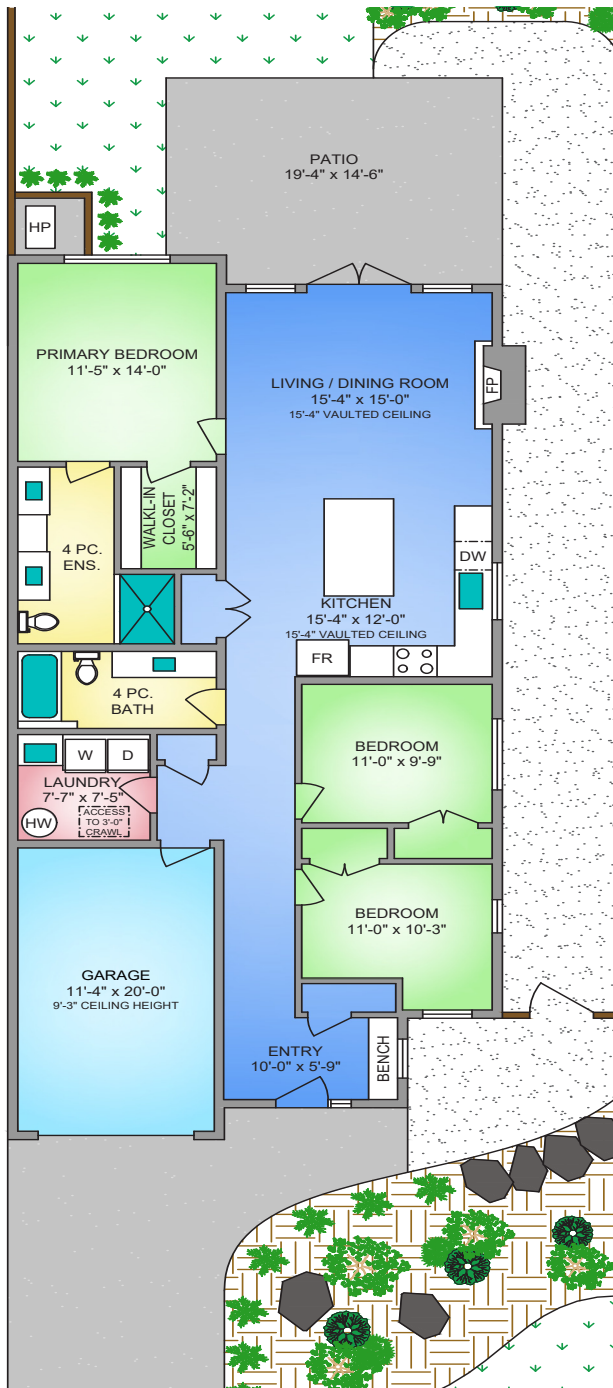
Brand new and thoughtfully designed, this beautifully appointed 3-bedroom, 2-bathroom rancher offers 1,380 sq. ft. of effortless single-level living. The open-concept layout features soaring vaulted ceilings, oversized windows, and a cozy natural gas fireplace. The chef-inspired kitchen showcases shaker cabinetry, soft-close drawers and doors, premium KitchenAid stainless steel appliances, a gas range, and a large island. The spacious primary suite offers a walk-in closet and elegant ensuite, while two additional bedrooms provide flexibility for family or guests. Wide-plank hardwood floors, a heat pump with A/C, heated crawl space, attached garage, and a fully fenced yard with irrigation, patio, and gas BBQ hookup complete the home. Ideally situated on a quiet cul-de-sac just minutes from beaches, parks, shops, restaurants, transit, BC Ferries, and the airport.



Property Floorplan

LIVING AREA 1,380 sq. ft.

Garage 247 sq. ft.



10011 CHICORY PLACE
1400 SQ. FT.
9' TO 15'-4" VAULTED CEILING

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

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

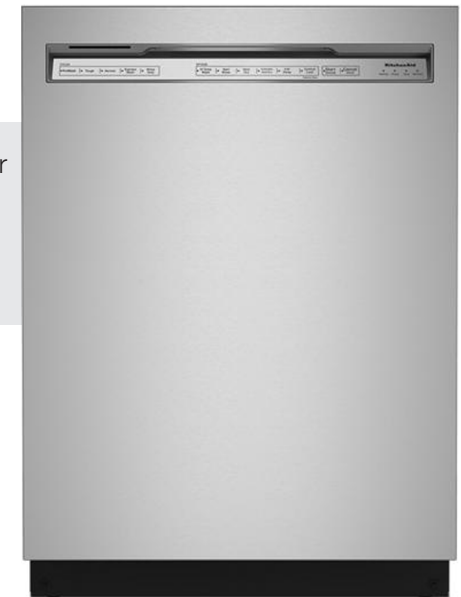


Appliance Specifications

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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