10011 Chicory Pl

Sidney

CHACE WHITSON
PERSONAL REAL ESTATE CORPORATION



10011 Chicory Pl

Sidney

SUMMARY OVERVIEW

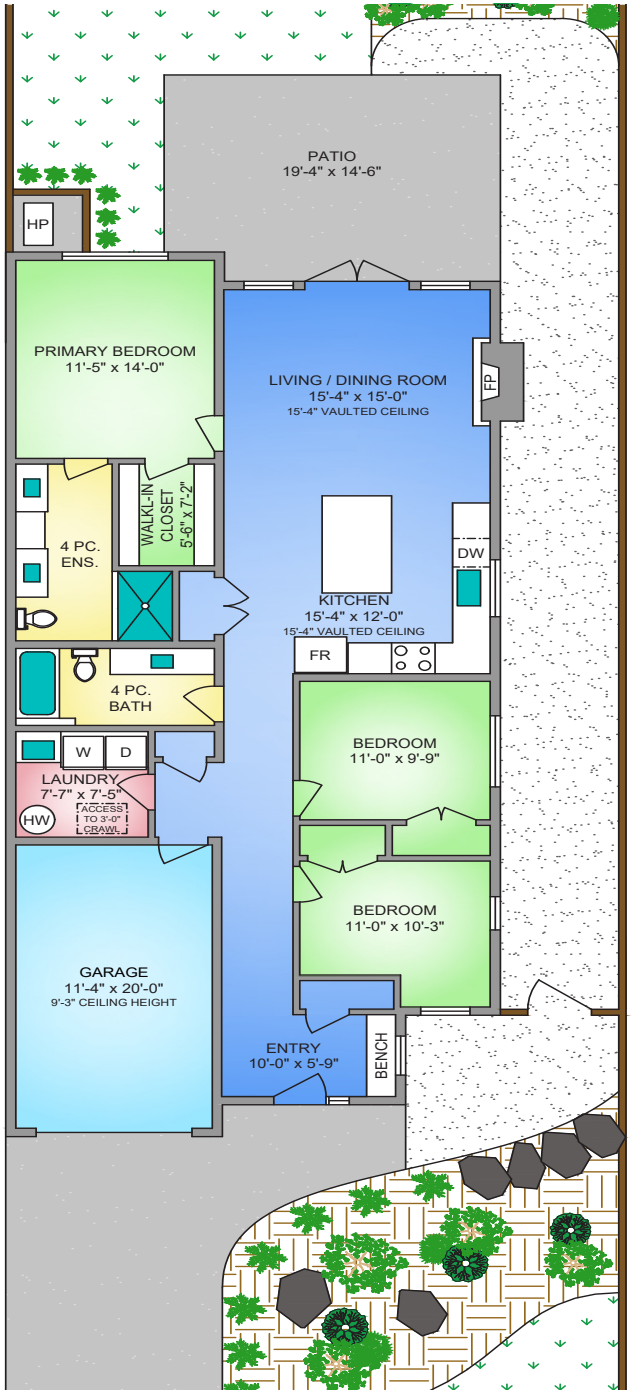
LISTING PRICE:	$1,325,000 plus GST
LIVING AREA:	1,381 sq. ft.
BEDROOMS:	3
BATHROOMS:	2



Brand new and beautifully designed, this inviting 3-bedroom, 2-bathroom rancher offers open, functional living and modern-day comfort. Vaulted ceilings and oversized windows create an airy, bright and welcoming atmosphere, while the open-concept living and dining areas flow seamlessly around a cozy natural gas fireplace. The well-appointed kitchen features shaker cabinetry, soft-close doors and drawers, premium KitchenAid stainless steel appliances, a gas range and a generous central island ideal for everyday living and entertaining. The primary suite includes a walk-in closet and elegant ensuite, while two additional bedrooms offer flexibility for guests, family or a home office. Wide-plank hardwood flooring, a heat pump with A/C, heated crawl space and attached garage add everyday convenience. Outside, enjoy a fully fenced yard with irrigation, patio and gas BBQ hookup. Tucked away on a quiet cul-de-sac, minutes from beaches, parks, shops, dining, transit, BC Ferries and the airport.

Property Floorplan

LIVING AREA	**1,381 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

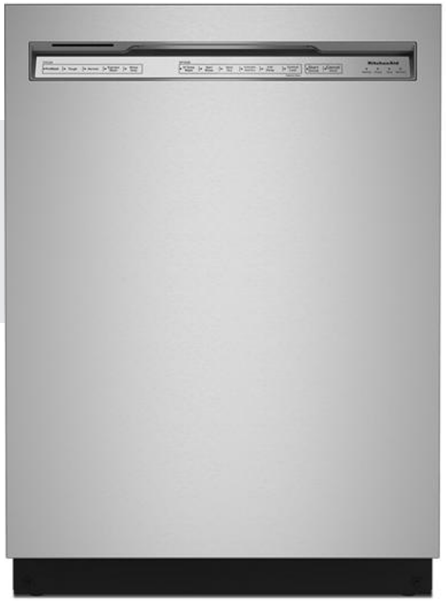
Appliance Specifications

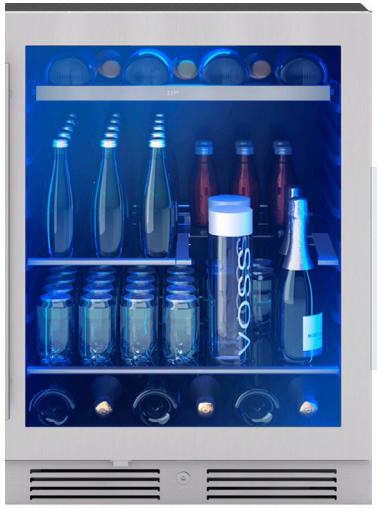
Kitchen



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

Appliance Specifications

Washer and Dryer



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



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.


CHACE
WHITSON
PERSONAL REAL ESTATE CORPORATION
Macdonald
Realty

CHACE WHITSON

PERSONAL REAL ESTATE CORPORATION

CEL · 250 818 9338 | TEL · 778 426 2262

Chace@ChaceWhitson.com | ChaceWhitson.com

2411 · Bevan Avenue Sidney, BC · V8L 4M9

Macdonald Realty

CHACE WHITSON

PERSONAL REAL ESTATE CORPORATION

Macdonald Realty

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