



## 2338 Orchard Avenue Sidney British Columbia

\$1,189,000

1st OH Sat July 27 1-3 pm. roudly offering this 2007 built & meticulously maintained 3 bed/3 bath 1,500+ sq/ft home, just steps from the ocean, parks & all Town of Sidney amenities. Located on a corner landscaped lot, with ample parking including RV, this property offers the lifestyle you have been looking for. Unparalleled outdoor living options including a private south/west facing patio w/ custom arbor, ideal for entertaining & BBQ's. Lush gardens, custom fencing, raised garden beds & a 2nd level balcony overlooking it all. Inside, the home has been tastefully finished with a neutral color pallet & designer fixtures. The generous living room with feature gas f/p adjoins the updated kitchen & dining area with direct access to the patio. Stone counters in the kitchen with high-end SS appliance package. Laundry & all 3 bedrooms upstairs, including the spacious primary bedroom with 4-piece ensuite. Wood & tile flooring, over-sized windows flooding the space with natural light. (id:6769)

Balcony 11 ft X 6 ft

Ensuite 4-Piece

Bathroom 4-Piece

Bedroom 9 ft X 10 ft

Bedroom 10 ft X 9 ft

Primary Bedroom 12 ft X 13 ft

Patio 14 ft X 17 ft

Bathroom 2-Piece

Kitchen 17 ft X 7 ft

Dining room 12 ft X 10 ft

Living room 14 ft X 19 ft

Entrance 7 ft X 9 ft

Listing Presented By:



Originally Listed by:

Pemberton Holmes Ltd - Sidney

<http://www.stephenpostings.com/>



Royal

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