

Sunny Sidney Oasis!



204-2318 James White Blvd



Sunny Sidney Oasis in the heart of town with such a pleasant outlook! This approximately 1200 sqft 2BR, 2BA condo in popular Hamden Court, was built in 2005 (only 9 units) & it still shows like new! On the 2nd floor & a SE corner unit, it is filled with natural light & has been meticulously maintained! Features include: wide hallways, lots of windows (all vinyl) with cross ventilation, designer doors & lighting, electric FP, laminate flooring throughout except for ceramic tile in kitchen, bathroom & laundry rooms, 2 balconies, 9 ft. ceilings, large in suite laundry room, covered carport parking, separate storage locker & in a well-managed immaculately kept building. Current owners have loved living here & so will you! Truly a pleasure to view.



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Property Details



204-2318 James White



Year Built (est):
2005

Bedrooms: 2

Bathrooms: 2

Fin SqFt: 1,183

Unfin SqFt: 0

Water: City

Waste: Sewer

Foundation:
Concrete Poured

Roof: Fiberglass

Ext Fin: Cement
Fibre

Fuel: Electric

Heat: Baseboard,

FP Location:
Electric Living Room



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Floor Plan

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SINGLE LEVEL
1183 FINISHED SQ.FT.
+ ADDNL. SQ.FT. WHERE NOTED



	Fin. Sq.Ft.	UnFin. Sq.Ft.	Total Sq.Ft.
Single Level	1183	0	1183
Total	1183	0	1183

Shown length and width dimensions are approximate.
Area sq.ft. is representative of the on-site measurements. (1" accuracy)

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Google Area Map



Seller's Notes

LIFE IN OUR SIDNEY CONDO

We looked at quite a few condos before walking into this one, and this is the one that we both responded to with "Wow, this is really nice!". And just about everyone who has come through our door has said the same thing! It has turned out to be a fantastic place to live, in many ways.

This is a very thoughtfully designed condo, with a versatile and comfortable layout. We use the dining room as a home office/library/yoga space, and with an expandable table in the kitchen we can still easily seat 6 people. We love the sunny kitchen and living room. There is an abundance of storage space (for a condo), and the utility room is very handy. It's not very often that you find a home with a laundry tub, but it's great for washing wetsuits and hanging them to dry!

The high ceilings and attractive big windows give a bright and airy feeling to the space. The windows have good quality, new top-down bottom-up blinds. On hot summer days, opening the two balcony doors provides a nice, cooling cross breeze, and in the winter, we find that using the electric baseboard heaters in just the kitchen and bathrooms keeps the entire condo comfortably warm. The monthly hydro bill is approximately \$80.00.

This is a very well built and well-maintained building. We like the quick access via the stairs or elevator, with no long hallways to walk down. Parking is excellent, both in the covered parking area or on the street. The grounds are lovely. In summer we enjoy the trees outside the windows, and in winter there is a nice view of Mt. Newton. It's also nice to watch the street life passing by and feel connected to this vibrant community.

Our location is excellent! There is such an ease in being able to walk a block or two to just about everything we need - to the hardware store, grocery stores, banks, the movie theatre, the cheese and wine shop, buses, events at the Mary Winspear centre, and all the shops on Beacon Ave. And of course, we are only a short walk to Sidney's wonderful waterfront!

We hope that the new owner loves living here as much as we have.



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