



WELCOME TO 2221 Amherst Ave.
Sidney BC

Offered at \$928,000

INCLUDED

Main: fridge, stove, microwave/range hood, dishwasher, washer, dryer
Lower: fridge, stove, washer, dryer, fridge

Interior Appointments Included

Main: Custom Art bed headboards affixed to walls in upper and lower bedrooms are included with sale.
Custom window coverings and shutters are included.

Garage Door Options

Main: Garage door is covered by custom wood art finishing. This can be removed if the buyer wishes to convert back to using traditional garage door. The traditional garage door still opens and closes on the inside.
The garage (now used as an artists studio) can be used as a living room for lower suite. This would free up lower second bedroom (currently being used as a living room)

EXCLUDED

Pottery Rm: Kiln not included with sale, but is negotiable.

Garage: Machinery and tools not included with sale, but are negotiable

Prop. Tax: \$3,410

Inside: 2,128 Sq Ft.

Bedrooms: 4 BR 2BA (2Br/bath up and 2Br/bath down)

Baths: 1 up and 1 down

Kitchens: 1 up 1 down

Basement Height: 7' 5"

Heating: gas fireplace, forced air

Lot: 7,555 Sq ft.

Garage: detached, 958 Sq ft with 5x220 outlets. Workshop, woodworking, cars, boats, potential for conversion to future dwelling

Additional: Carport, RV parking, newly built storage or greenhouse shed 8' X 12' X 8' tall

Closing: Preferred 60-90 days but negotiable

Buyers Agent; Buyers agent must physically introduce buyer to property or coop fee reduced to \$1,000.