

INFORMATION PACKAGE

9679 SEVENTH STREET, SIDNEY



Welcome to this well-maintained rancher in the heart of Sidney, BC. This 3-bedroom, 2-bathroom home offers comfortable one-level living with a functional open galley-style kitchen featuring ample cupboard and counter space—perfect for everyday living and entertaining.



The adjoining family room is warm and inviting with a gas fireplace and access to a private back deck, ideal for relaxing or hosting summer gatherings. Outside, enjoy a low-maintenance yard with established, mature landscaping.



Located in a quiet, friendly neighborhood with easy access to shops, restaurants, parks, and seaside walking trails, this home is just minutes from all the charm and convenience Sidney is known for, including the waterfront, marinas, and excellent transit connections.


A fantastic opportunity to enjoy easy living in one of the Peninsula's most desirable communities.


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REAL ESTATE COWICHAN VALLEY


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Bedrooms: 3

Bathrooms: 2

Living Space: 1,284

Water Source: Municipal

Sewer Supply: Connected

Heat Source: Baseboard Electric

Year Built: 2001

Lot Size: 0.09 Acre

Roof: Fiberglass Shingle (original)

Construction: Wood Frame

Parking: Garage, single, driveway

Property Taxes: 2025 \$4,676

Property Assessment: 2025

\$1,030,000

Additional Notes:

- Underground services
- Natural Gas Fireplace
- Hardwood Floors
- Front and back decks
- Landscaped front yard
- Easily accessible crawl space
- Garden shed
- Lane access



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