

# 1 - 2519 ROTHESAY

Sidney





FOR SALE



# 1 - 2519 Rothesay Ave

Sidney

SUMMARY OVERVIEW



LISTING PRICE: \$2,250,000



LIVING AREA: 2,275 sq. ft.



BEDROOMS: 3



BATHROOMS: 3



With panoramic ocean, mountain, and marina views, this 3-Bed/3-Bath, 2275-sqft. home offers the perfect setting for coastal living. A top-floor duplex, wrapped in floor-to-ceiling windows and with 9-12-ft. ceiling heights, the space feels effortlessly connected to the outdoors. A set of stairs – also prepped for an elevator – leads you from the entryway to the rest of the home, where you can enjoy single-story living. An open-concept kitchen, living and dining area overlook the ocean. Warm wood tones, natural light, and a neutral palette pair perfectly with the views. The kitchen, a spacious, I-shape, offers granite counters, a prep sink, on-demand hot water tap, and tiered-height island. Thoughtfully designed, the primary suite is also oceanfront with a private balcony, with additional bedrooms, bathrooms, and laundry at the front of the unit. Enjoy east and west-facing patios, a hot tub, garden, and double garages as you embrace luxurious coastal living in the heart of Sidney.



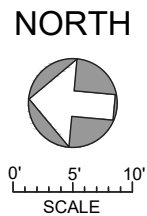
# Property Floorplan

First Floor 233 sq. ft.  
Second Floor 2,042 sq. ft.

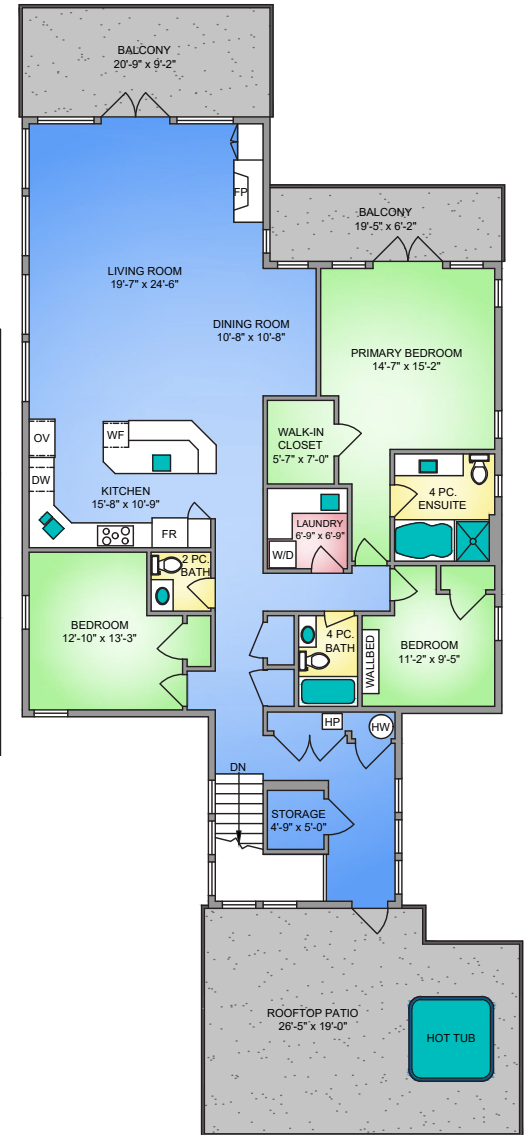
**LIVING AREA 2,275 sq. ft.**

Garage 510 sq. ft.  
Balcony/Patio 785 sq. ft.

**FIRST FLOOR**  
233 SQ. FT.  
9'-8" CEILING HEIGHT



**SECOND FLOOR**  
2042 SQ. FT.  
12' TO 9' VAULTED CEILING



\* DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TAKEN FROM ORIGINAL BLUEPRINTS



# Property Photos

INTERIOR





# Property Photos

KITCHEN





## Property Photos

PRIMARY BEDROOM  
& ENSUITE





# Property Photos

EXTERIOR







# Location

(GIS) MAPPING





 **CHACE  
WHITSON**  
PERSONAL REAL ESTATE CORPORATION

  
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