



# 2543 BEAUFORT

Sidney





FOR SALE



## 2543 Beaufort Road

Sidney

### SUMMARY OVERVIEW



LISTING PRICE:	\$1,999,000
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LIVING AREA:	2,239 sq. ft.
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BEDROOMS:	3
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BATHROOMS:	3
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Set among the luxe, waterfront homes of Beaufort Street – one of Sidney’s most sought-after locations – sits a coastal-inspired, 3-Bed, 3-Bath, 2239-sqft. home. Bright and airy with a relaxed feel, the home offers a seamless connection to the outdoors. 15-ft vaulted ceilings, wall-to-wall windows, and full, glass-pane French doors flood the space with natural light. The main floor offers an open-concept kitchen, dining, and living area with custom cabinetry, quartz countertops, and tile work, as well as a spacious, formal living room, and main-floor primary suite –all with picturesque garden views. Two additional bedrooms and a bathroom can be found on the second floor, along with ocean views. Outdoors offers a private, sun-drenched back garden, with a paver patio, water feature, mature gardens, and the beach, just a 2-minute stroll away. Enjoy living in the heart of Sidney, close to some of the best schools, shops, parks, and trails, just minutes from the city center.



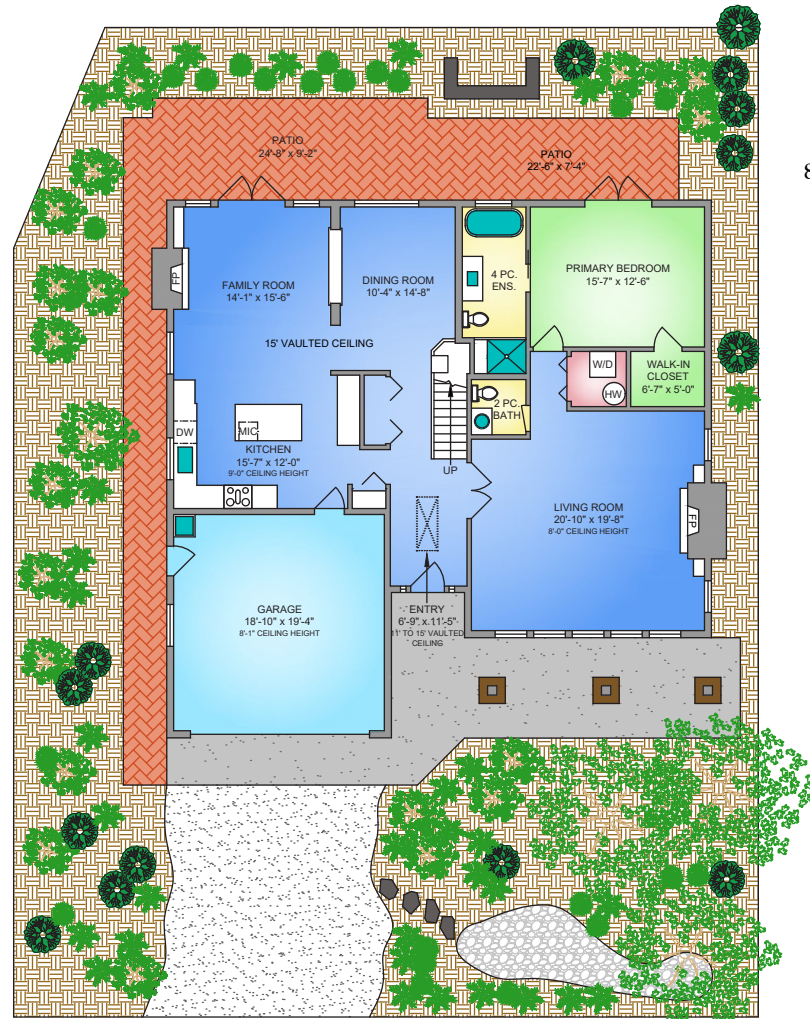
# Property Floorplan

Main Floor 1,668 sq. ft.  
Upper Floor 571 sq. ft.

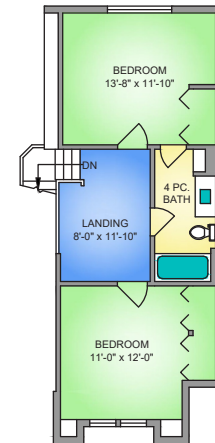
**TOTAL AREA 2,239 sq. ft.**

Garage 398 sq. ft.  
Deck/Patio 390 sq. ft.

**MAIN FLOOR**  
**1668 SQ. FT.**  
8' TO 15' CEILING HEIGHT



**UPPER FLOOR**  
**571 SQ. FT.**  
8'-0" CEILING HEIGHT



**NORTH**



0' 5' 10'  
SCALE

\* 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











CEL • 250 818 9338 | TEL • 778 426 2262

[Chace@ChaceWhitson.com](mailto:Chace@ChaceWhitson.com) | [ChaceWhitson.com](http://ChaceWhitson.com)

2411 • Bevan Avenue Sidney, BC • V8L 4M9





Chace Whitson | 250.818.9338 | [Chace@ChaceWhitson.com](mailto:Chace@ChaceWhitson.com) | [ChaceWhitson.com](http://ChaceWhitson.com)