



# 201-2270 HARBOUR

Sidney by the Sea





FOR SALE



**201-2270 Harbour Rd**

Sidney by the Sea

SUMMARY OVERVIEW



LISTING PRICE:

\$2,799,000 + GST



LIVING AREA:

3,204 sq. ft.



BEDROOMS:

4



BATHROOMS:

5



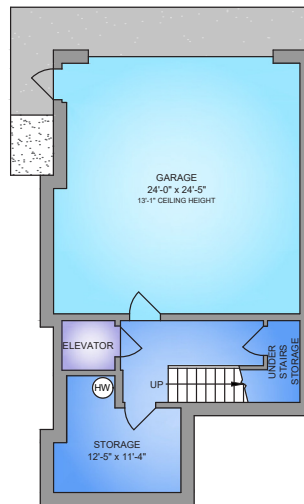


Brand-new luxury waterfront townhome in Sidney, BC, just steps from a top-tier marina, dining, and shops. Offering over 3,200 sq ft of curated living space, this home lives like a detached residence, ideal for downsizing without compromise. The main level features a full-size chef's kitchen, dining area, gas fireplace, spacious patio, and a primary bedroom with spa-inspired ensuite. Upstairs offers a second primary suite plus two outdoor living areas, including west-facing ocean and marina views for sunset enjoyment and a southwest patio perfect for gardening. Additional highlights include a private elevator, over-height double garage with storage, and a self-contained suite ideal for guests or a professional practice. Walk to beaches, Roberts Bay and enjoy kayaking and paddleboarding from your doorstep. A rare opportunity for low-maintenance waterfront living.



**TOTAL AREA** 3,613 sq. ft.

LOWER FLOOR  
356 SQ. FT.  
13'-4" CEILING HEIGHT



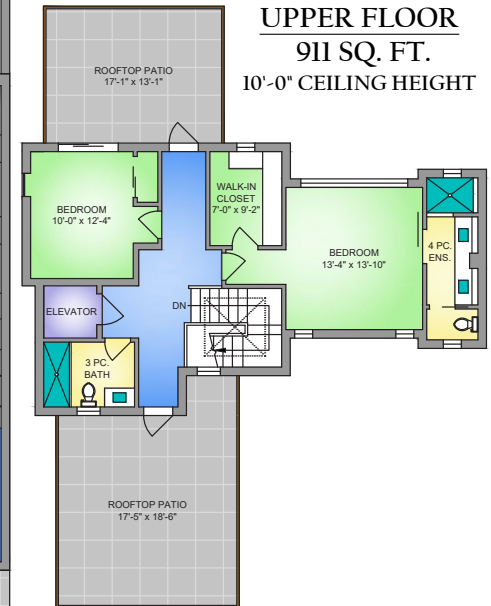
NORTH



A horizontal scale bar with tick marks every 1 foot. Major labels are at 0', 5', and 10'. The word "SCALE" is centered below the bar.

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UPPER FLOOR  
911 SQ. FT.  
10'-0" CEILING HEIGHT



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





## Property Photos

EXTERIOR







# Property Photos

## KITCHEN







## Property Photos

INTERIOR





## Property Photos

INTERIOR







## Property Photos

SUITE







## Property Photos

EXTERIOR







# Location

(GIS) MAPPING





 **CHACE  
WHITSON**  
REAL ESTATE GROUP

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Realty**





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