

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.

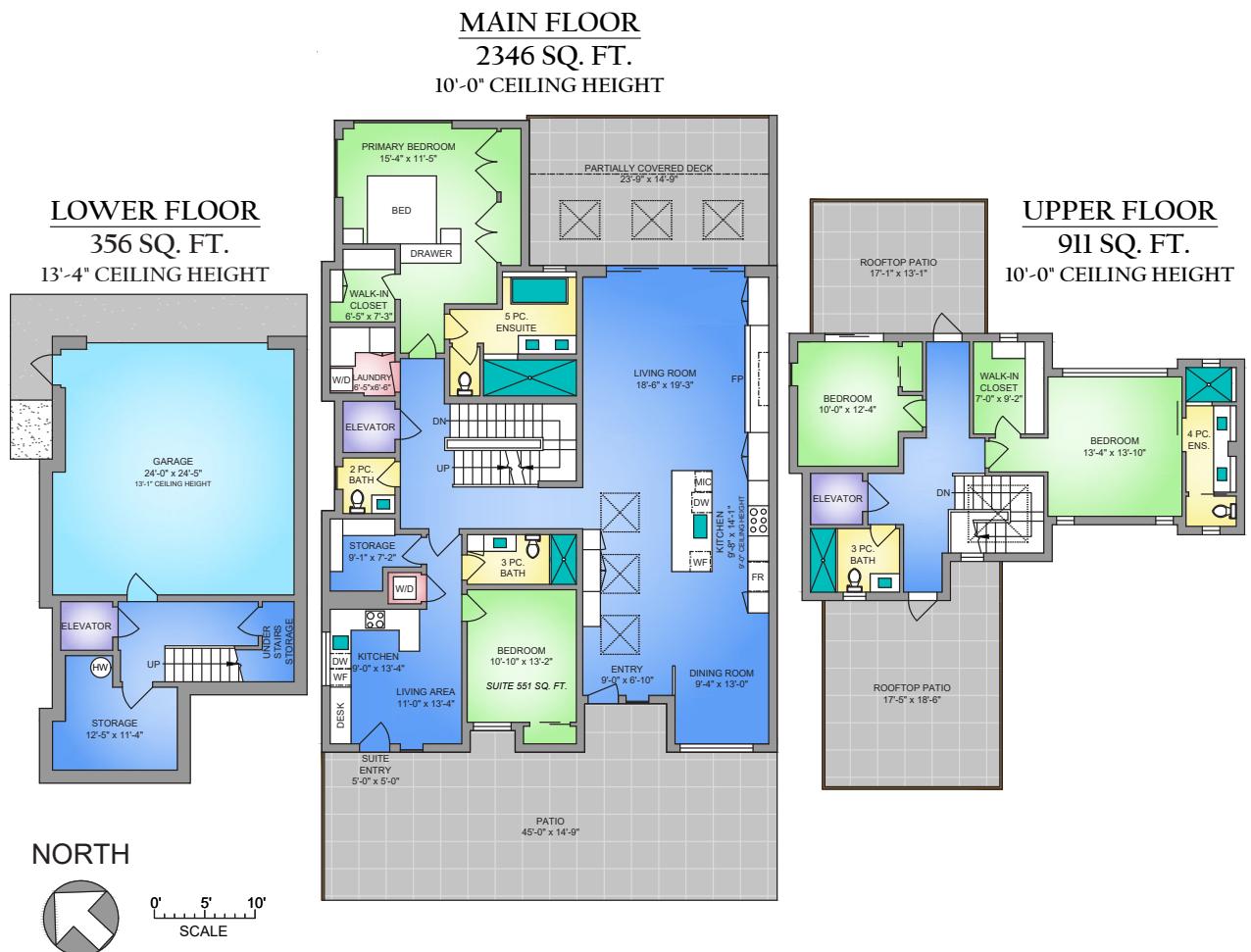


Property Floorplan

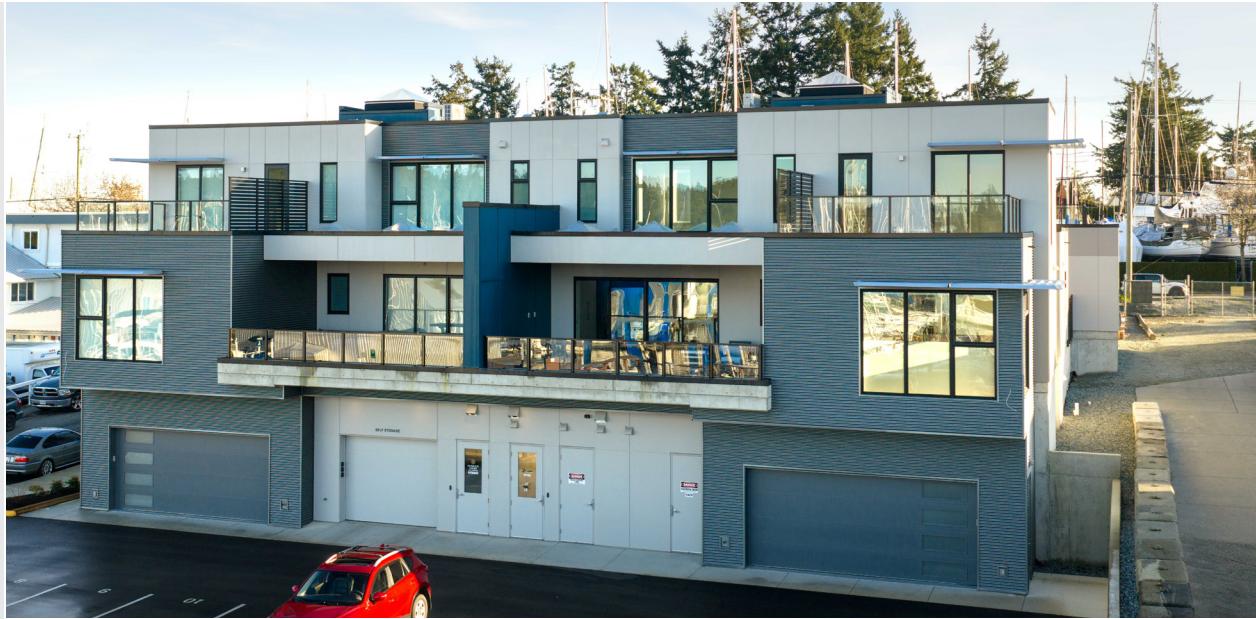
Main Floor	2,346 sq. ft.
Upper Floor	911 sq. ft.
Lower Floor	356 sq. ft.

TOTAL AREA 3,613 sq. ft.

Garage Carport 657 sq. ft.
Deck / Patio 1,623 sq. ft.



* 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

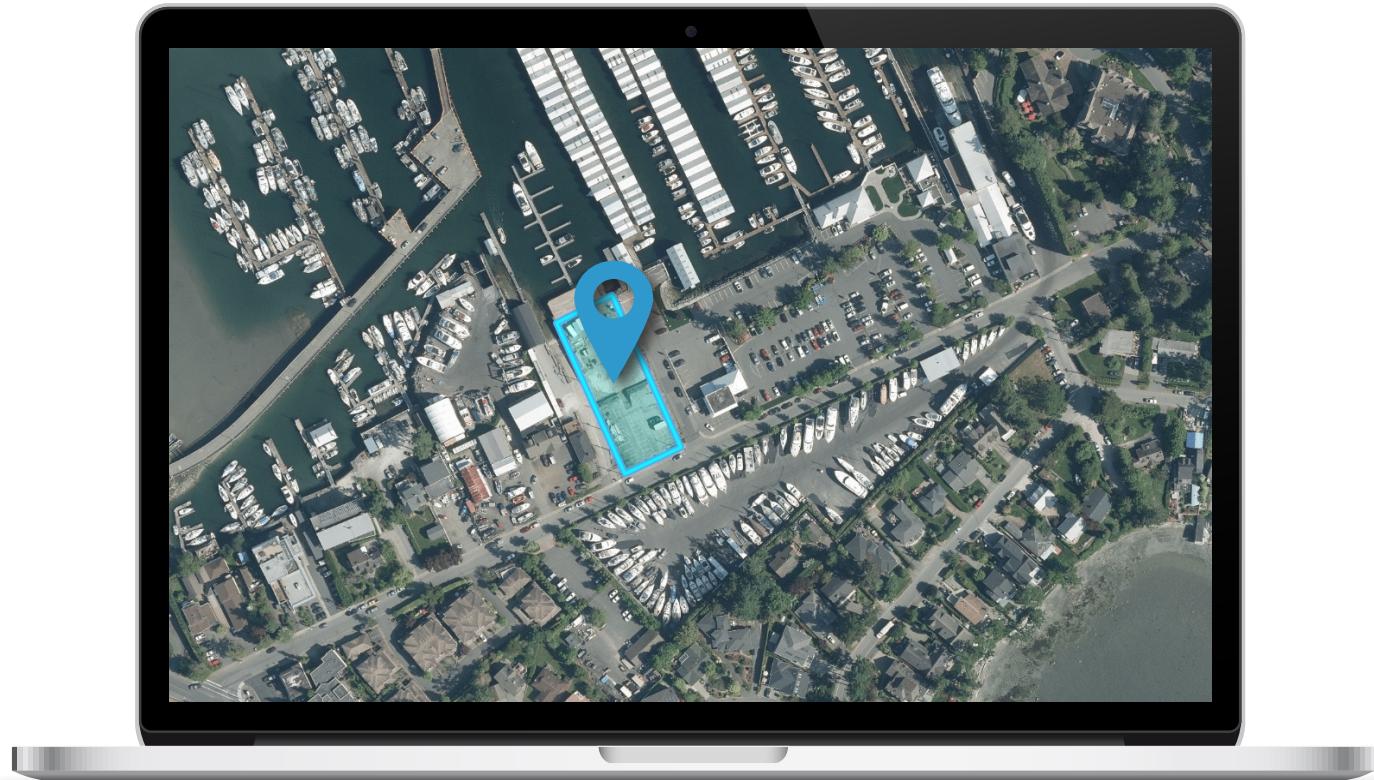
EXTERIOR





Location

(GIS) MAPPING







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