



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

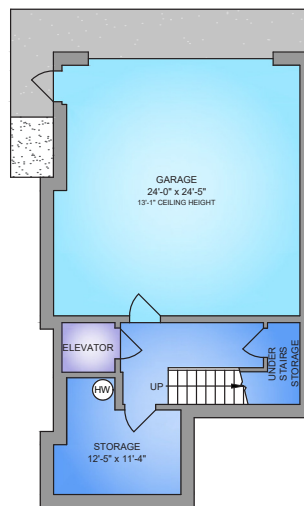


Brand-new luxury waterfront townhome in Sidney, BC, just steps from a top-tier marina, dining, and shops. Offering over 3,200 sq ft of curated living space, this home lives like a detached residence, ideal for downsizing without compromise. The main level features a full-size chef's kitchen, dining area, 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.

PRIMARY BEDROOM
15'-4" x 11'-5"
BED
DRAWER

WALK-IN CLOSET
6'-5" x 7'-3"

5 PC. ENSUITE

3 PC. BATH

2 PC. BATH

KITCHEN
9'-0" x 13'-4"
DESK
DW
WF

LIVING AREA
11'-0" x 13'-4"

SUITE ENTRY
5'-0" x 5'-0"

LIVING ROOM
18'-0" x 19'-3"

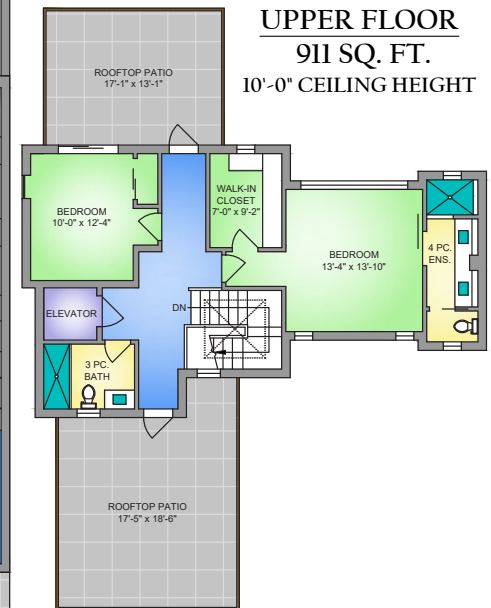
DINING ROOM
9'-4" x 13'-0"

KITCHEN
9'-8" x 14'-5"
MIC
DW
WF

PARTIALLY COVERED DECK
23'-9" x 14'-9"

PATIO
45'-0" x 14'-9"

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



Nestled along picturesque Harbour Road, this desirable seaside setting offers a refined balance of coastal charm and everyday convenience. Just moments from the water, residents can enjoy peaceful strolls, ocean breezes, and ever-changing marine views, all while remaining close to the heart of Sidney. Nearby shops, cafés, parks, and amenities are only minutes away, with easy access to ferry terminals and the airport for seamless travel. This quiet, well-established neighbourhood captures the essence of West Coast living—relaxed, scenic, and effortlessly connected.



 **CHACE
WHITSON**
REAL ESTATE GROUP

 **Macdonald
Realty**



CEL • 250 818 9338 | TEL • 778 426 2262

Chace@ChaceWhitson.com | ChaceWhitson.com

2411 • Bevan Avenue Sidney, BC • V8L 4M9





CHACE
WHITSON
PERSONAL REAL ESTATE CORPORATION



Chace Whitson | 250.818.9338 | Chace@ChaceWhitson.com | ChaceWhitson.com