

# 201-2270 HARBOUR

Sidney by the Sea





FOR SALE



# 201-2270 Harbour Rd

Sidney by the Sea

SUMMARY OVERVIEW



LISTING PRICE:

\$2,499,000 + GST



LIVING AREA:

3,202 sq. ft.



BEDROOMS:

4



BATHROOMS:

5



Brand-new luxury waterfront townhome in the heart of Sidney, just steps from a premier marina, vibrant shops, top-rated restaurants, and scenic beaches. Thoughtfully built with high-end finishes, this home offers a truly walkable coastal lifestyle with Roberts Bay, kayaking, and seaside paths right outside your door. With over 3,200 sq ft, it lives like a detached residence, ideal for downsizing without compromise, with a primary on the main, a second primary upstairs, private elevator, and lock-off accommodation for guests. Designed for lock-and-leave convenience, it also features an over-height double garage for vehicles and recreational toys. Multiple outdoor spaces capture ocean and marina views for stunning sunsets, an exceptional low-maintenance waterfront offering.



# Property Floorplan

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

**TOTAL AREA 3,202 sq. ft.**

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

**MAIN FLOOR**  
**2346 SQ. FT.**  
10'-0" CEILING HEIGHT

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

**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





## 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.



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