



**302-10393 ALLBAY**

Sidney By The Sea





## 302-10393 Allbay Rd

Sidney By The Sea

### SUMMARY OVERVIEW



LISTING PRICE:

\$2,495,000 + GST



LIVING AREA:

2,275 sq ft



BEDROOMS:

3



BATHROOMS:

3



Experience premier oceanfront living in the heart of Sidney by the Sea with this brand-new 3 bed, 3 bath townhome offering 2,275 sq.ft. of light-filled luxury. Designed for single-level living, it features 10-ft ceilings, wide-plank hardwood, and floor-to-ceiling windows showcasing stunning ocean views. The chef's kitchen impresses with premium appliances, a waterfall island, and custom millwork. The primary suite includes a spa-inspired ensuite and walk-in closet, while a private lower-level guest suite adds flexibility. Comfort is assured with a private elevator, heat pump with A/C, and radiant in-floor heating. Two expansive decks provide seamless indoor-outdoor living—perfect for entertaining or unwinding. Steps to beaches, shops, dining, and transit, with ferries and the airport just minutes away, this is a rare opportunity to own a waterfront residence that blends luxury, convenience, and coastal charm in Sidney's most sought-after location. Price includes GST.



# Property Floor plan

Entry Level 182 sq.ft.

Lower Level 398 sq.ft.

Main Level 1,695 sq.ft.

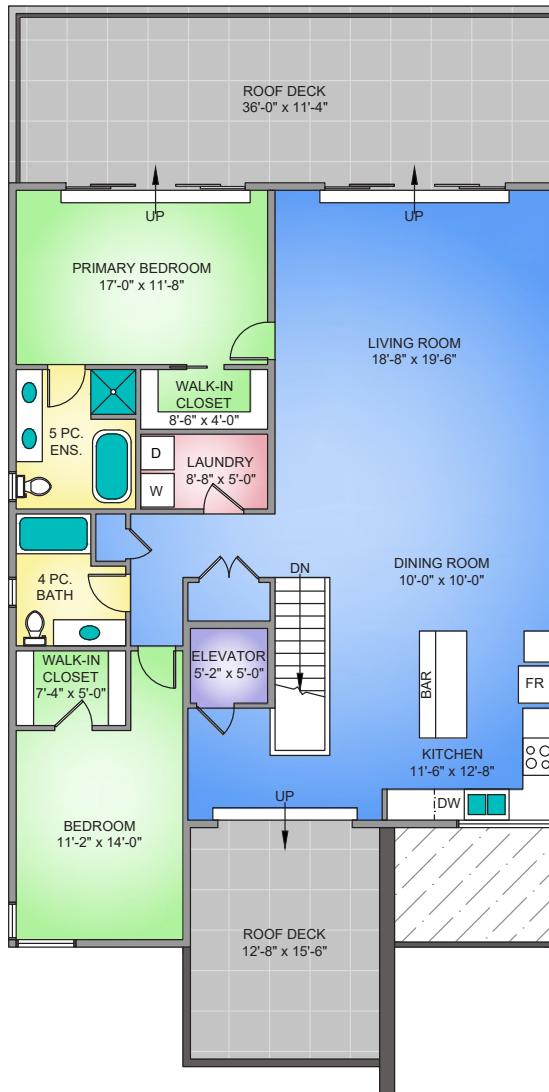
**TOTAL AREA** 2,275 sq.ft.

Deck 605 sq.ft.

## MAIN FLOOR

1695 SQ. FT.

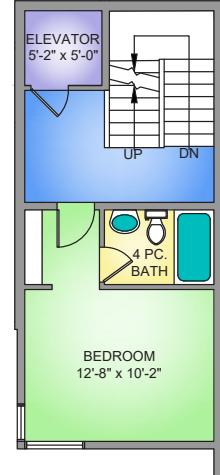
10'-0" CEILING HEIGHT



## LOWER FLOOR

398 SQ. FT.

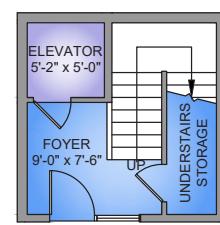
9'-0" CEILING HEIGHT



## ENTRY FLOOR

182 SQ. FT.

9'-0" CEILING HEIGHT



NORTH

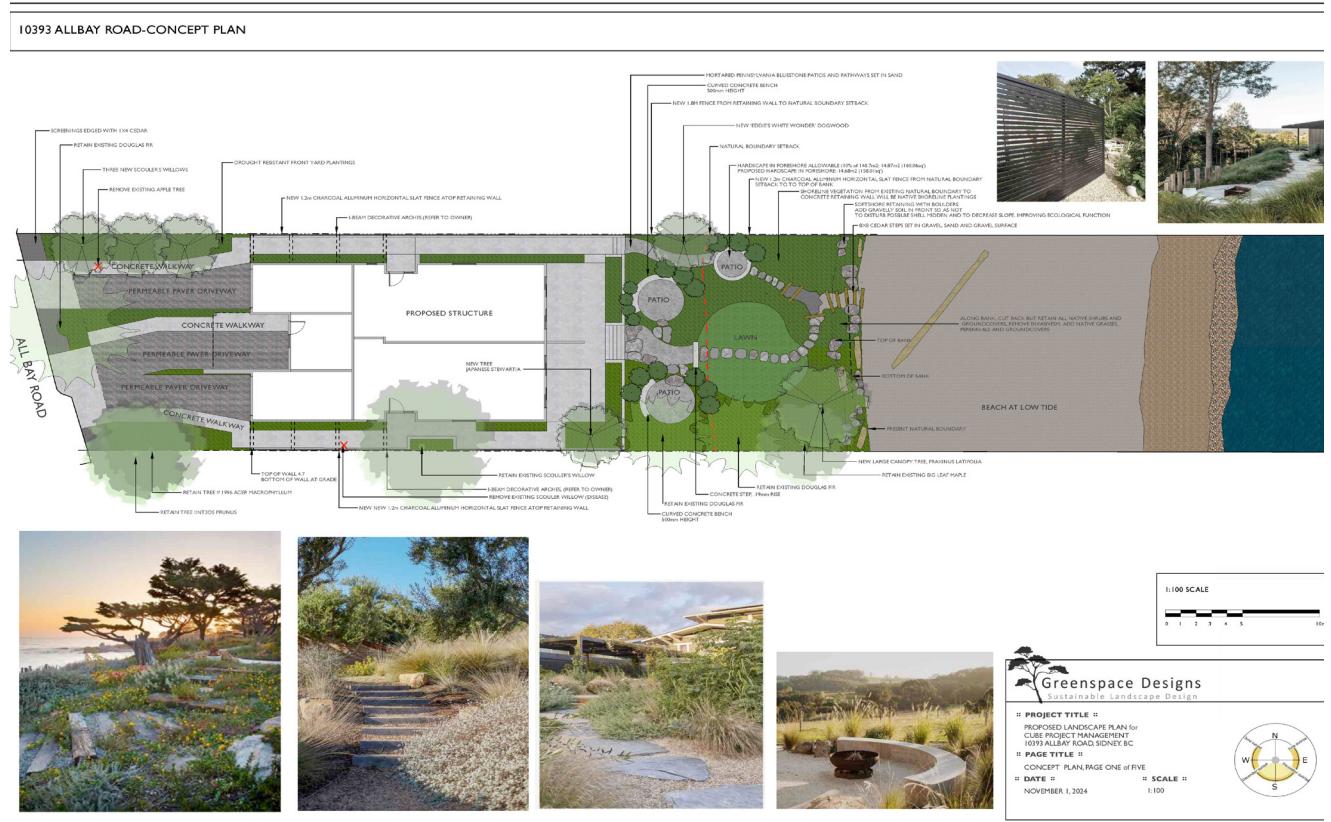


0' 5' 10'  
SCALE

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



# Landscape Plan

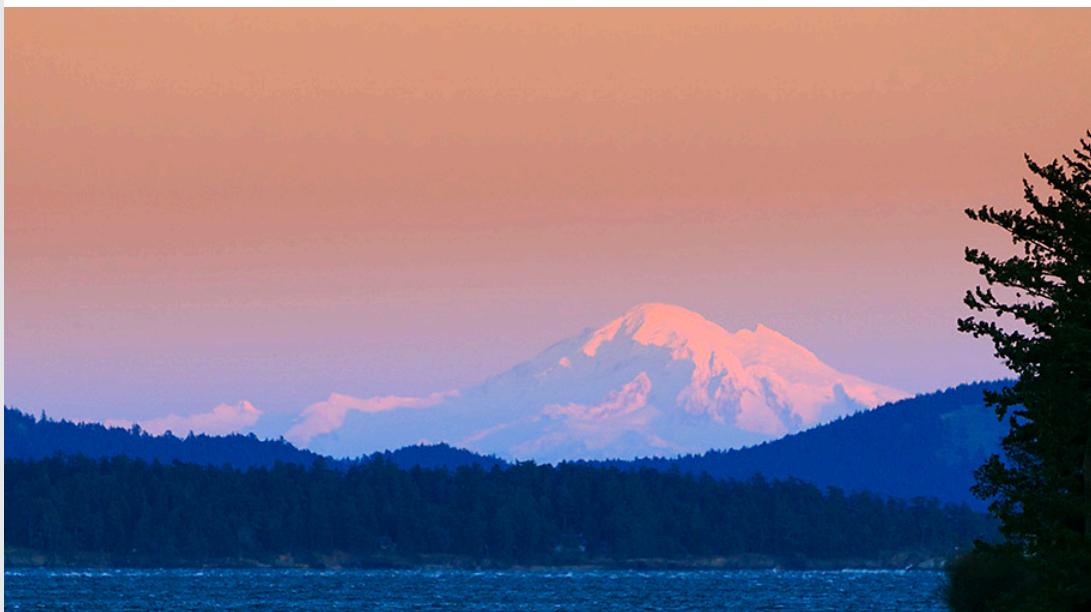


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## Property Photos

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# Features & Finishes

## QUALITY WITHOUT COMPROMISE

- Primary Bedroom:
  - Walk-in closet with custom millwork
  - Luxurious en-suite
  - Oversized slider door to patio
  - East facing ocean views
  - 10' ceilings
- Spa-inspired en-suite:
  - Quartz countertops
  - Double vanity
  - In-floor radiant heat
  - Dual flush toilet
  - Free standing soaker bathtub
  - Large walk in shower with rain head and wall mounted wand
- Main Bathroom:
  - Custom millwork with quartz countertop
  - Tub shower combo
  - Dual flush toilet
  - In-floor radiant heat
- Bathroom:
  - Custom millwork with quartz countertop
  - Tub shower combo
  - Dual Flush toilet
  - In-floor radiant heat

### GOURMET KITCHEN

- Chef-inspired kitchen
- Quartz countertops
- Custom millwork with soft close drawers and cupboard
- Gourmet SS appliances:
  - Riva 36" French Door Panel Ready Refrigerator
  - Riva 30" Wall Mount Chimney Hood
  - Panasonic 24" Microwave
  - Miele 24" Built-In Coffee Machine
  - Miele 30" All Electric Induction Range
  - Bosch 24" Custom Panel Dishwasher
  - LG Wash Tower with Centre Control 5.2 cu.ft. Washer and 7.4 cu.ft. dryer

### EXTERIOR FEATURES:

- Steel front door with frosted glass panels
- Gas and electric rough-ins for outdoor kitchen
- Low-lustre hardie board and batten
- Marble feature wall
- Brick driveway with concrete pathway accents
- Large outdoor east & west facing balconies
- Aristokrat pavers

### ADDITIONAL FEATURES:

- Heat pump with air conditioning
- Hot water on demand
- Private Elevator
- Hydronic in-floor heating throughout
- Electric vehicle charging station

### QUALITY CONSTRUCTION

- 2-5-10 new home warranty:
  - 2 years material and labour
  - 5 year building envelope
  - 10 year structural



# Appliance Specifications



# Appliance Specifications

## KITCHEN



Panasonic 24" Microwave



Riva 36" French Door Panel Ready Refrigerator



Riva 30" Wall-Mount Chimney Hood





# Appliance Specifications

## KITCHEN



Bosch 24" Custom Panel Dishwasher



Miele 24" Built-In Coffee Machine



Miele 30" All Electric Induction Range



LG WashTower™ with Centre Control  
5.2 cu.ft. Washer, 7.4 cu.ft. Dryer



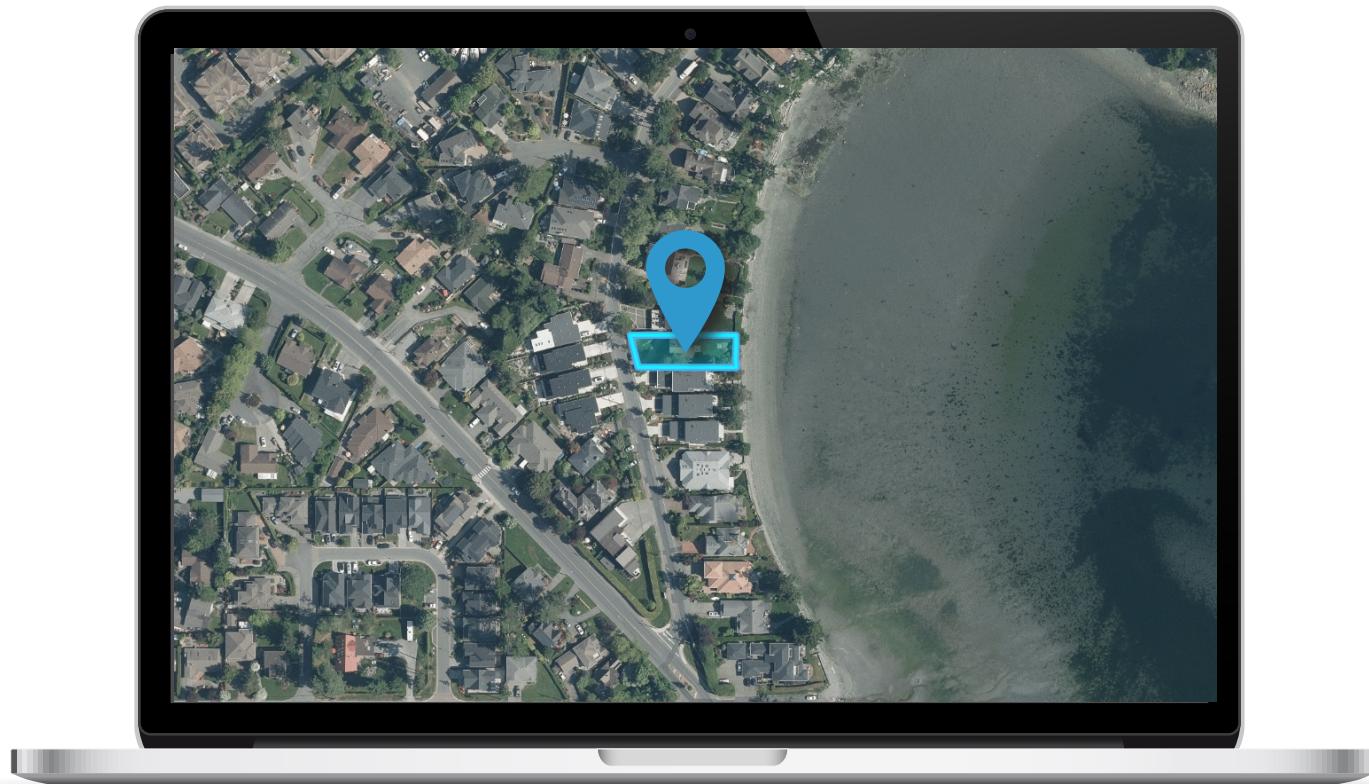
## Appliance Specifications

### WASHER AND DRYER



## Location

### (GIS) MAPPING



Nestled along scenic Allbay Road in Sidney, this charming location offers the perfect blend of coastal serenity and everyday convenience. Just steps from the ocean, you'll enjoy tranquil walks, fresh sea air, and stunning shoreline views, all while being minutes from Sidney's vibrant shops, restaurants, and local parks. This peaceful, sought-after neighbourhood embodies a relaxed seaside lifestyle with easy access to amenities, ferry terminals, and the airport—making it ideal for both quiet living and connected commuting.



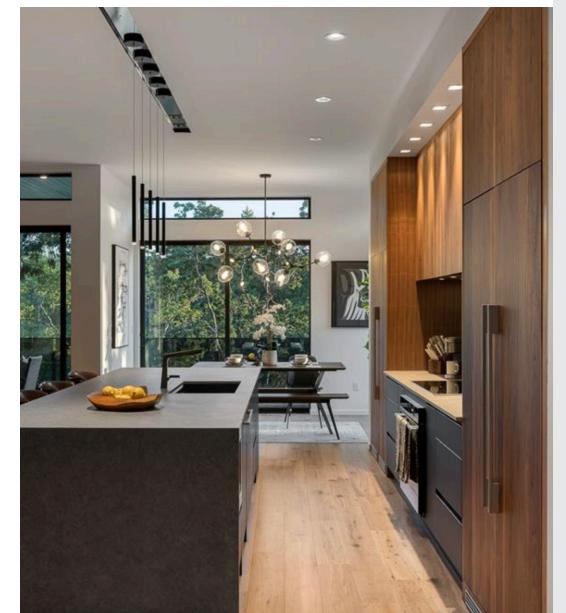
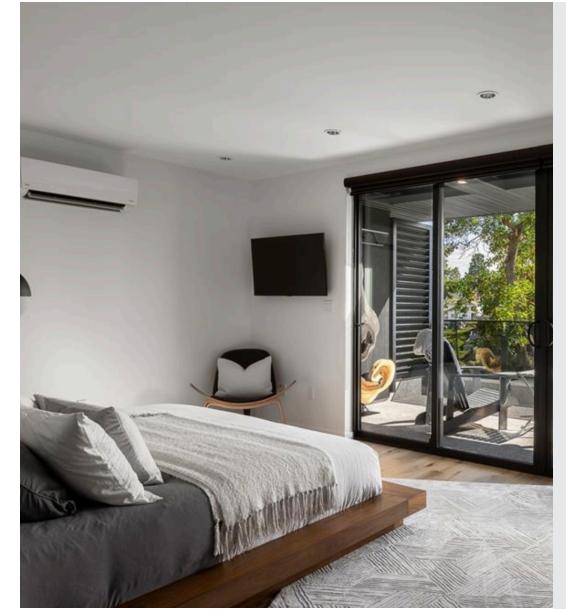
# Cube Project Management

AWARD WINNING CONTRACTOR



## Past Projects

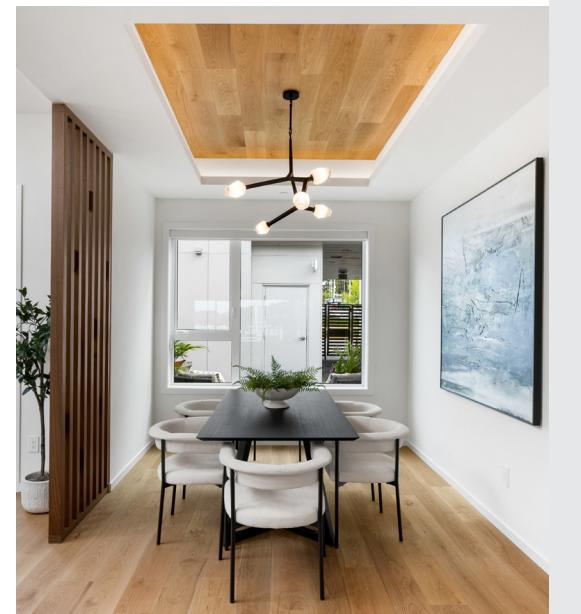
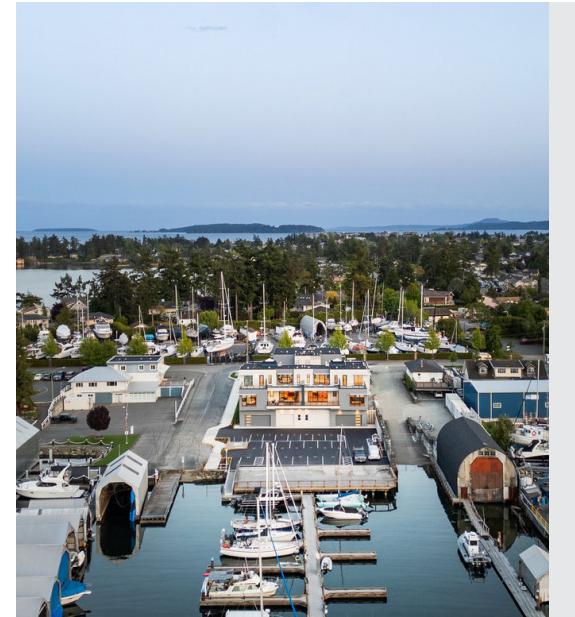
7 LOTUS STREET





## Past Projects

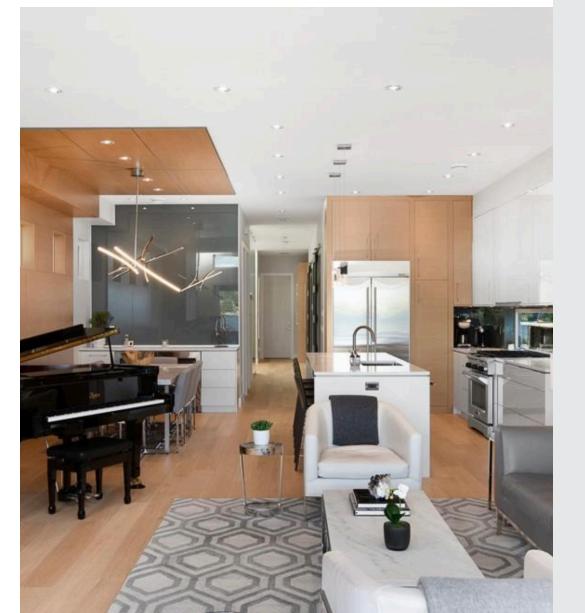
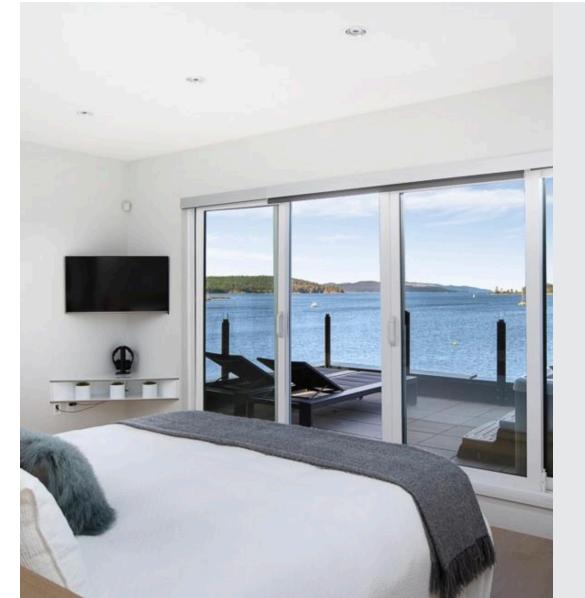
### HARBOUR HAVEN





## Past Projects

10305 RESTHAVEN DRIVE







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