



HORIZON



LUXURY WATERFRONT LIFESTYLE RESIDENCES





FOR SALE



302-10393 Allbay Road

Sidney by the Sea

Summary Overview



LISTING PRICE:

\$2,499,000 *Plus GST*



LIVING AREA:

2,217 sq. ft.



BEDROOMS:

3



BATHROOMS:

3



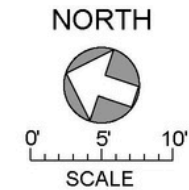
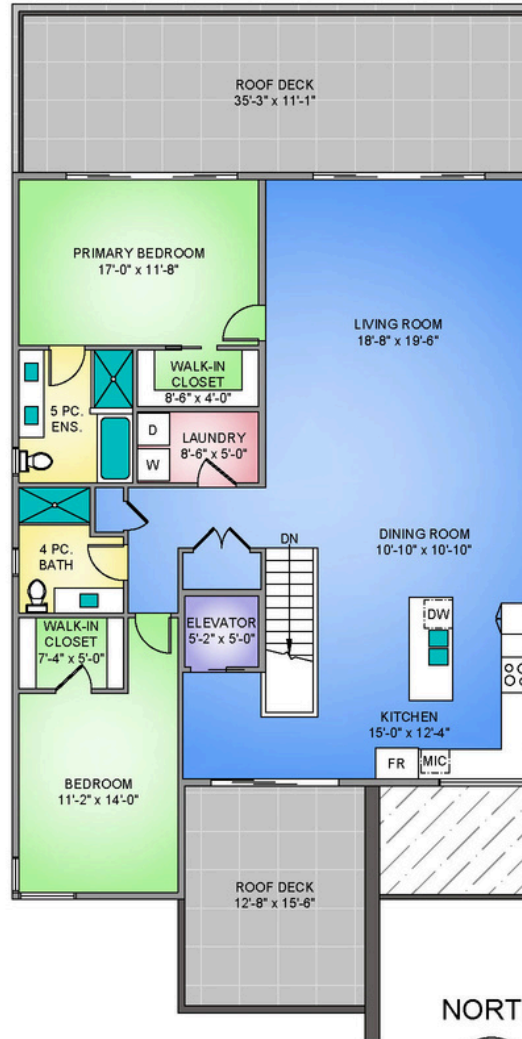
Experience premier oceanfront living in the heart of Sidney by the Sea with this brand-new 3 bed, 3 bath residence offering 2,217 sq.ft. of light-filled luxury. Designed for single-level living, it features 10-ft ceilings, wide-plank hardwood, and floor-to-ceiling windows showcasing stunning ocean views. 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.



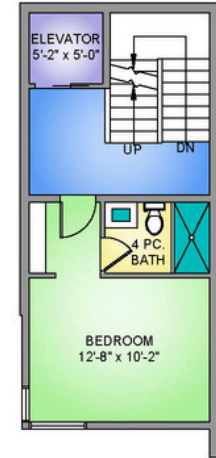
Property Floorplan

Main Floor	1,651 sq. ft.
Lower Floor	400 sq. ft.
Entry Level	182 sq. ft.
TOTAL LIVING	2,217 sq. ft.
Deck	605 sq. ft.

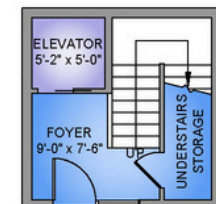
THIRD FLOOR 1651 SQ. FT. 10'-0" CEILING HEIGHT



LOWER FLOOR 400 SQ. FT. 8'-0" CEILING HEIGHT



ENTRY FLOOR 182 SQ. FT. 9'-0" CEILING HEIGHT



* DimensionS are for reference purpoSeS only and are not taken from original blueprints



Property Photos

Exterior





Property Photos

Interior





Property Photos

Interior





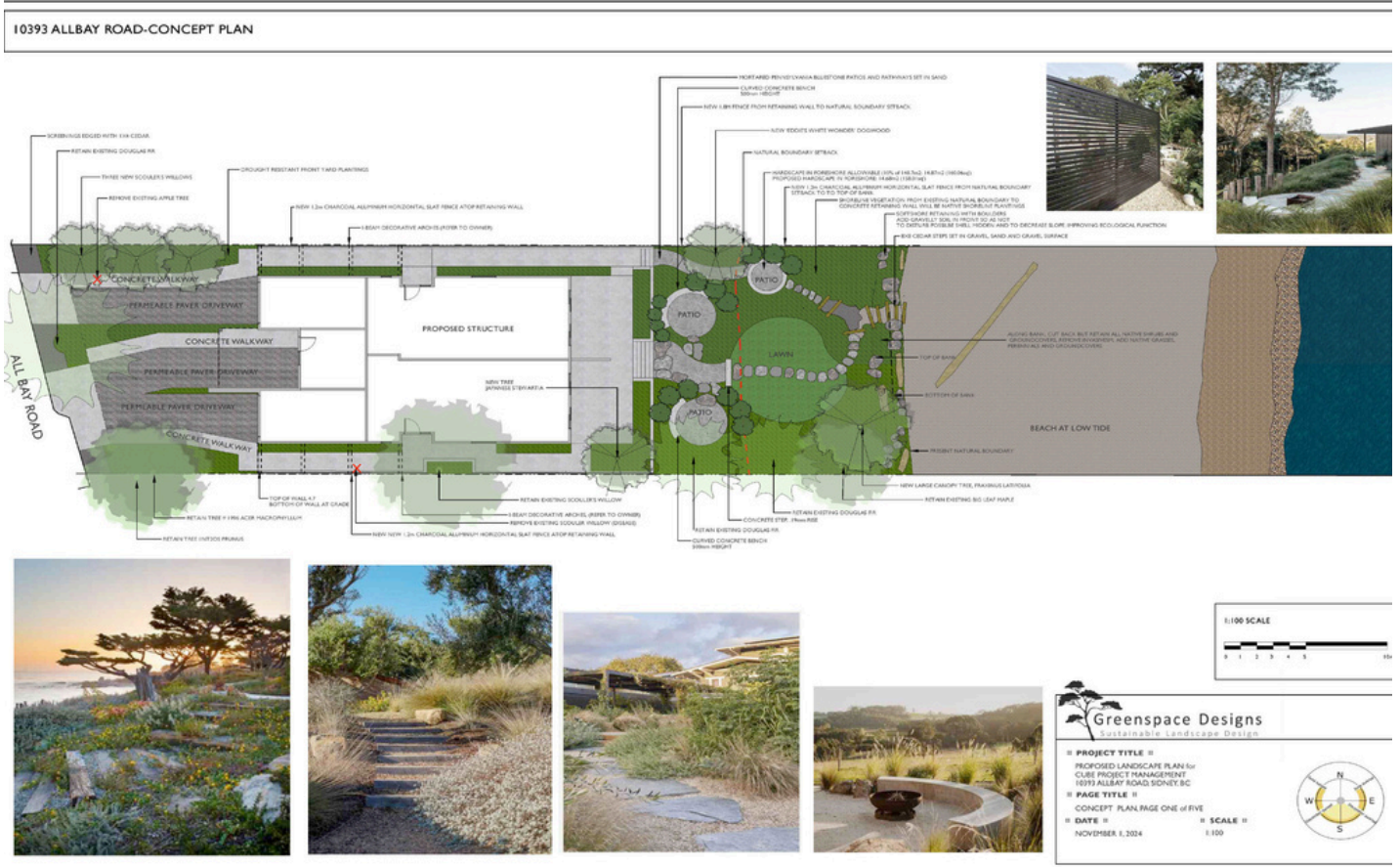
Property Photos

Exterior





Landscape Plan



*Features and finishes are subject to change at the developer's discretion



Features & Finishes

Quality Without Compromise

PRIMARY BEDROOM & SPA-INSPIRED EN-SUITE

- Walk-in closet with custom millwork
- Luxurious en-suite
- Oversized slider door to patio
- East-facing ocean views
- 10' ceilings
- Oversized sliding door with balcony access
- Quartz countertops
- Double vanity
- In-floor radiant heat
- Dual flush toilet
- 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

POWDER ROOM

- Custom millwork with quartz countertop
- Tub shower combo
- Dual Flush toilet
- In-floor radiant heat

EXTERIOR FEATURES

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

*Features and finishes are subject to change at the developer's discretion



Features & Finishes

Quality Without Compromise

GOURMET KITCHEN

- Chef-inspired kitchen
- Quartz countertops
- Custom millwork with soft-close drawers and cupboards
- Tray ceiling
- Countertop wireless cell phone charger
- Quartz backsplash
- Window feature backsplash
- 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

ADDITIONAL CONVENIENCE

- Heat pump with air conditioning
- Gas hot water on demand
- Hydronic in-floor heating throughout
- Electric vehicle charging station roughed-in
- Full-size laundry room
- Fire suppression
- Electric blinds
- Window screens
- Single-car garage
- Engineered hardwood flooring throughout
- Epoxy garage flooring
- Gas firepit
- Stairs to the beach

QUALITY CONSTRUCTION

Homecare Program, Traveler's 2-5-10 new home warranty:

- 2 years material and labour
- 5 year building envelope
- 10 year structural

*Features and finishes are subject to change at the developer's discretion

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Appliance Specifications

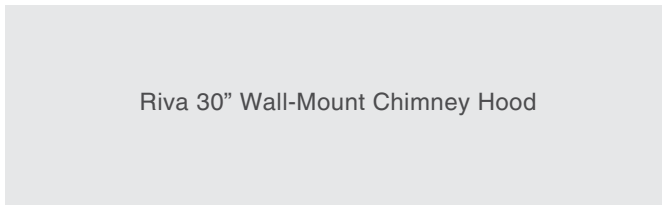


Appliance Specifications

Kitchen



Miele 30" All Electric Induction Range



Riva 30" Wall-Mount Chimney Hood



Panasonic 24" Microwave

*Features and finishes are subject to change at the developer's discretion

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Appliance Specifications

Kitchen

Riva 36" French Door Panel Ready Refrigerator



Miele 24" Built-In Coffee Machine

Bosch 24" Custom Panel Dishwasher



*Features and finishes are for illustration purposes only and are subject to change at the developer's discretion



Appliance Specifications

Laundry



LG Wash Tower with Centre Control 5.2
cu.ft. Washer and 7.4 cu.ft. dryer

*Features and finishes are subject to change at the developer's discretion



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

SERVICES

PROJECTS



Cube Project Management

Award Winning Contractor



Previous Projects

7 Lotus Street

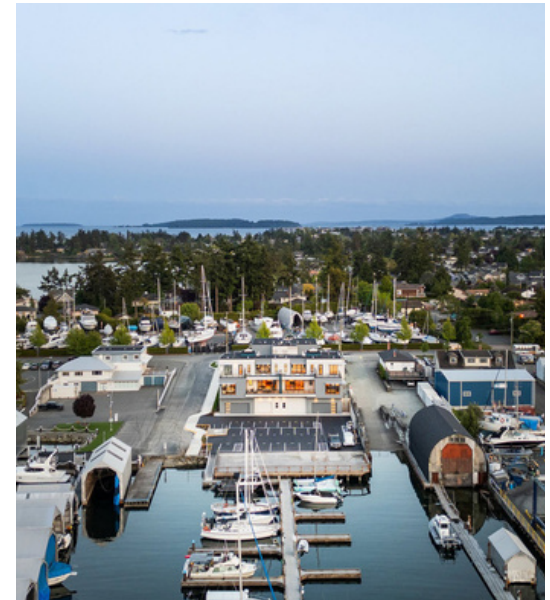


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Previous Projects

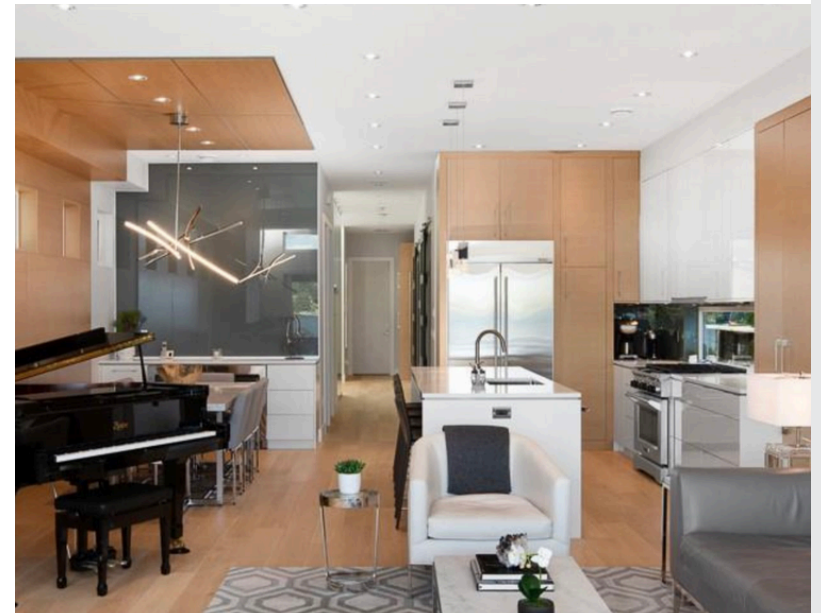
Harbour Haven





Previous Projects

10305 Resthaven Dr



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