

103-10393 ALLBAY

Sidney By The Sea





103-10393 Allbay Rd

Sidney By The Sea

SUMMARY OVERVIEW



LISTING PRICE:

\$2,349,000 GST included



LIVING AREA:

1,687 sq ft



BEDROOMS:

3



BATHROOMS:

3



Spectacular low-bank waterfront residence showcasing refined finishes and forward-thinking construction throughout. This thoughtfully designed three-bedroom, three-bathroom home offers 1,687 sq ft of exceptional quality and timeless appeal. The open-concept main living space is highlighted by nine-foot ceilings and expansive windows that frame sweeping ocean views and flood the home with natural light. The impressive primary suite features oversized floor-to-ceiling windows capturing Mt. Baker and open water vistas, a spa-inspired ensuite, and a generous walk-in closet. The chef's kitchen anchors the home with rich two-toned cabinetry, professional-grade appliances, and sleek quartz countertops. Outdoor living is seamless with a spacious waterfront patio, easy-care landscaping, and direct beach access. 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

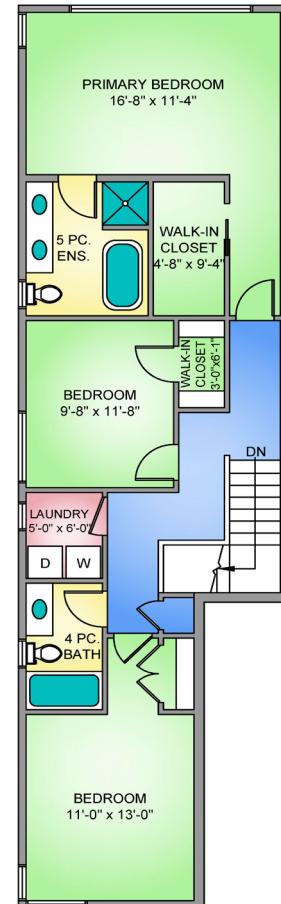
Main Level 707 sq.ft.

Upper Level 980 sq.ft.

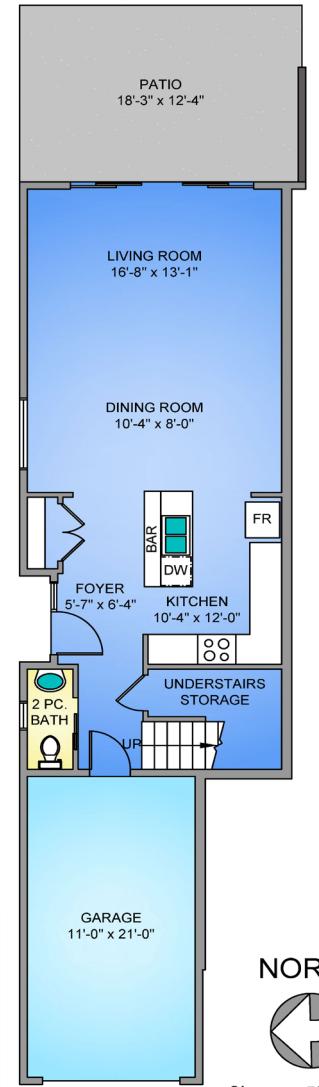
TOTAL AREA 1,687 sq.ft.

Patio 226 sq. ft.

UPPER FLOOR
980 SQ. FT.
9'-0" CEILING HEIGHT



MAIN FLOOR
707 SQ. FT.
9'-0" CEILING HEIGHT



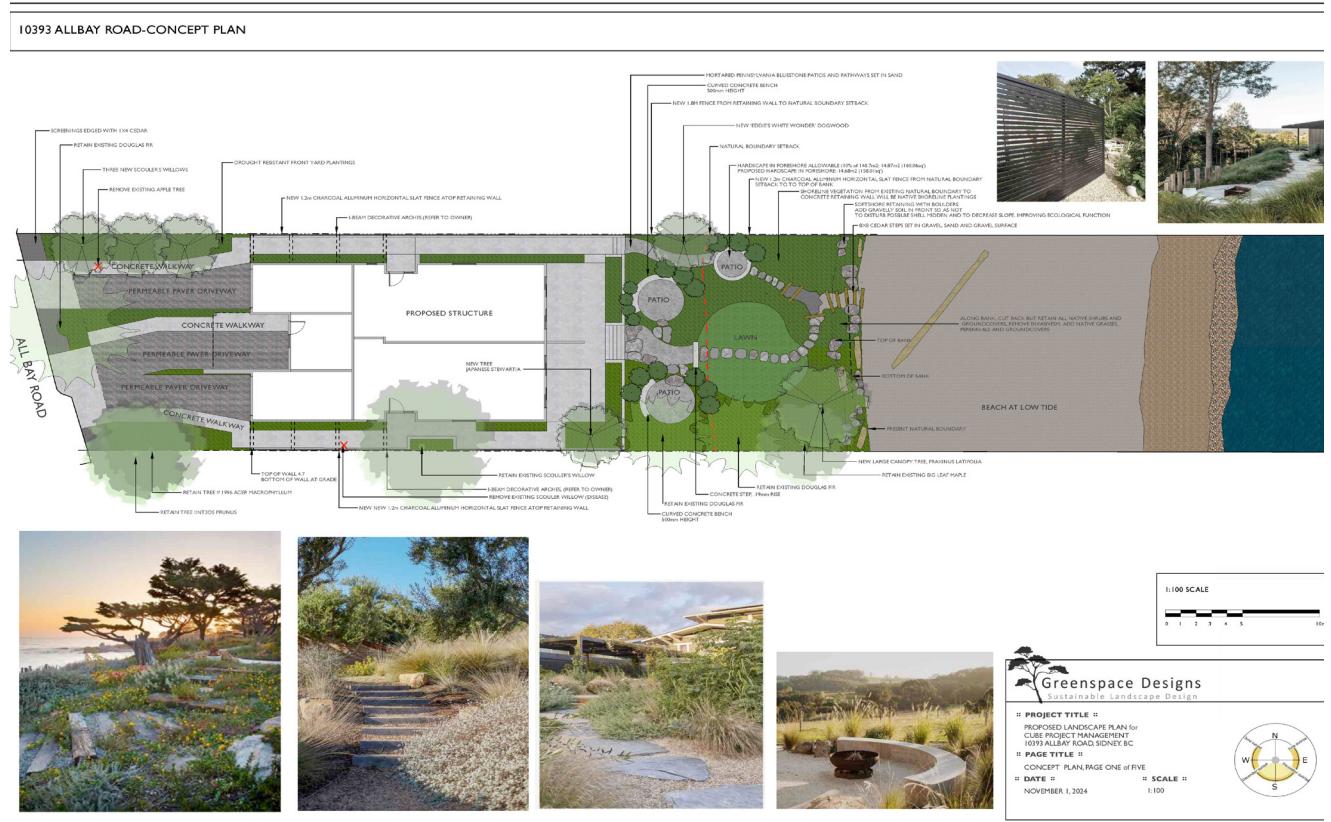
NORTH



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



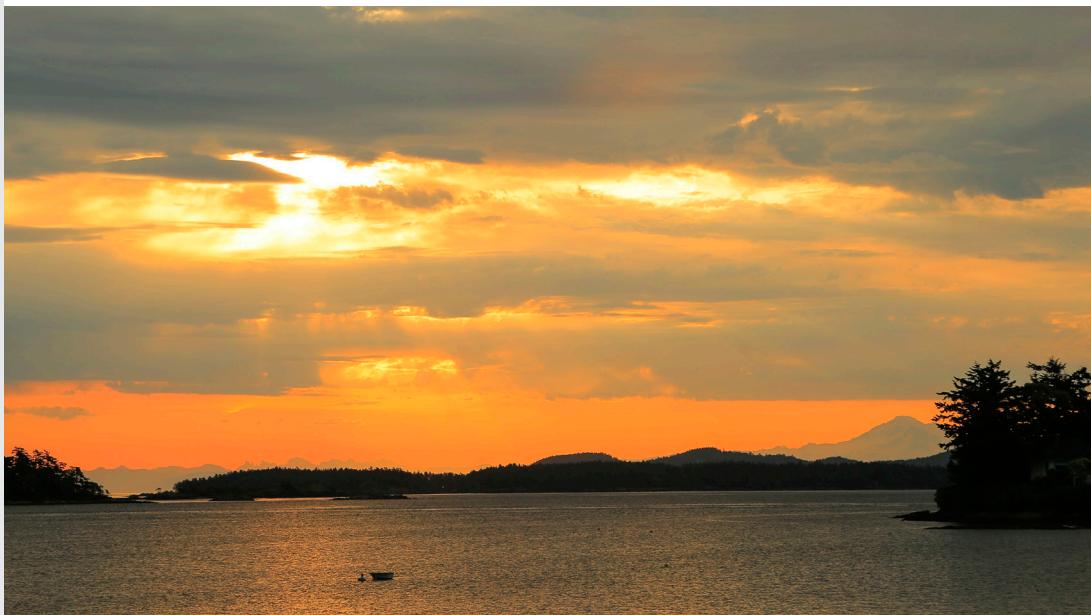
Landscape Plan



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



Property Photos





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
- 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
- Powder Room
 - Custom millwork with quartz countertop
 - 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

ADDITIONAL FEATURES:

- Heat pump with air conditioning
- Hot water on demand
- 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



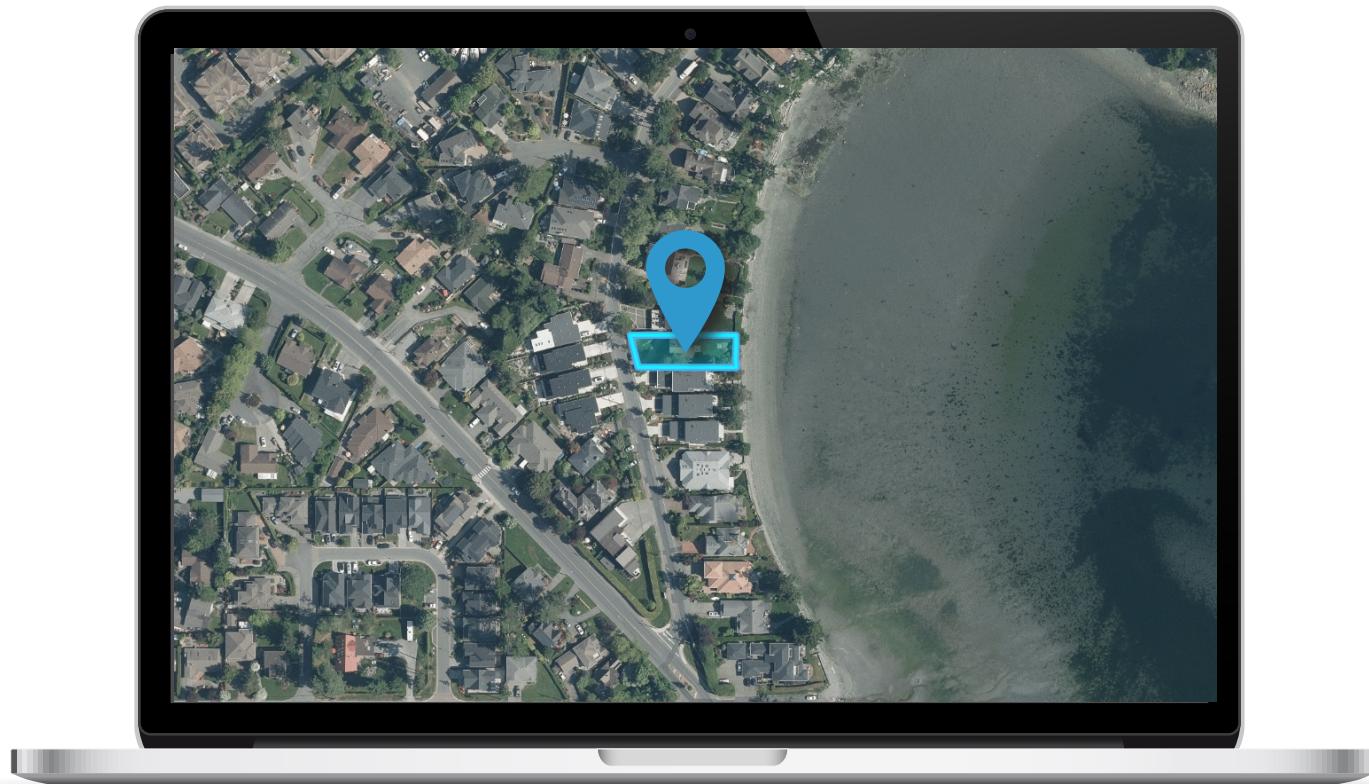
Appliance Specifications

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.



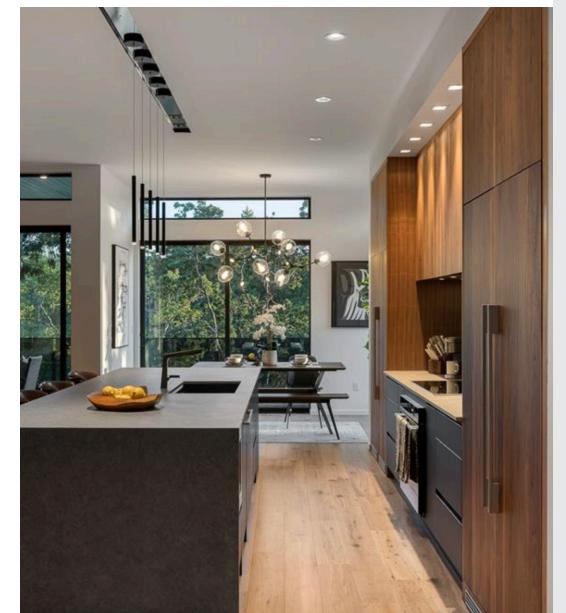
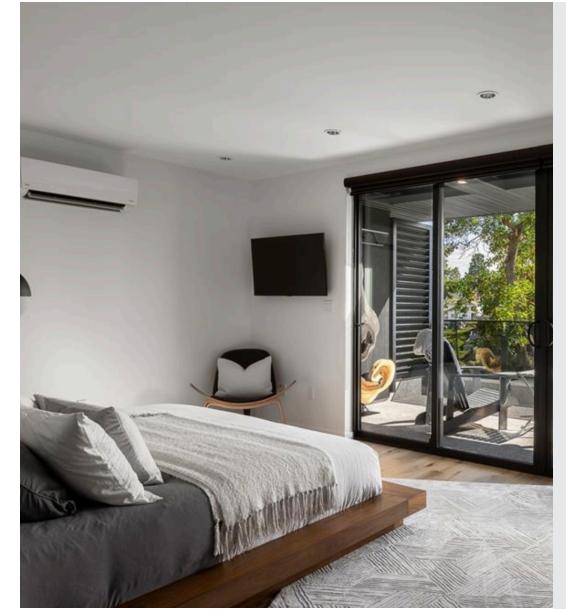
Cube Project Management

AWARD WINNING CONTRACTOR



Past Projects

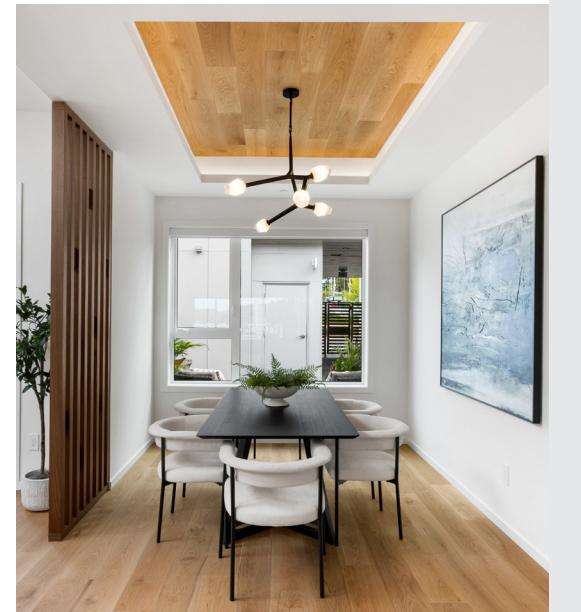
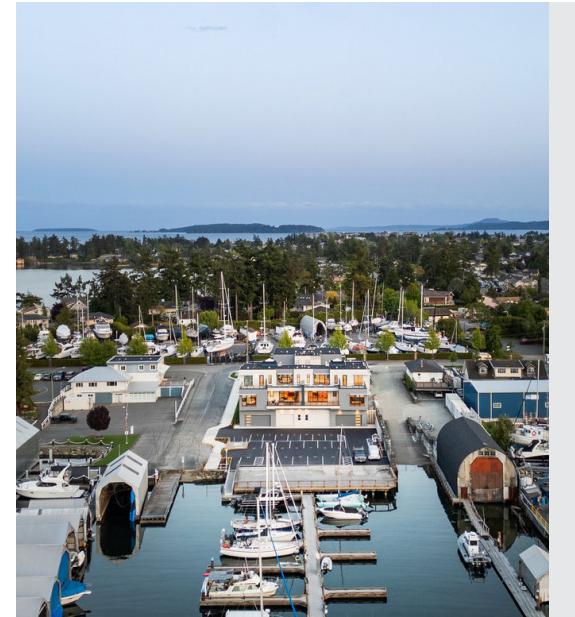
7 LOTUS STREET





Past Projects

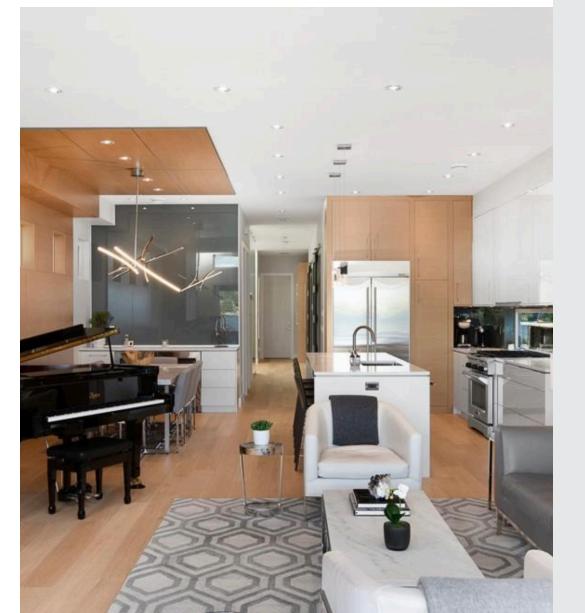
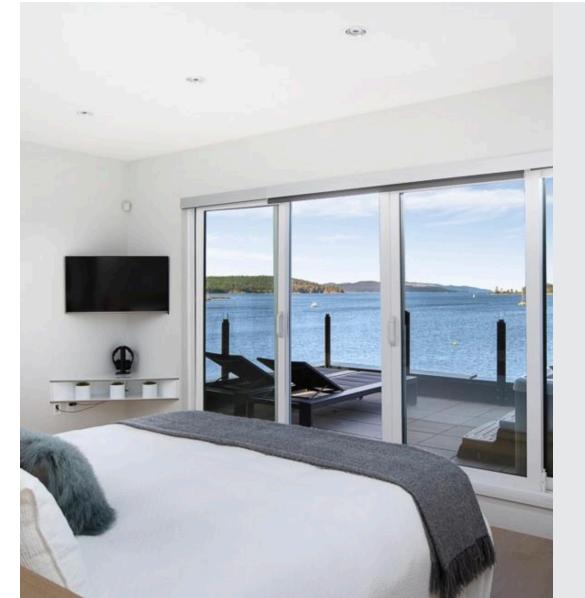
HARBOUR HAVEN





Past Projects

10305 RESTHAVEN DRIVE







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