

9527 SHARPLES

Sidney





FOR SALE



9527 Sharples Rd

Sidney

SUMMARY OVERVIEW



LISTING PRICE: \$799,000



LIVING AREA: 1,725 sq. ft.



BEDROOMS: 4



BATHROOMS: 3



Beautifully designed 4-bedroom, 3-bathroom duplex offering outstanding value in today's market! This quality-built home showcases modern construction and a thoughtfully planned layout with an open-concept main level filled with natural light, ideal for both everyday living and entertaining. Generous bedrooms and well-appointed bathrooms deliver comfort and functionality for families, downsizers, or first-time buyers. Step outside to a spacious, private, fully fenced backyard perfect for children, pets, and summer gatherings. Move-in ready with quality finishes throughout, ample storage, and dedicated off street parking, this well-maintained property combines comfort, style, and convenience in a sought-after neighbourhood. Conveniently located near schools, recreation centres, BC Ferries, the airport, local beaches, and all the shops, dining, and amenities of Sidney by the Sea.

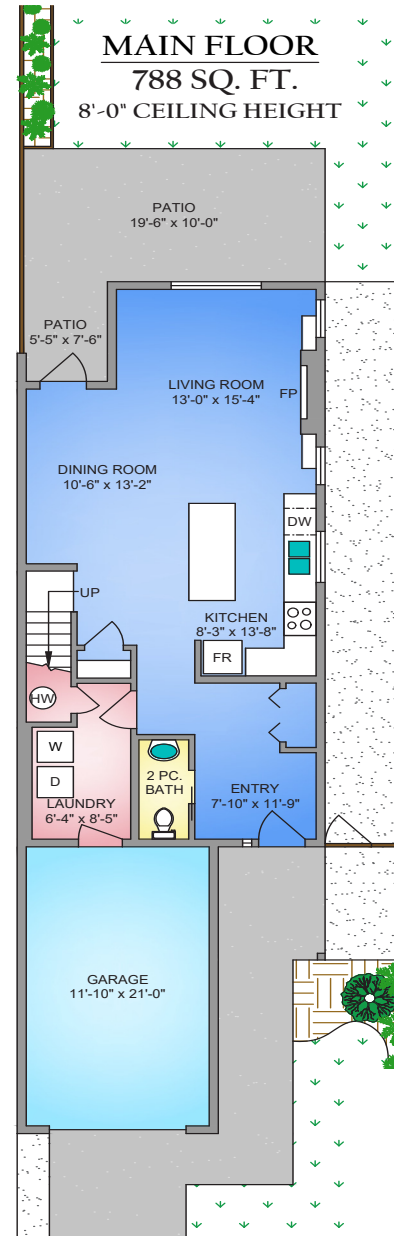
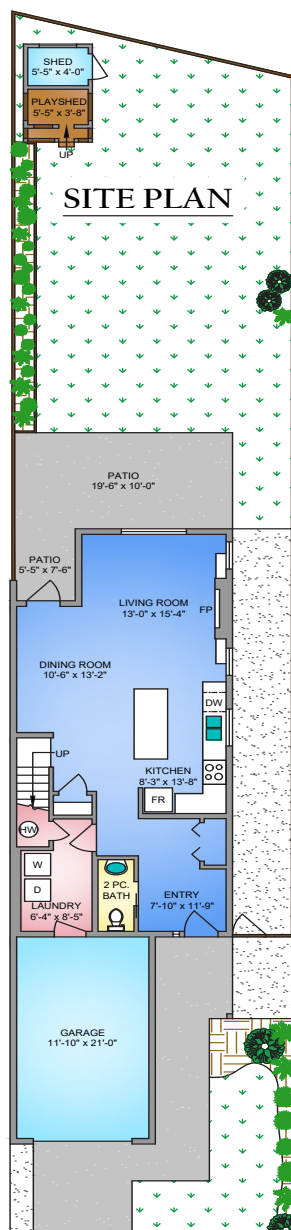


Property Floorplan

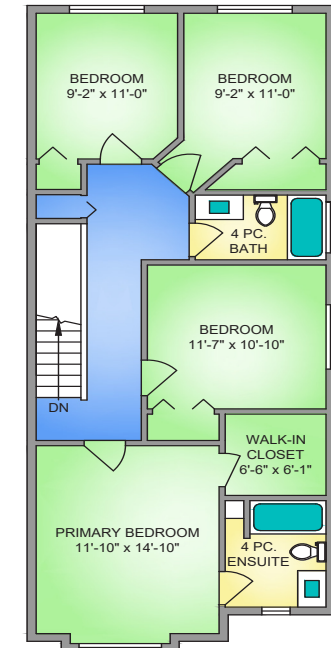
Main 788 sq. ft.
Upper 937 sq. ft.

TOTAL AREA 1,725 sq. ft.

Garage 278 sq.ft.
Deck/Patio 235 sq.ft.



UPPER FLOOR
937 SQ. FT.
8'-0" CEILING HEIGHT



NORTH

0' 5' 10'
SCALE



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



Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

KITCHEN





Property Photos

PRIMARY BEDROOM & ENSUITE





Property Photos

INTERIOR





Property Photos

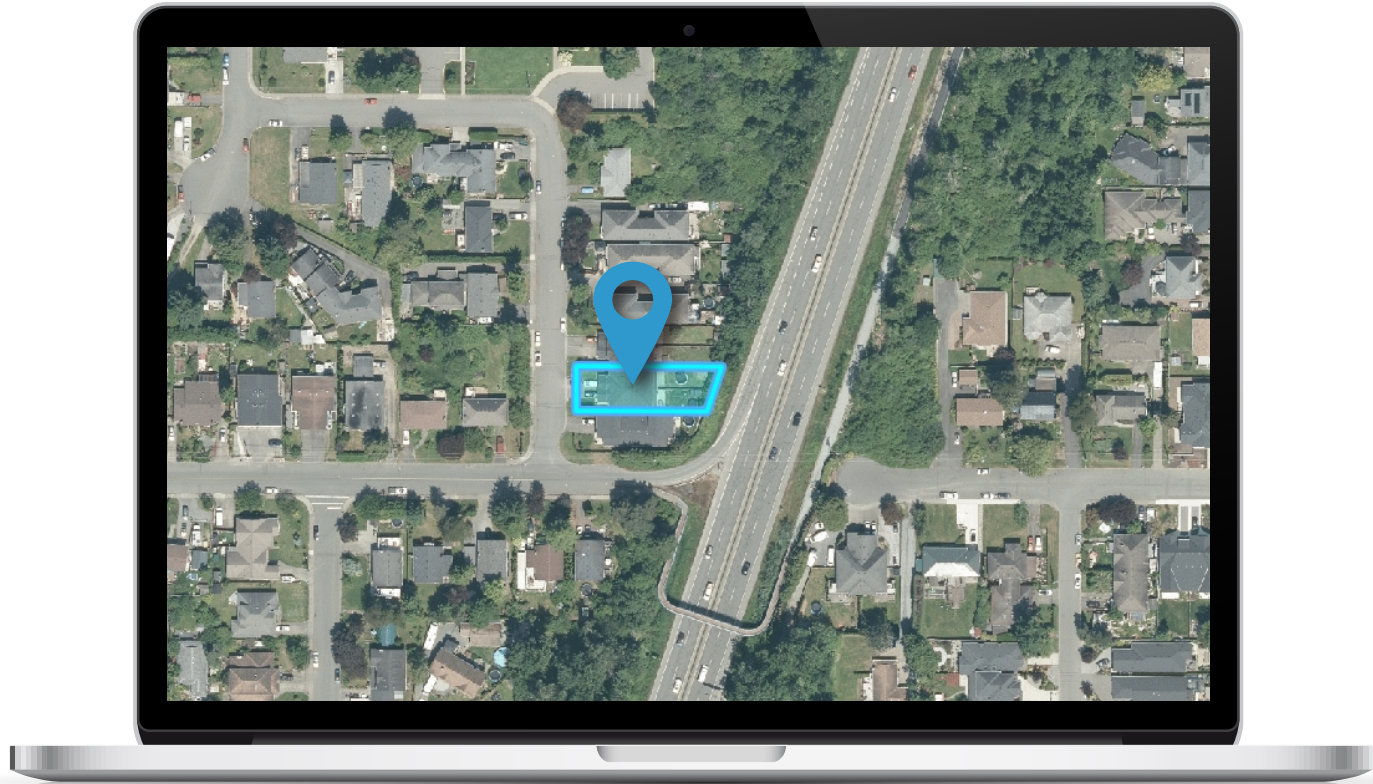
EXTERIOR



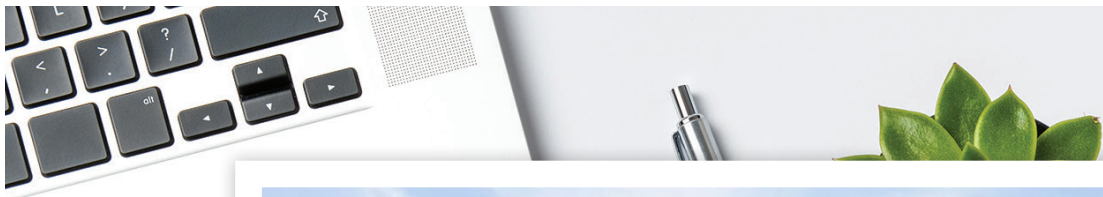


Location

(GIS) MAPPING



Situated on Sharples Road in Sidney, this well-appointed duplex offers a peaceful residential setting while remaining just minutes from downtown Sidney's charming shops, cafés, waterfront pathways, parks, and everyday amenities.





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