

# 101-9864 FOURTH

Sidney





FOR SALE



# 101-9864 Fourth St Sidney

## SUMMARY OVERVIEW



LISTING PRICE: \$625,000



LIVING AREA: 732 sq. ft.



BEDROOMS: 2



BATHROOMS: 2



Modern ground-floor 2 bed, 2 bath home at Breeze Residences, built in 2021 by Homewood Constructors. Bright and inviting with soaring 10 ft ceilings and expansive windows filling the space with natural light. Stylish kitchen features stainless steel appliances, gas range, quartz counters, soft-close cabinetry, and under-cabinet lighting. Open living and dining areas offer flexible layout options and direct access to a covered east-facing walkout patio, perfect for morning sun, barbecuing, or relaxing, complete with natural gas hookup. Spacious primary bedroom includes large window, dual closets, and elegant ensuite with heated floors and walk-in shower. Second bedroom is well-sized and adjacent to a full 4-piece bath and in-suite laundry. Includes parking and bike storage. Rentals, BBQs, and 2 pets allowed with no size restrictions. Ideal blend of comfort, style, and convenience in a sought-after community setting.

**UNIT 101 - 9864 FOURTH STREET**

**732 SQ. FT.**

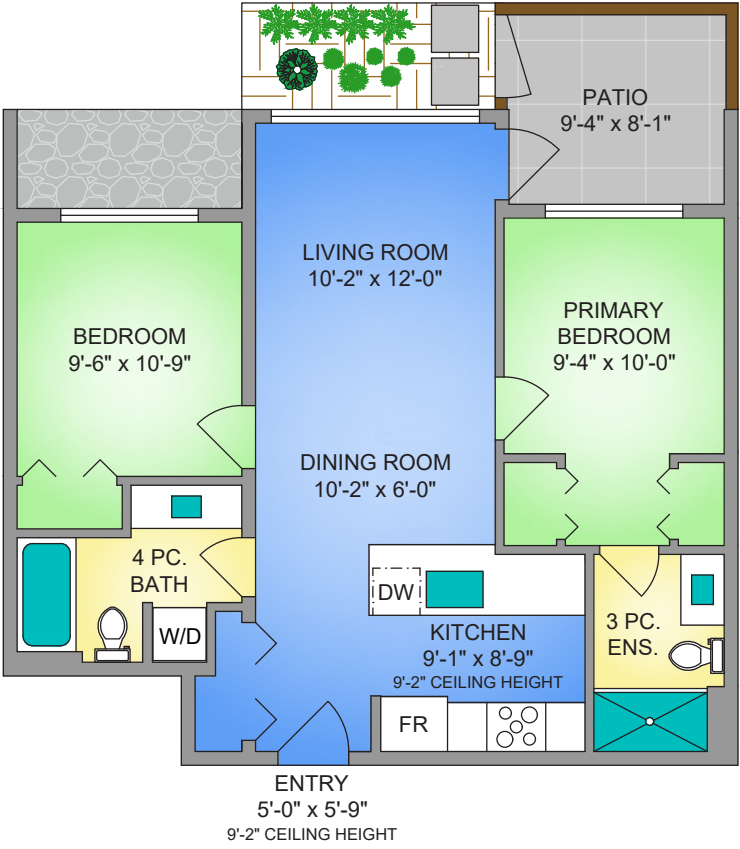
**10'-0" CEILING HEIGHT**



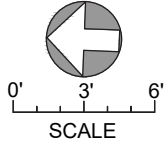
# Property Floorplan

**LIVING AREA** 732 sq. ft.

Patio 76 sq. ft.



**NORTH**



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



## Property Photos

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# Property Photos

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## Property Photos

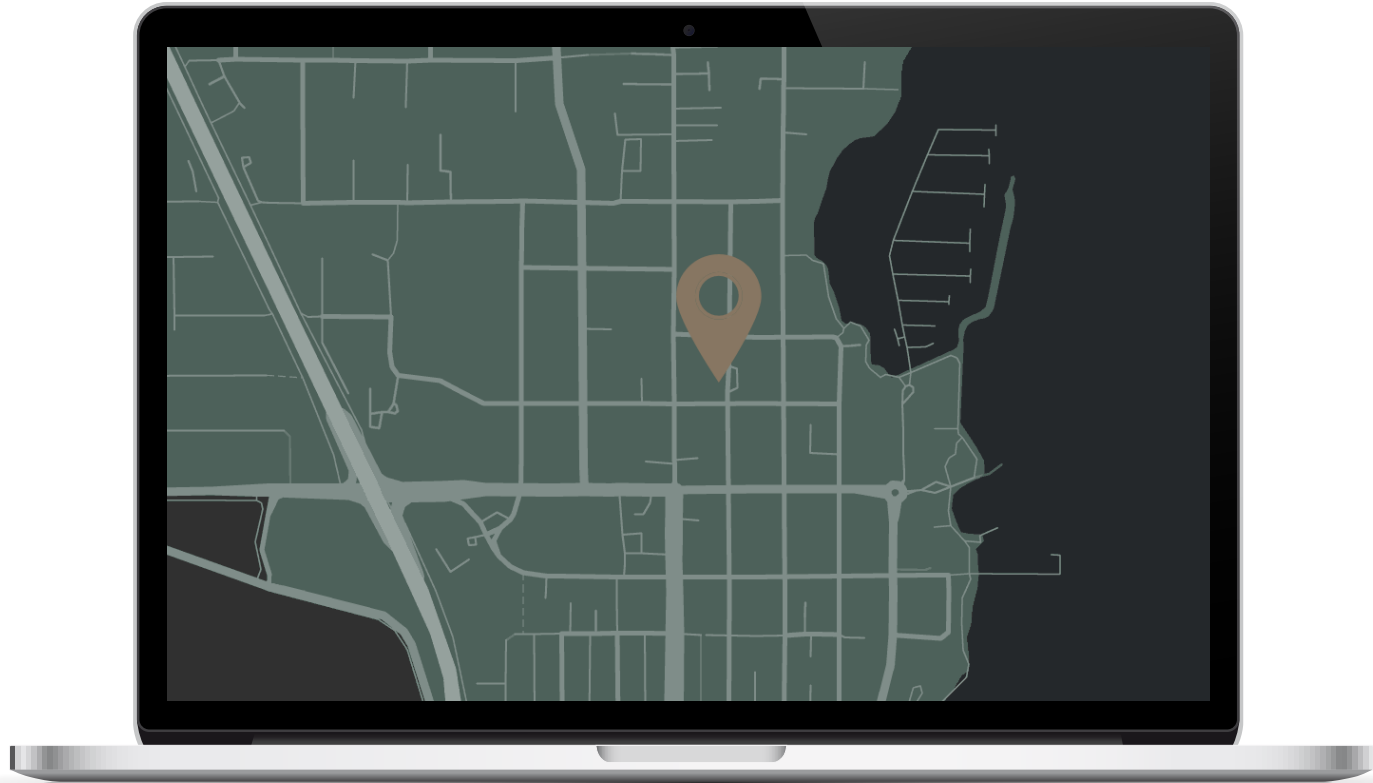
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## Location

(GIS) MAPPING



Set in the heart of Sidney, this sought-after seaside community captures the charm of West Coast living on the Saanich Peninsula. Known for its vibrant yet relaxed atmosphere, Sidney offers a walkable downtown filled with boutique shops, cafés, restaurants, and everyday amenities. Residents enjoy easy access to nearby parks, beaches, marinas, and the scenic waterfront promenade, all just moments away. With convenient proximity to the BC Ferries terminal and Victoria International Airport, Sidney provides effortless connections while maintaining its welcoming small-town feel—an ideal setting for those seeking comfort, convenience, and coastal charm.



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