

# 1-9875 THIRD

Sidney





FOR SALE



# 1-9875 Third Street

## SUMMARY OVERVIEW



LISTING PRICE: \$859,000



LIVING AREA: 1,562 sq. ft.



BEDROOMS: 3



BATHROOMS: 3

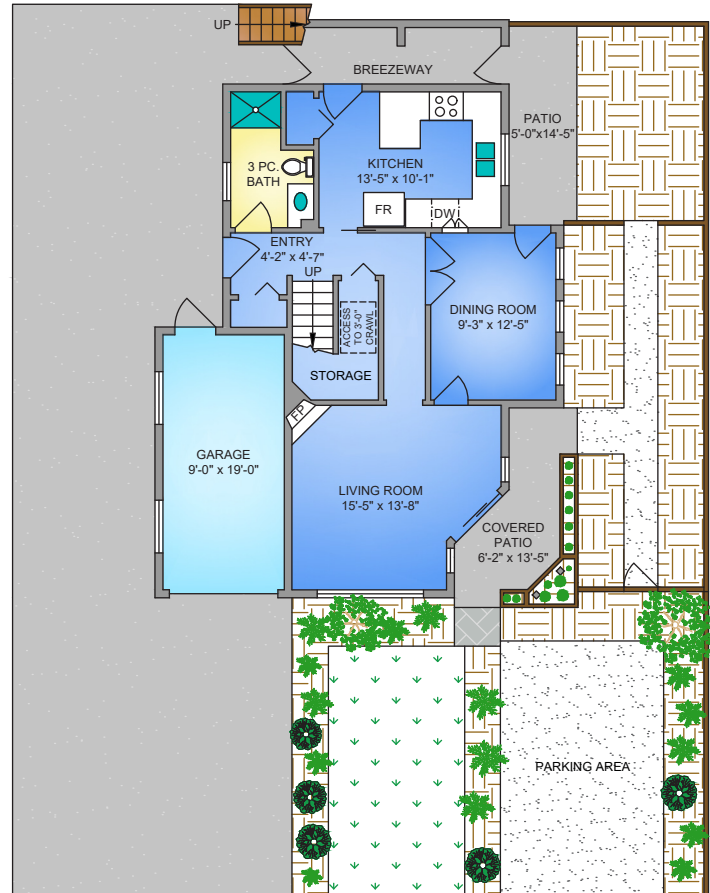


Ideally situated in the heart of Sidney, this well-maintained 2-level residence offers 1,562 sq.ft. of bright, functional living with thoughtful updates throughout. The main level features a spacious living area with large windows, a dedicated dining space, and a refreshed kitchen with new appliances, updated flooring, and recent paint. A flexible main floor layout includes a potential bedroom or office with a 3-piece bath. Upstairs offers 3 bedrooms, including a generous primary with walk-in closet and ensuite. Recent upgrades include new interior lighting, all new window coverings, and a new gas hot water tank (2024). The gas fireplace has been serviced, and the strata completed a new roof in 2024. Enjoy a covered patio, enclosed balcony, natural gas BBQ connection, and garden setting. Attached garage and clean crawl space. Walk to shops, cafes, waterfront, and parks.



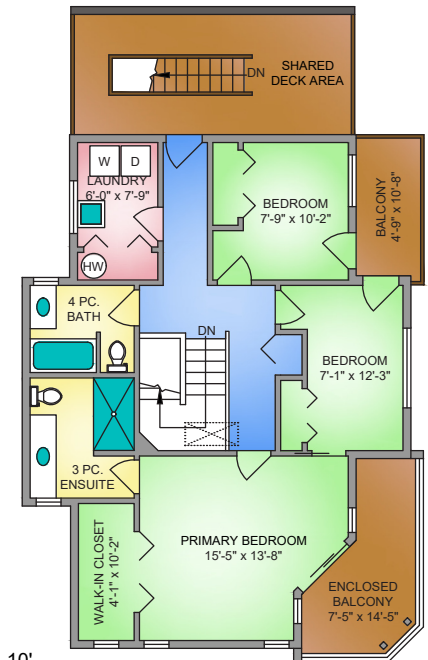
# Property Floorplan

Main	708 sq. ft.
Upper	854 sq. ft.
<b>TOTAL AREA</b>	<b>1,562 sq. ft.</b>
Garage	185 sq. ft.
Patio	287 sq. ft.



**MAIN FLOOR**  
**745 SQ. FT.**  
8'-0" CEILING HEIGHT

**UPPER FLOOR**  
**892 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

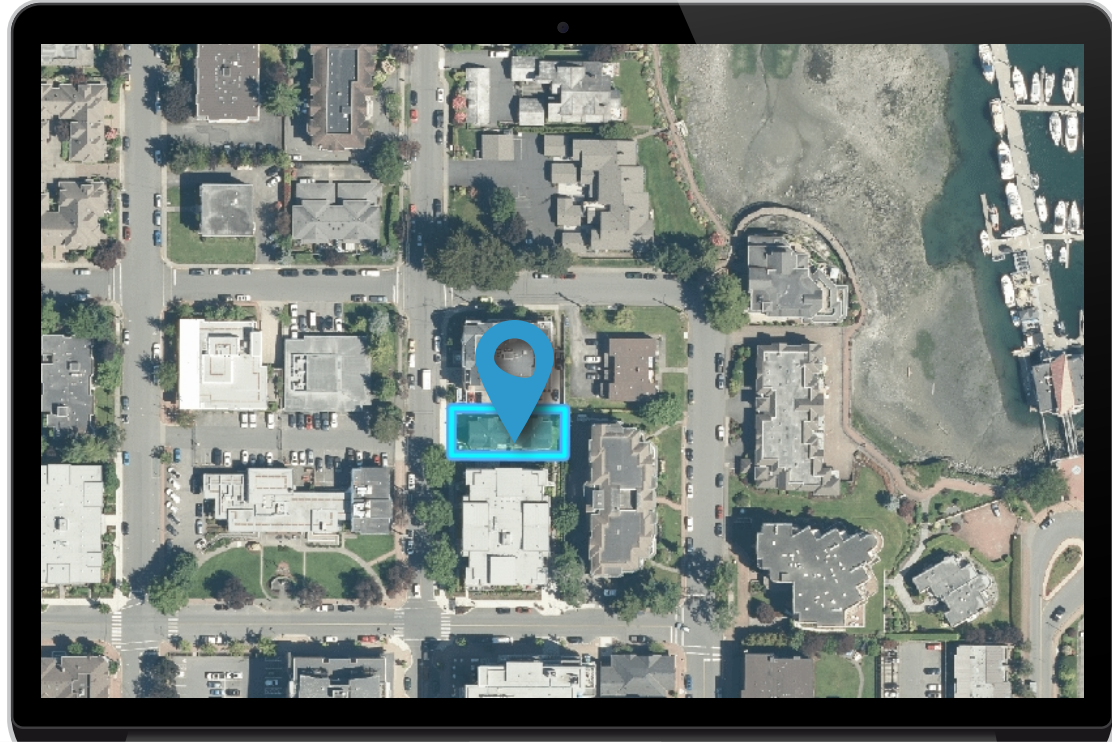
INTERIOR





## Location

(GIS) MAPPING



Positioned in the heart of Sidney, Third Street offers a walkable coastal lifestyle just steps to shops, cafés, and the waterfront. Enjoy easy access to marinas, parks, and scenic seaside paths, all within minutes of the airport and ferry. A vibrant yet relaxed community, Sidney blends everyday convenience with West Coast charm.



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