



10303 Resthaven

Sidney





10303 Resthaven Drive

Sidney

Summary Overview



LISTING PRICE:

\$2,499,000



LIVING AREA:

2,325 sq. ft.



BEDROOMS:

3



BATHROOMS:

4



ChaceWhitson.com // Helping *you* make the right decision.



Exceptional walk-on low bank waterfront residence in prestigious Roberts Bay, just steps from Sidney's vibrant downtown with its marinas, boutiques, fine dining, and waterfront promenade. Offering true lock-and-leave coastal living with no strata fees, this architecturally refined home was designed by Nygaard Interiors and built by Cube Project Management. The 2,244 sq.ft. floor plan offers 3 bedrooms, 4 bathrooms, a loft-style family room, and dual primary suites, including a main-level option for effortless single-level living. Soaring 10' ceilings on the main level, walls of glass, custom walnut cabinetry, quartz surfaces, and premium appliances define the elegant open-concept design. Thoughtfully enhanced with a flagstone oceanfront terrace, gas fire feature, hot tub, custom beach access, heat pump, bespoke finishes, and oversized garage with custom storage. A rare opportunity to enjoy refined waterfront living on Vancouver Island.



Property Floorplan

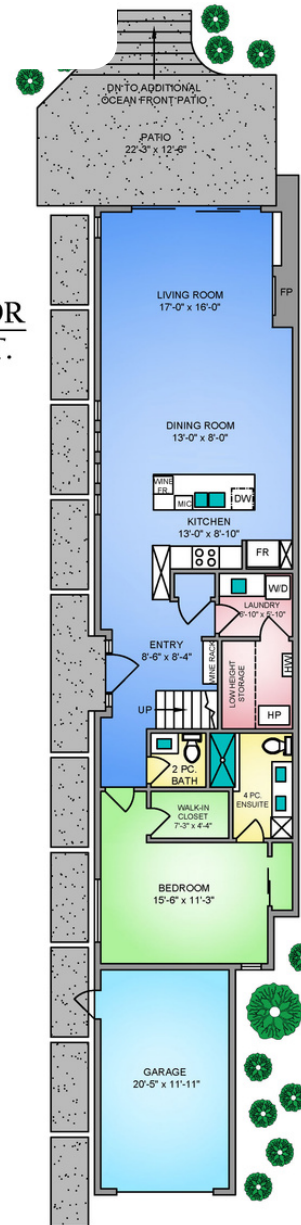
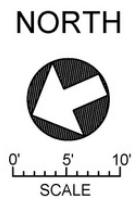
Main House 1,333 sq. ft.
Garden Suite 992 sq. ft.

TOTAL LIVING 2,325 sq. ft.

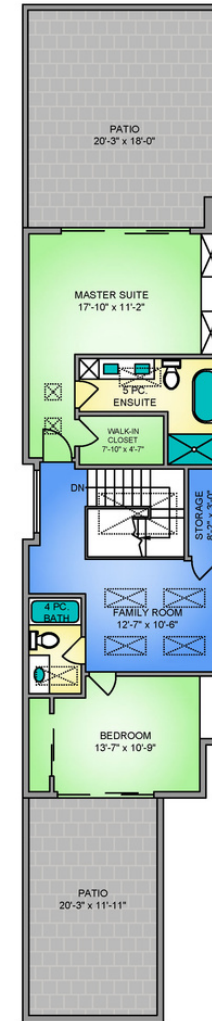
Garage 275 sq. ft.

Patio 868 sq.ft.

MAIN FLOOR
1333 SQ. FT.
10' CEILING



UPPER FLOOR
992 SQ. FT.
9' CEILING



* Dimensions are for reference purposes only and are not taken from original blueprints



Property Photos

Exterior





Property Photos

Interior





Property Photos

Interior





Exceptional Walk-On Waterfront Living in Roberts Bay

Property Highlights

- Exceptional low-bank walk-on waterfront residence
- Located in prestigious Roberts Bay, Sidney
- Steps to Sidney's vibrant downtown core, marinas, restaurants, shops, and waterfront promenade
- Contemporary West Coast design by Nygaard Interiors
- Built by Cube Project Management
- Lock-and-go lifestyle with no strata fees
- Stunning sunrise and panoramic ocean views
- Direct beach access from the property

Interior Features

Sophisticated Coastal Design

- 2,325 sq.ft. of finished living space
- 3 bedrooms + loft/family room
- 4 bathrooms
- Main-level primary suite for single-level living
- Secondary upper-level primary retreat with private waterfront deck
- Dramatic 10' ceilings on main floor and 9' ceilings upstairs
- Expansive windows and skylights providing exceptional natural light
- Open-concept living and dining spaces designed around the water views

Luxury Finishes

- Wide-plank wire-brushed oak hardwood flooring
- Radiant heated porcelain tile floors in bathrooms
- Designer linear gas fireplace
- Walnut cabinetry
- Quartz countertops
- Custom glass backsplash
- Wolf & Frigidaire Professional appliances
- Wine storage feature
- Electric wireless roller shades throughout
- Central vacuum system
- On-demand tankless hot water

Smart Storage & Organization

- 50 custom ShelfGenie pull-out systems
- Stor-X custom closet organizers
- Oversized single-car garage
- Electric ceiling storage lift
- Wall-mounted garage organizing system
- Dedicated bicycle storage



Exceptional Walk-On Waterfront Living in Roberts Bay

Outdoor Living

Waterfront Lifestyle

- Walk-on beachfront access
- Flagstone waterfront patio
- Natural gas fire feature at the water's edge
- Beachcomber hot tub with dedicated electrical service
- Custom aluminum railings to the beach
- Outdoor gas connections for BBQ and heater
- Hot and cold exterior water connections
- Private outdoor entertaining spaces
- Fresh exterior paint and updated landscaping
- In-ground sprinkler system

Construction & Mechanical Features

- Heat pump with forced air heating and cooling
- Moovair mini-split heat pump (2025)
- Low-E double-glazed windows and skylights
- Engineered double-wall sound separation
- Cat-5e wiring throughout
- Three-point locking entry door hardware
- Low VOC flooring, cabinetry, and paint selections

Floor Plan Overview

Main Level

- Waterfront living room with fireplace
- Open dining area
- Chef's kitchen
- Main-level primary bedroom with ensuite
- Laundry and powder room
- Large waterfront patio
- Oversized garage

Upper Level

- Second primary suite with spa-inspired ensuite
- Additional bedroom
- Loft/family room
- Expansive upper waterfront deck



Location

(GIS) Mapping



Nestled along the waterfront on the Saanich Peninsula, Sidney is a charming seaside town known for its walkable downtown, vibrant marina, and relaxed coastal lifestyle. Offering a wonderful blend of small-town charm and everyday convenience, residents enjoy boutique shopping, waterfront dining, local cafés, and beautiful seaside pathways all within minutes of home. With easy access to BC Ferries, the Victoria International Airport, and downtown Victoria, Sidney is one of Vancouver Island's most sought-after waterfront communities.





**CHACE
WHITSON**

REAL ESTATE GROUP

CEL · 250 818 9338 | TEL · 778 426 2262

Chace@ChaceWhitson.com | ChaceWhitson.com

2411 · Bevan Avenue Sidney, BC · V8L 4M9





Chace Whitson | 250.818.9338 | Chace@ChaceWhitson.com | ChaceWhitson.com