

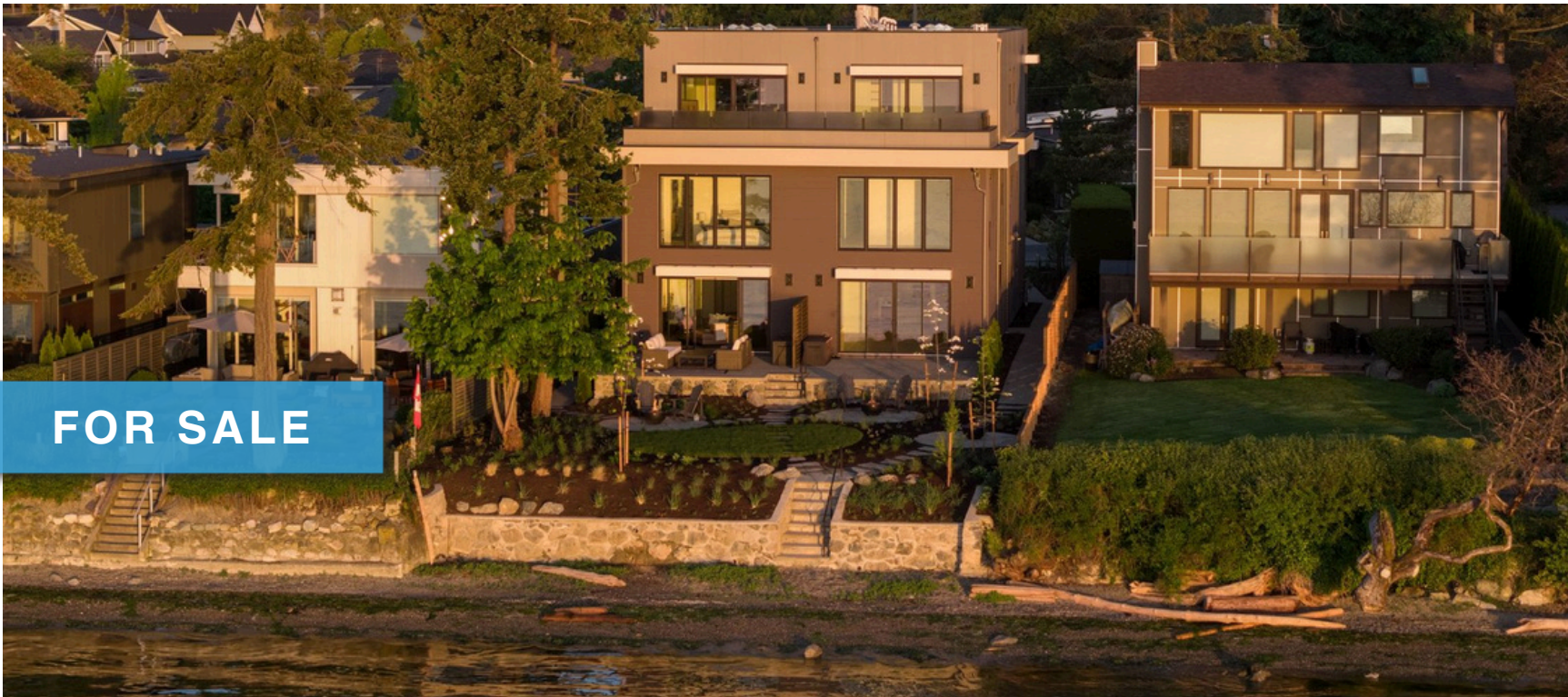


HORIZON



LUXURY WATERFRONT LIFESTYLE RESIDENCES





2-10393 Allbay Road

Sidney by the Sea

Summary Overview



LISTING PRICE:	\$1,899,000
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LIVING AREA:	1,651 sq. ft.
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BEDROOMS:	3
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BATHROOMS:	3
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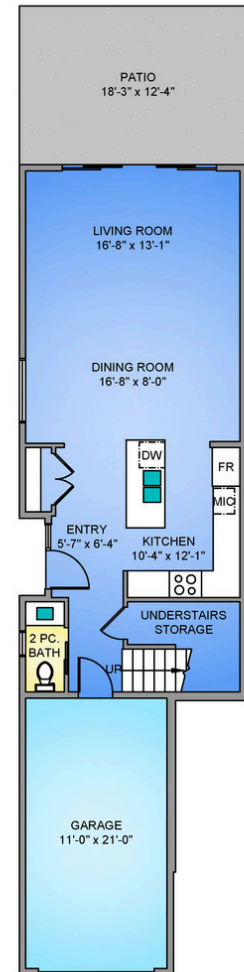
Exceptional low-bank waterfront living in the heart of Sidney. This beautifully finished 3-bed, 3-bath home offers 1,651 sq.ft of thoughtfully designed living space with ocean views throughout. The bright and airy, open-concept main level features 9ft ceilings and expansive windows that bring in natural light and showcase the waterfront setting. The primary suite enjoys floor-to-ceiling windows with views toward Mt. Baker, a spa-inspired ensuite and generous walk-in closet. The kitchen is both stylish and functional with two-tone cabinetry, professional-grade appliances and quartz countertops. Step outside to a spacious waterfront patio with easy-care landscaping and direct beach access, ideal for enjoying Sidney's coastal lifestyle. Includes dedicated parking for 2 vehicles and a highly walkable location close to beaches, shops, restaurants and transit, with BC Ferries and Victoria International Airport just minutes away. A rare opportunity to enjoy modern waterfront living in Sidney.



Property Floorplan

Main Floor	707 sq. ft.
Upper Floor	980 sq. ft.
TOTAL LIVING	1,651 sq. ft.
Patio	226 sq. ft.

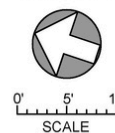
MAIN FLOOR 699 SQ. FT. 9'-0" CEILING HEIGHT



UPPER FLOOR 962 SQ. FT. 8'-0" CEILING HEIGHT



NORTH



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



Property Photos

Exterior





Property Photos

Interior





Property Photos

Interior





Property Photos

Exterior





Features & Finishes

Quality Without Compromise

PRIMARY BEDROOM & SPA-INSPIRED EN-SUITE

- Walk-in closet with custom millwork
- Luxurious en-suite
- Floor-to-ceiling windows
- Tray ceiling
- East-facing ocean views
- Quartz countertops
- Double vanity
- In-floor radiant heat
- Dual flush toilet
- Large walk-in shower with rain head and wall-mounted wand
- Linen closet millwork

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

EXTERIOR FEATURES

- Steel front door with frosted glass panels
- Gas and electric rough-ins for outdoor kitchen
- Low-lustre hardie board
- Marble feature wall
- Interlocking brick driveway with concrete pathway accents
- Coragated steel siding

*Features and finishes are subject to change at the developer's discretion



Features & Finishes

Quality Without Compromise

GOURMET KITCHEN

- Chef-inspired kitchen
- Quartz countertops
- Custom millwork with soft-close drawers and cupboards
- Tray ceiling
- Countertop wireless cell phone charger
- Quartz backsplash
- Window feature backsplash
- 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

ADDITIONAL CONVENIENCE

- Heat pump with air conditioning
- Gas hot water on demand
- Hydronic in-floor heating throughout
- Electric vehicle charging station roughed-in
- Full-size laundry room
- Fire suppression
- Electric blinds
- Window screens
- Single-car garage
- Engineered hardwood flooring throughout
- Epoxy garage flooring
- Gas firepit
- Stairs to the beach

QUALITY CONSTRUCTION

Homecare Program, Traveler's 2-5-10 new home warranty:

- ☑ 2 years material and labour
- ☑ 5 year building envelope
- ☑ 10 year structural

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Appliance Specifications

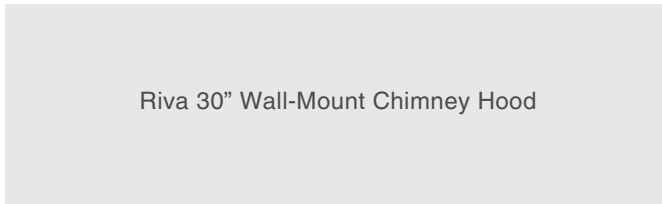


Appliance Specifications

Kitchen



Miele 30" All Electric Induction Range



Riva 30" Wall-Mount Chimney Hood



Panasonic 24" Microwave

*Features and finishes are subject to change at the developer's discretion

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Appliance Specifications

Kitchen

Riva 36" French Door Panel Ready Refrigerator



Miele 24" Built-In Coffee Machine



Bosch 24" Custom Panel Dishwasher



*Features and finishes are for illustration purposes only and are subject to change at the developer's discretion



Appliance Specifications

Laundry



LG Wash Tower with Centre Control 5.2
cu.ft. Washer and 7.4 cu.ft. dryer

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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

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PROJECTS



Cube Project Management

Award Winning Contractor



Previous Projects

7 Lotus Street

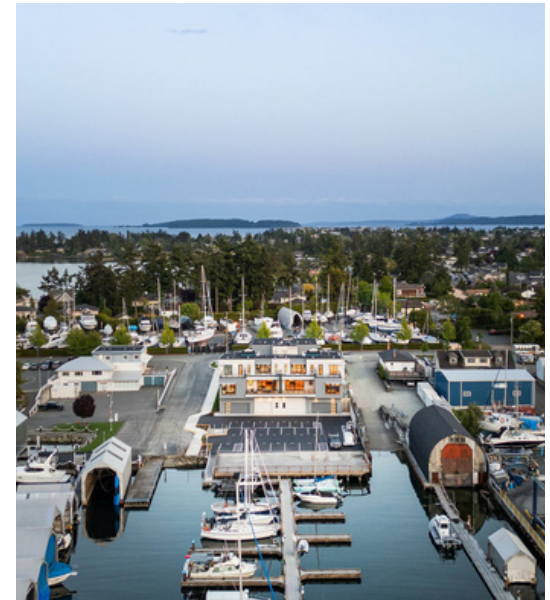


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Previous Projects

Harbour Haven



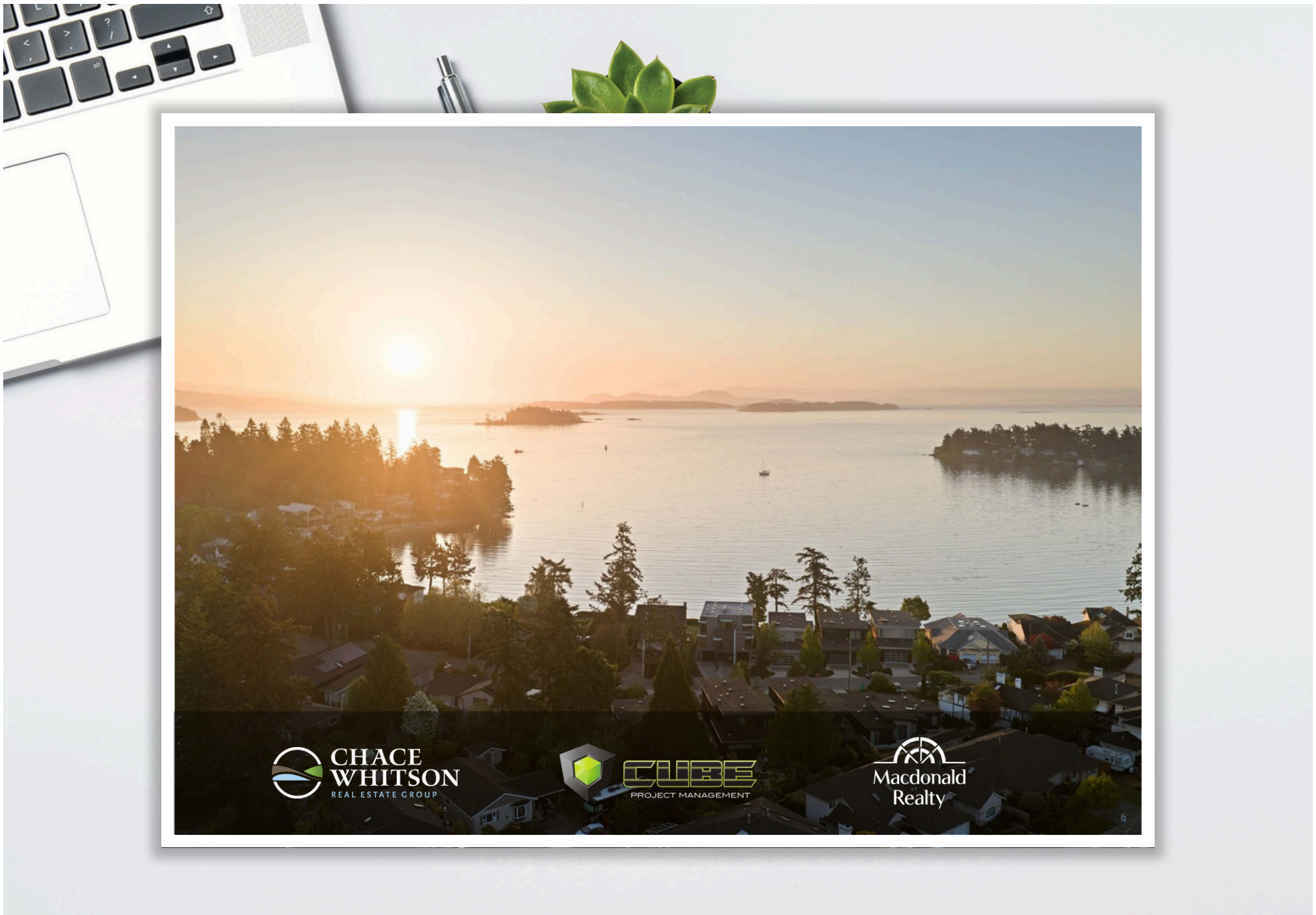


Previous Projects

10305 Resthaven Dr



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