



2292 GAIL PL

Sidney





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SUMMARY OVERVIEW



LISTING PRICE:

\$1,729,000 plus GST



LIVING AREA:

2,477 sq. ft.



BEDROOMS:

3 + Office



BATHROOMS:

3



Experience refined coastal living in Sidney by the Sea. This exceptional brand new 3-bed + office, 3-bath home offers nearly 2,500 sq ft of thoughtfully designed living space w/ stunning ocean views & quality craftsmanship throughout. Soaring ceilings, engineered oak flooring, & expansive windows fill the home w/ natural light. The gourmet kitchen features premium SS appliances, custom cabinetry, & a generous walk-in pantry. An in-home elevator provides convenience & long-term accessibility, while the oversized double garage adds everyday practicality. Enjoy year-round comfort w/ an efficient heat pump and low-maintenance living designed for aging in place. Outside, the professionally landscaped yard creates a private retreat, while the south-west facing rooftop patio showcases breathtaking sunrises & panoramic ocean vistas. Tucked away on a quiet cul-de-sac in one of Sidney's most desirable neighbourhoods. Steps to waterfront parks, marinas, shops, cafes, & downtown amenities.

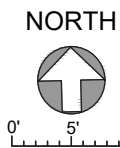
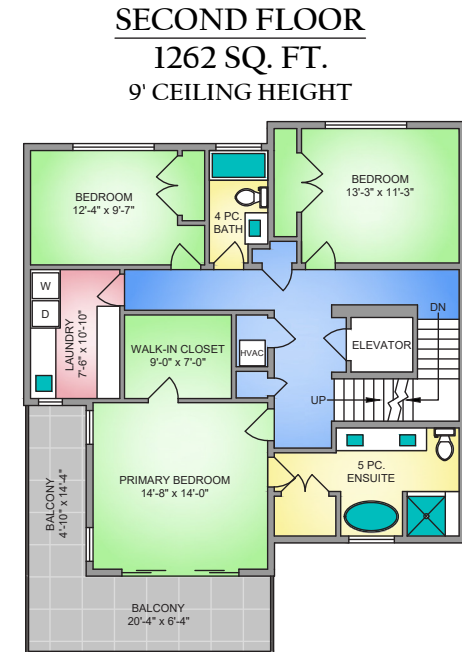
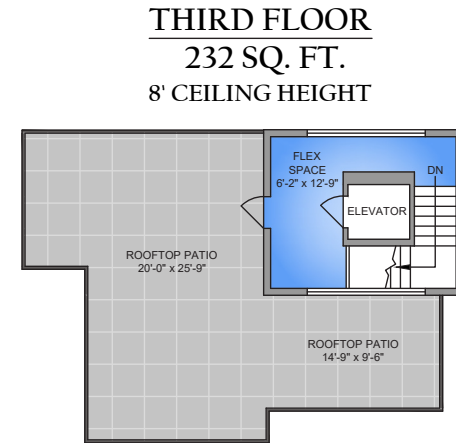
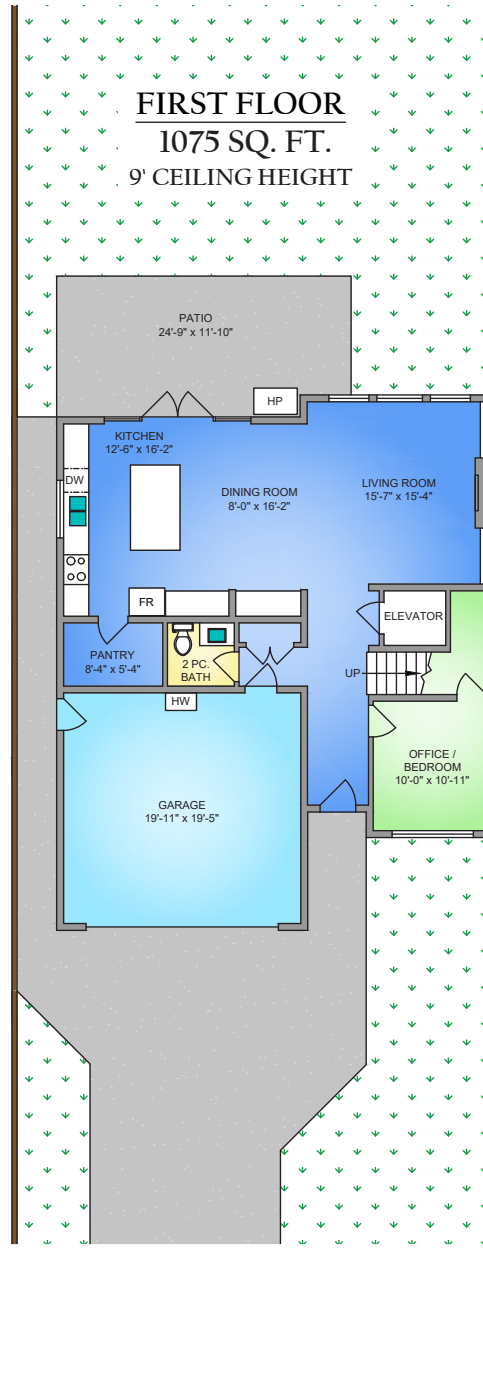


Property Floorplan

First Floor	1,075 sq. ft.
Second Floor	1,262 sq.ft.
Third Floor	232 sq.ft.

LIVING AREA 2,477 sq. ft.

Garage	424 sq. ft.
Deck / Patio	1,063 sq.ft.



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



Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

INTERIOR





Property Photos

INTERIOR





Property Photos

INTERIOR





Property Photos

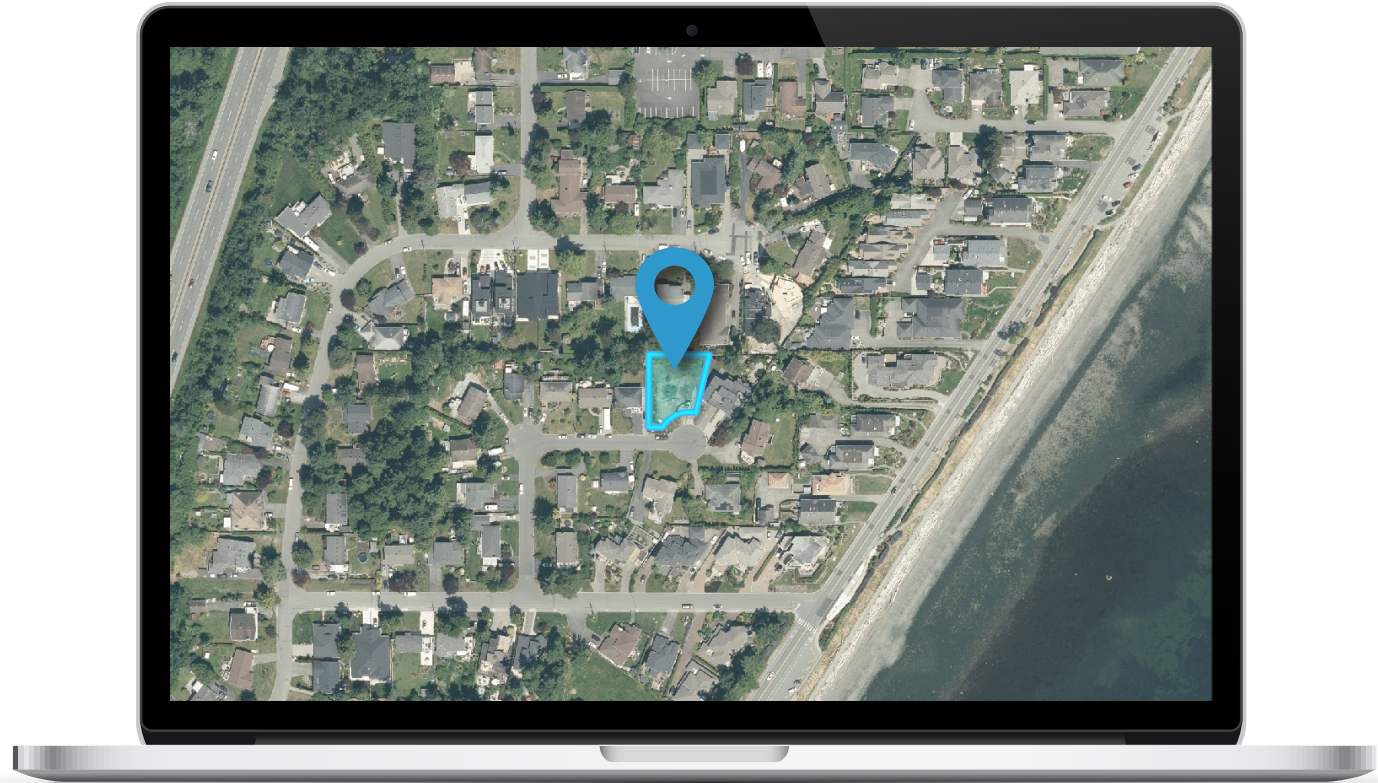
EXTERIOR





Location

(GIS) MAPPING



Sidney is one of Vancouver Island's most beloved seaside communities, offering a relaxed coastal lifestyle with all the conveniences of a vibrant town. Residents enjoy a picturesque waterfront, scenic walking paths, boutique shopping, local cafés, restaurants, and a thriving arts and culture scene. Surrounded by beaches, marinas, and parks, Sidney provides endless opportunities for outdoor recreation while maintaining a welcoming small-town atmosphere. Conveniently located near BC Ferries, Victoria International Airport, and downtown Victoria, Sidney combines natural beauty, community charm, and everyday convenience in an exceptional oceanside setting.



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