



2292 GAIL PL

Sidney





FOR SALE



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Sidney

SUMMARY OVERVIEW



LISTING PRICE:

\$1,795,000 plus GST



LIVING AREA:

2,476 sq. ft.



BEDROOMS:

3 + Office



BATHROOMS:

3



Experience refined coastal living in Sidney by the Sea. This exceptional 3-bed plus 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 stainless-steel 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.

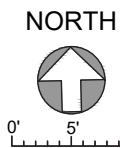
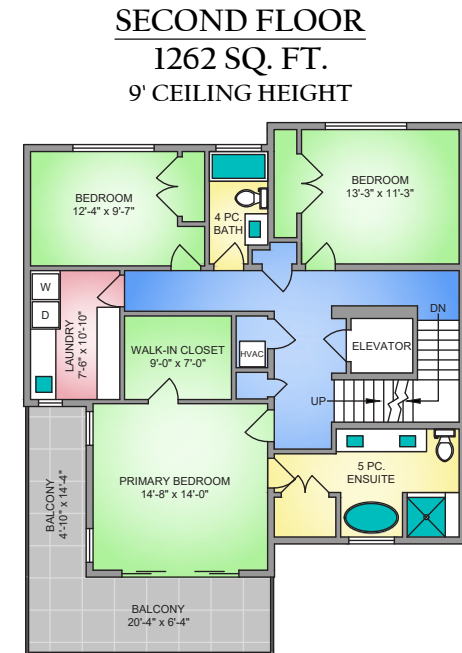
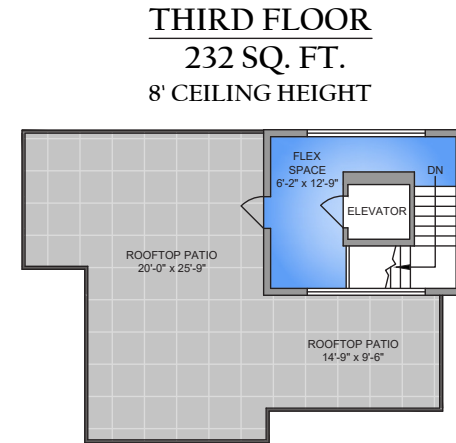
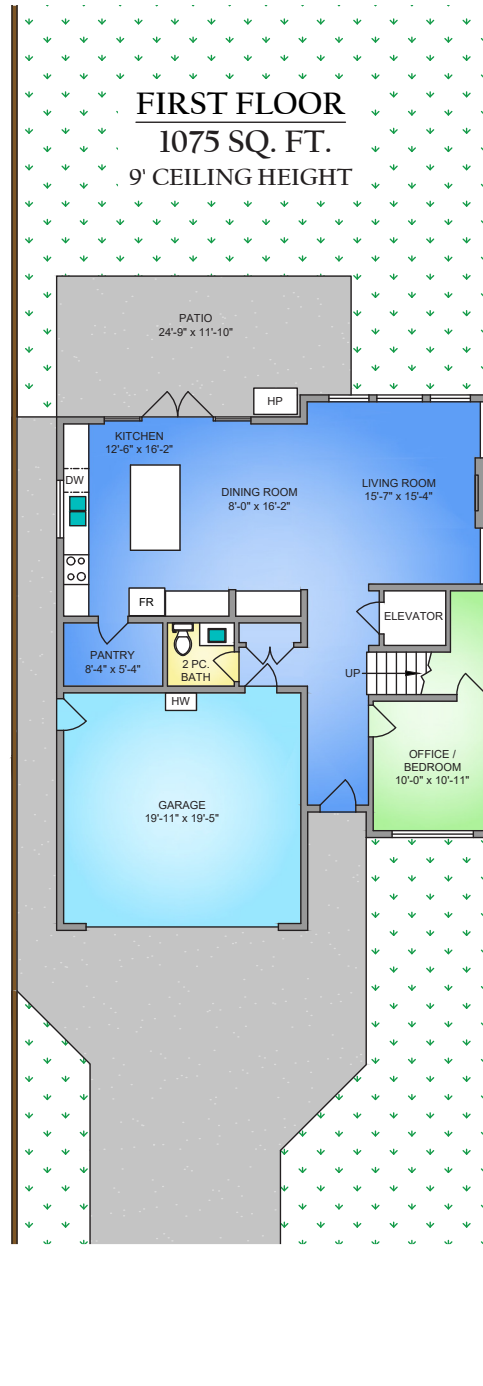


Property Floorplan

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

LIVING AREA 2,476 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



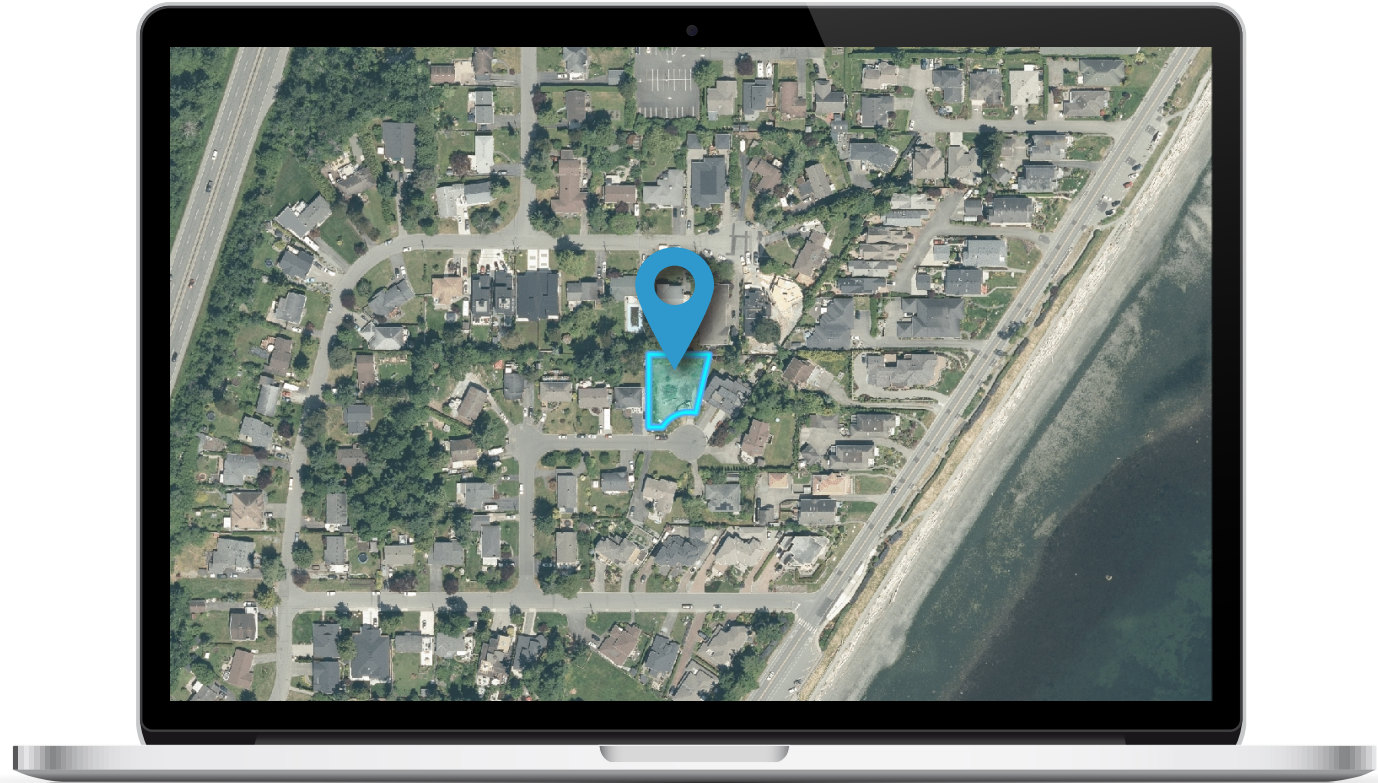
Property Photos





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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