



# 3-2525 ROTHESAY

Sidney By The Sea





FOR SALE



**3-2525 Rothesay Ave**

Sidney By The Sea

SUMMARY OVERVIEW



LISTING PRICE:

\$1,998,000 plus GST



LIVING AREA:

1,518 sq ft



BEDROOMS:

3



BATHROOMS:

3



Spectacular low-bank waterfront residence showcasing refined finishes and thoughtful design throughout. Just steps from downtown Sidney, this exceptional 3 beds, 3 bath home offers 1,518 sq ft of craftsmanship and timeless appeal. The open-concept living space features 9-ft ceilings and expansive windows framing sea views while filling the home with natural light. The primary suite enjoys floor-to-ceiling windows capturing Mt. Baker and open-water vistas, a spa-inspired ensuite and generous closet. The chef's kitchen is appointed with two-tone cabinetry, professional-grade Miele appliances and quartz countertops. Seamless indoor/outdoor living continues to a spacious waterfront patio with easy-care landscaping and direct beach access. Complete with 2 parking stalls and a walkable location near the beaches, shops, restaurants and transit, with BC Ferries and Victoria International Airport just minutes away. A rare opportunity to enjoy sophisticated seaside living in the heart of Sidney.



## Property Floor plan

Ground Level 689 sq.ft.

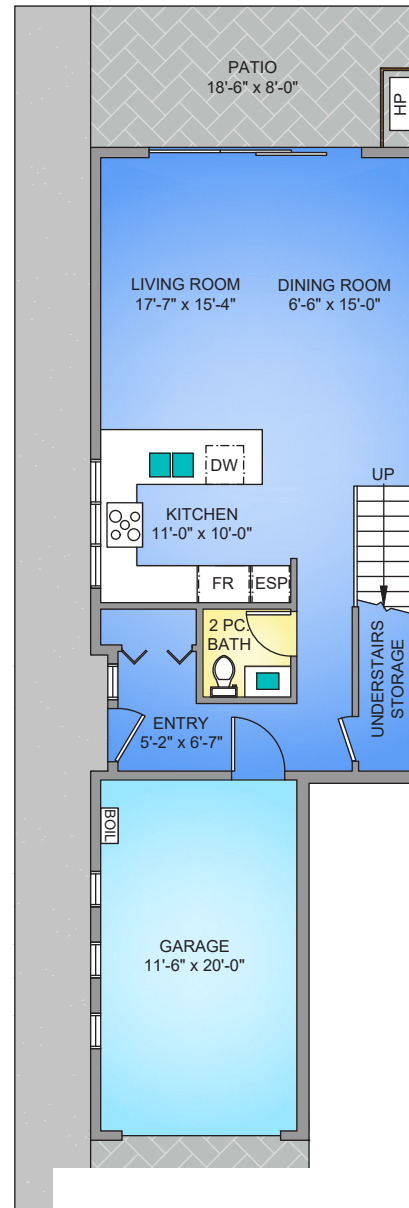
Main Level 907 sq.ft.

**TOTAL AREA 1,518 sq.ft.**

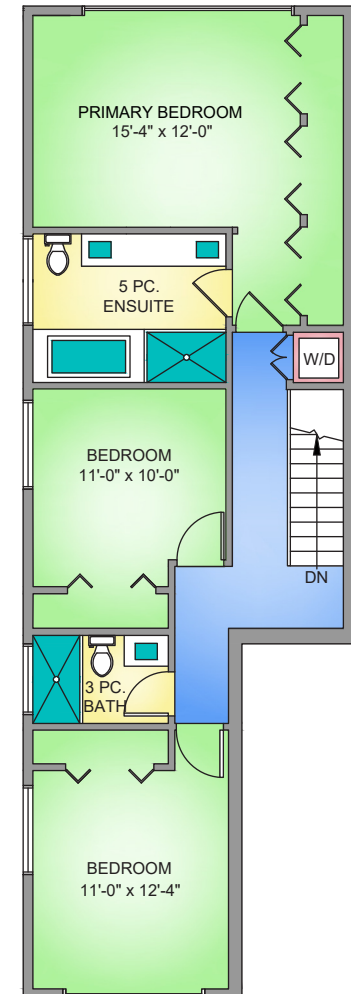
Garage 250 sq.ft.

Patio 150 sq. ft.

### FIRST FLOOR 642 SQ. FT. 9'-0" CEILING HEIGHT



### SECOND FLOOR 890 SQ. FT. 9'-0" CEILING HEIGHT



\* 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





# Features & Finishes

## QUALITY WITHOUT COMPROMISE

- Primary Bedroom:
  - Luxurious en-suite
  - East facing ocean views
  - 9' ceiling
- Spa-inspired en-suite:
  - Quartz countertops
  - Double vanity
  - In-floor radiant heat
  - Dual flush toilet
  - Freestanding soaker bathtub
  - Large walk in shower with rain head and wall mounted wand
- Main Bathroom:
  - Custom millwork with quartz countertop
  - Tub shower combo
  - Dual flush toilet
  - In-floor radiant hear
- Powder Room:
  - Custom millwork with quartz countertop
  - Dual flush toilet

## GOURMET KITCHEN

- Chef-inspired kitchen
- Quartz countertops
- Custom millwork with soft close drawers and cupboards
- Gourmet SS Appliances:
  - ✓ Riva 36" French Door Panel Ready Refridgerator
  - ✓ Zephyr Hood Fan
  - ✓ Panasonic 24" Microwave
  - ✓ Miele 24" Built-In Coffee Machine
  - ✓ Miele 30" All Electric Induction Range
  - ✓ Bosch 24" Custom Panel Dishwasher
  - ✓ LG WashTower™ with Centre Control 5.2 cu.ft. Washer and 7.4 cu.ft. Dryer

## EXTERIOR FEATURES:

- Steel front door with frosted glass panels
- Gas and electric rough-ins for outdoor kitchen
- Brick driveway with concrete pathway accents
- Large east facing concrete patio

## ADDITIONAL FEATURES:

- Heat pump with air conditioning
- Hot water on demand
- Hydronic in-floor heating throughout
- Electric vehicle charging station

## QUALITY CONSTRUCTION

- 2-5-10 new home warranty:
  - ✓ 2 years material and labour
  - ✓ 5 year building envelope
  - ✓ 10 year structural



# Appliance Specifications



# Appliance Specifications

## KITCHEN



Riva 36" French Door Panel Ready Refrigerator



Zephyr Hood Fan



Panasonic 24" Microwave



## Appliance Specifications

### KITCHEN



Miele 24" Built-In Coffee Machine



Miele 30" All Electric Induction Range



Bosch 24" Custom Panel Dishwasher



LG WashTower™ with Centre Control  
5.2 cu.ft. Washer, 7.4 cu.ft. Dryer



## Appliance Specifications

WASHER  
AND DRYER



## Location

(GIS) MAPPING



Tucked away in the desirable Rothesay neighbourhood, this location offers a perfect balance of coastal charm and everyday convenience. Just moments from the ocean, you can enjoy peaceful walks, refreshing sea breezes, and sweeping shoreline views, while still being only minutes from Sidney's shops, restaurants, and parks. This quiet, sought-after area captures the essence of relaxed seaside living, with the added benefit of easy access to ferry terminals, the airport, and all local amenities—ideal for those seeking both tranquility and connectivity.



**CUBE**  
PROJECT MANAGEMENT

SERVICES

PROJECTS



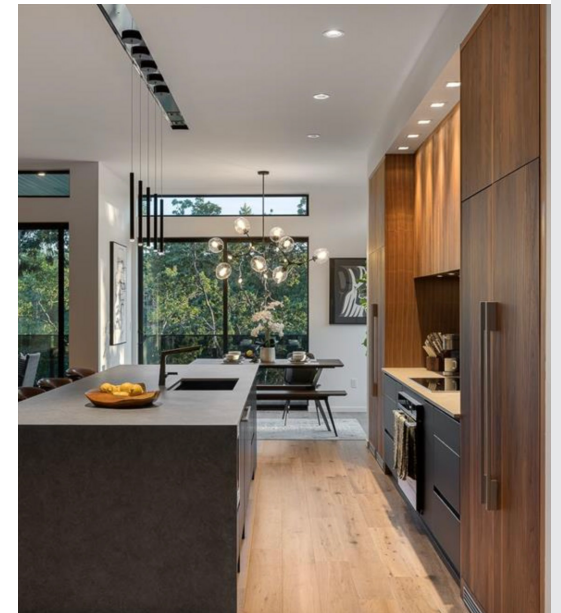
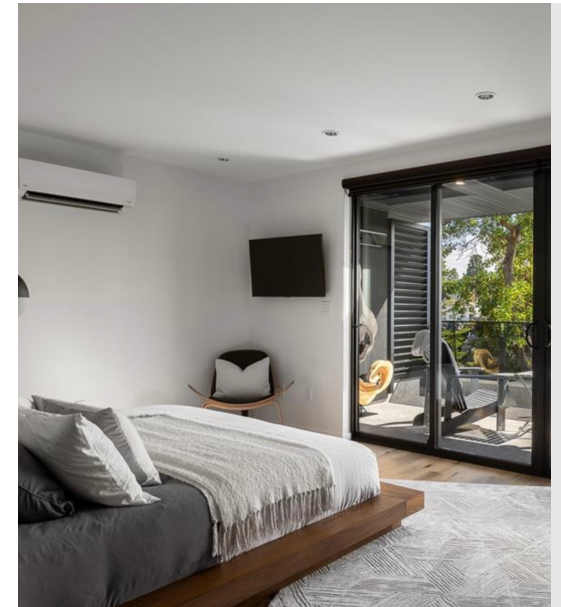
## Cube Project Management

AWARD WINNING CONTRACTOR



## Past Projects

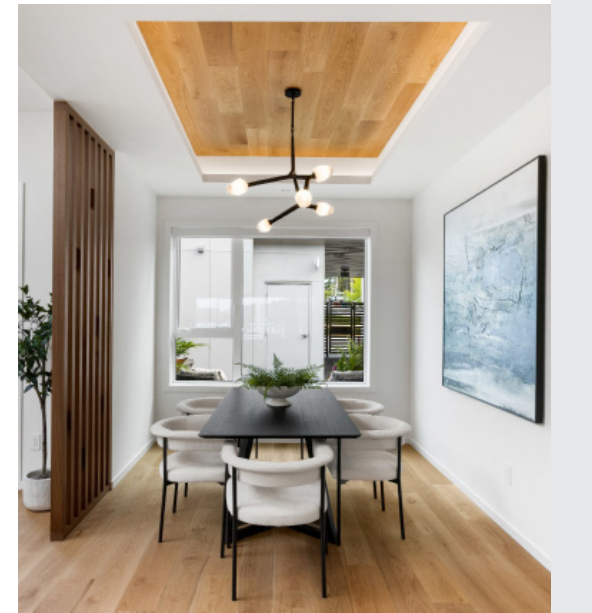
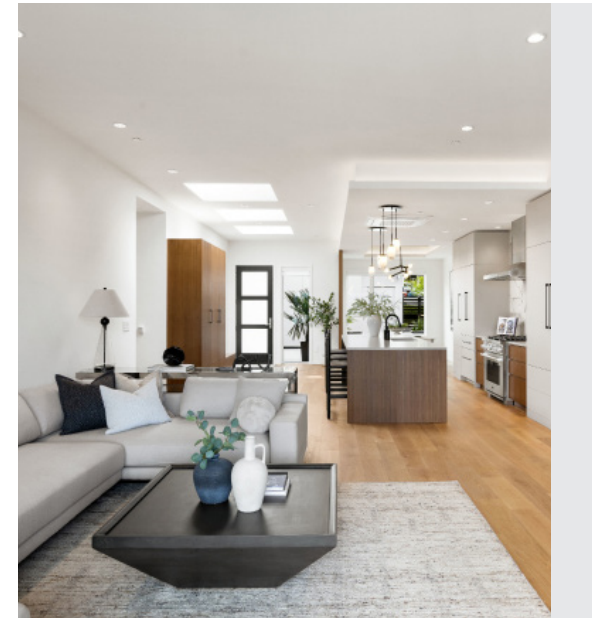
7 LOTUS STREET





## Past Projects

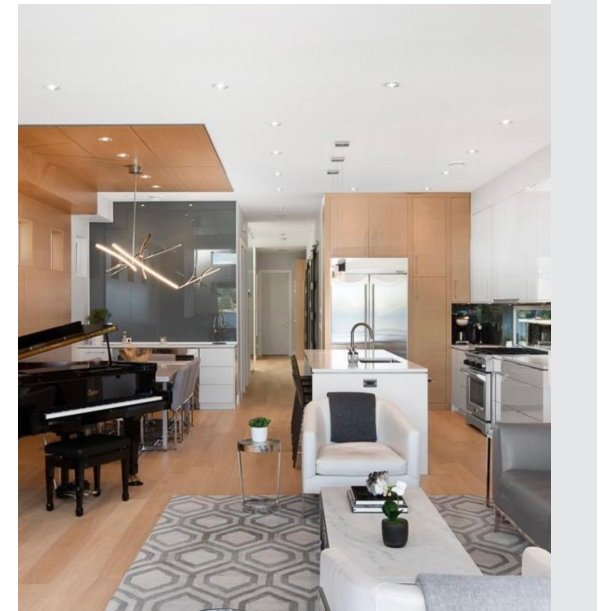
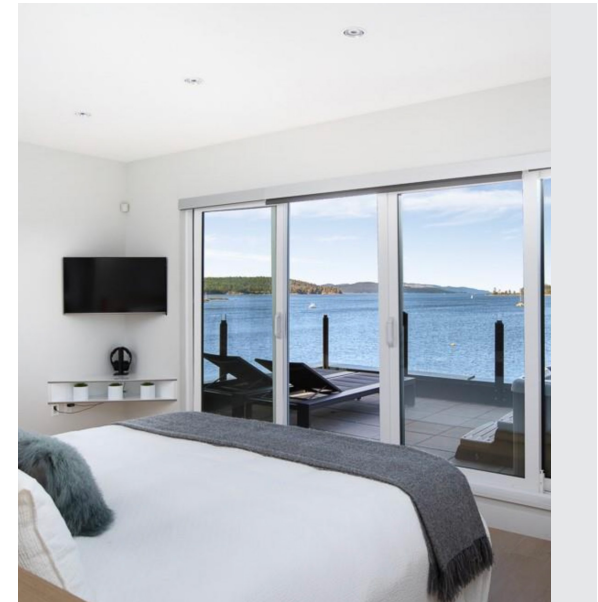
HARBOUR HAVEN





## Past Projects

10305 RESTHAVEN DRIVE





**CUBE**  
PROJECT MANAGEMENT



**CHACE  
WHITSON**  
REAL ESTATE GROUP

  
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