



1-2525 ROTHESAY

Sidney By The Sea





FOR SALE



1-2525 Rothesay Ave

Sidney By The Sea

SUMMARY OVERVIEW



LISTING PRICE:

\$1,874,000 Plus GST



LIVING AREA:

1,516 sq ft



BEDROOMS:

3



BATHROOMS:

3



Exceptional low-bank waterfront living in the heart of Sidney. This beautifully finished 3-bedroom, 3-bath residence offers 1,516 sq ft of thoughtfully designed living space, just steps from downtown. The bright, open-concept interior features 9-ft ceilings and expansive windows showcasing stunning ocean views and abundant natural light. The primary suite is a private retreat with floor-to-ceiling windows capturing Mt. Baker and open-water vistas, a spa-inspired ensuite and generous closet. The chef's kitchen features two-tone cabinetry, premium Miele appliances and quartz countertops. Step outside to a spacious waterfront patio with low-maintenance landscaping, ideal for relaxing or entertaining, plus direct beach access. Two parking stalls add convenience, while shops, restaurants, beaches and transit are all within easy walking distance. BC Ferries and Victoria International Airport are just minutes away. An exceptional opportunity to experience refined seaside living in Sidney, BC.



Property Floor plan

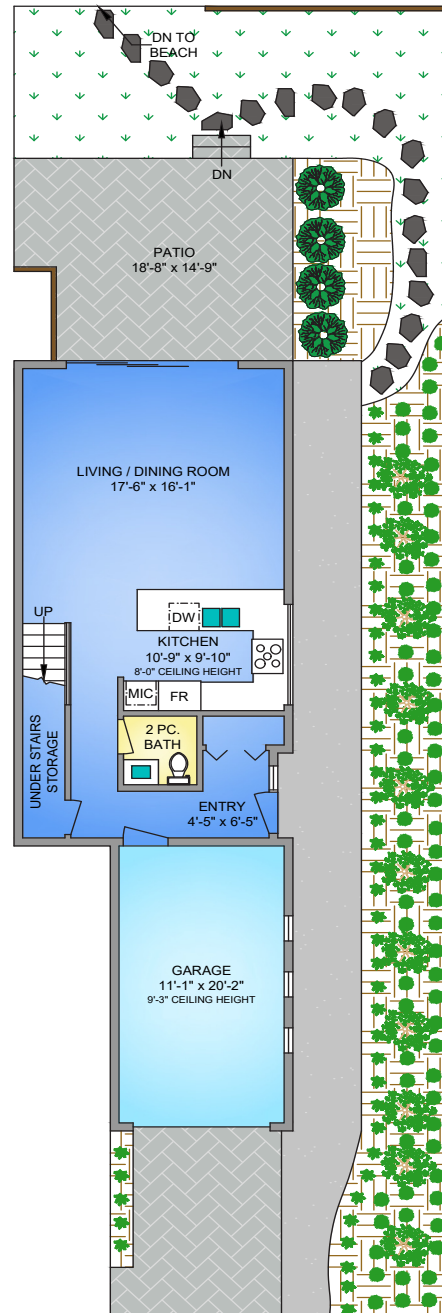
Main Level 626 sq.ft.

Upper Level 877 sq.ft.

TOTAL AREA 1,516 sq.ft.

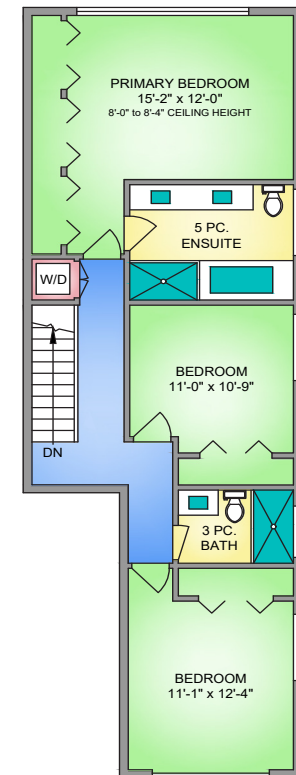
Garage 244 sq.ft.

Patio 256 sq. ft.



MAIN FLOOR
626SQ. FT.
9'-0" CEILING HEIGHT

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



NORTH



0' 5' 10'
SCALE

* 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 heat
- Powder Room:
 - Custom millwork with quartz countertop
 - Dual flush toilet

GOURMET KITCHEN

- Chef-inspired kitchen
- Quartz countertops with waterfall edge
- Custom millwork with soft close drawers and cupboards
- Gourmet SS Appliances:
 - ✓ Riva 36" French Door Panel Ready Refrigerator
 - ✓ 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



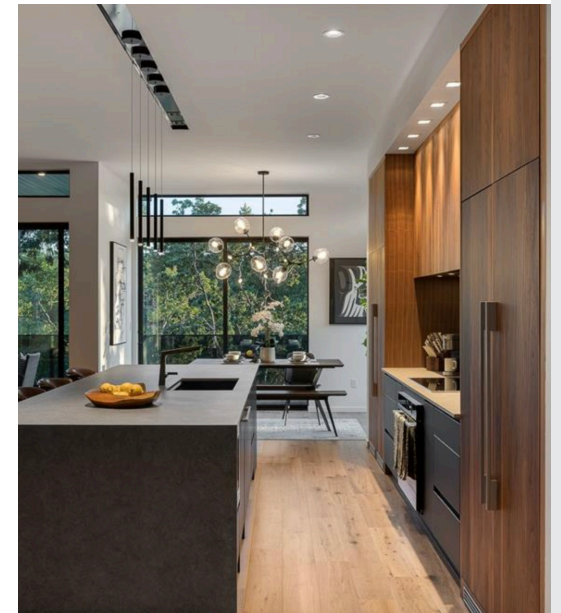
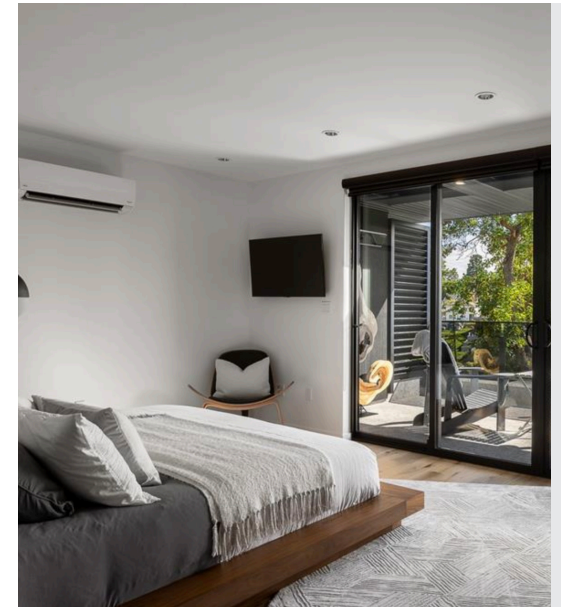
Cube Project Management

AWARD WINNING CONTRACTOR



Past Projects

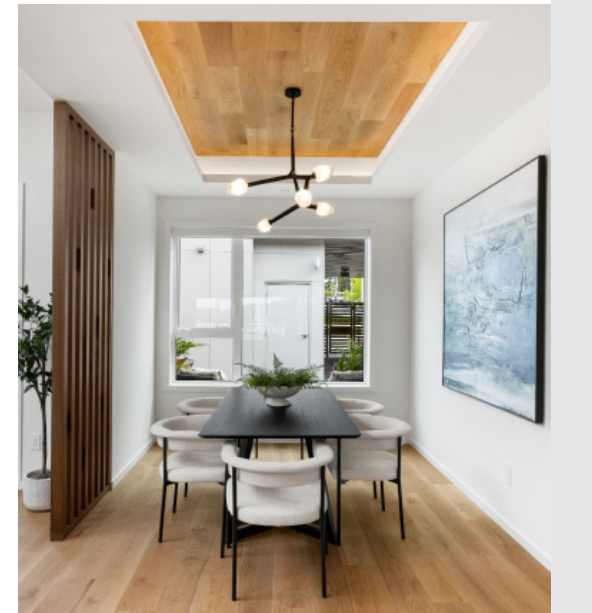
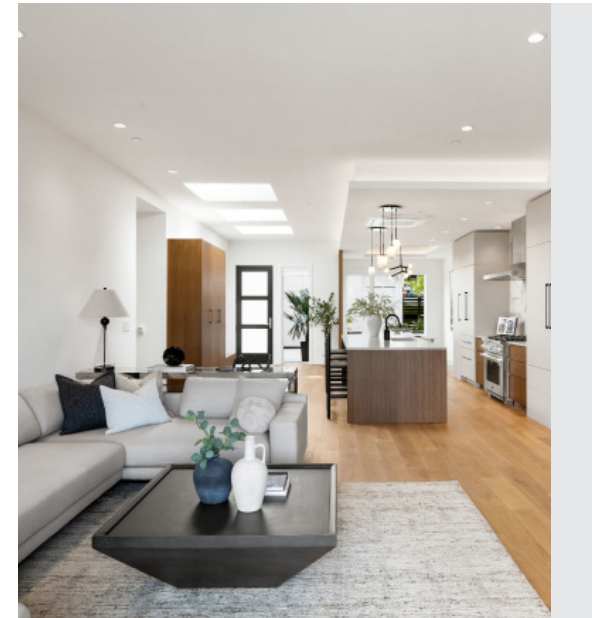
7 LOTUS STREET





Past Projects

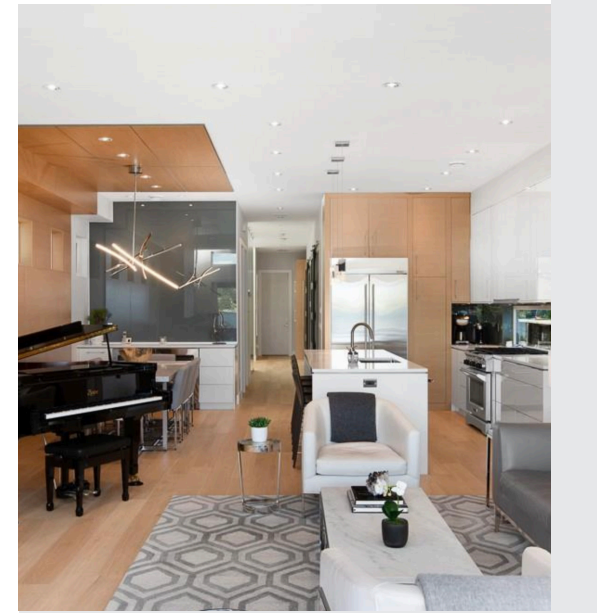
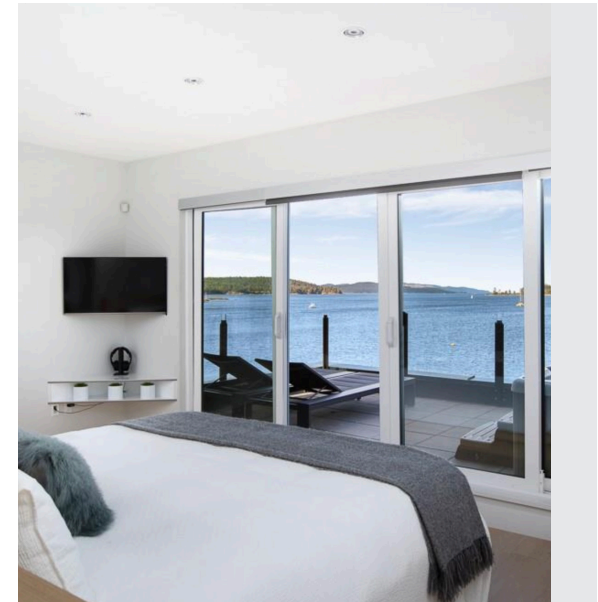
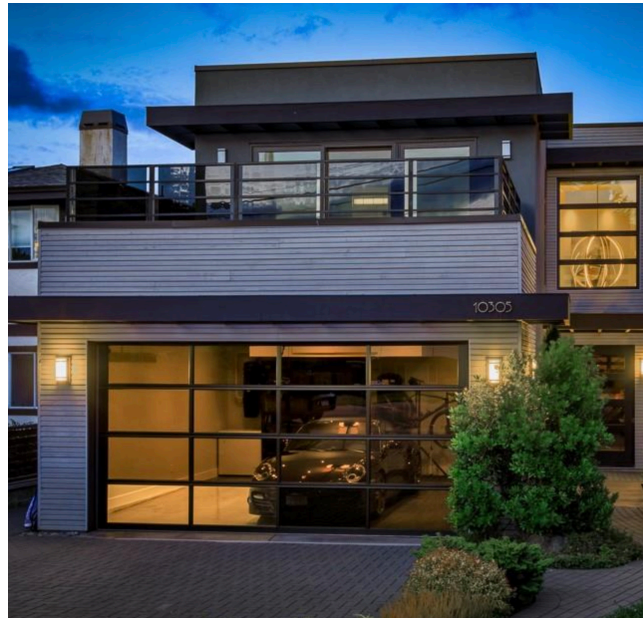
HARBOUR HAVEN





Past Projects

10305 RESTHAVEN DRIVE







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