



2292 GAIL PL

Sidney





2294 Gail Pl

Sidney

SUMMARY OVERVIEW



LISTING PRICE:

\$1,699,000 plus GST



LIVING AREA:

2,345 sq. ft.



BEDROOMS:

3 + Office



BATHROOMS:

3



Brand new coastal home in the heart of Sidney by the Sea, offering nearly 2,500 sq ft of thoughtfully designed living space with beautiful ocean views. This 3-bed + office, 3-bath residence features a functional layout, quality craftsmanship and refined finishes throughout. Soaring ceilings, engineered oak floors and expansive windows create a bright, airy interior space. The open-concept kitchen is finished with premium KitchenAid stainless steel appliances and rich two-tone custom cabinetry. An in-home elevator provides convenient access between levels and supports aging in place, while the oversized double garage offers excellent storage. Additional features include an efficient heat pump, on-demand hot water and a cozy gas fireplace. Outside, professionally landscaped grounds create a private retreat, while the southeast-facing rooftop patio showcases panoramic ocean views. Tucked away on a quiet cul-de-sac just steps to waterfront parks, marinas, shops, cafes and downtown Sidney.

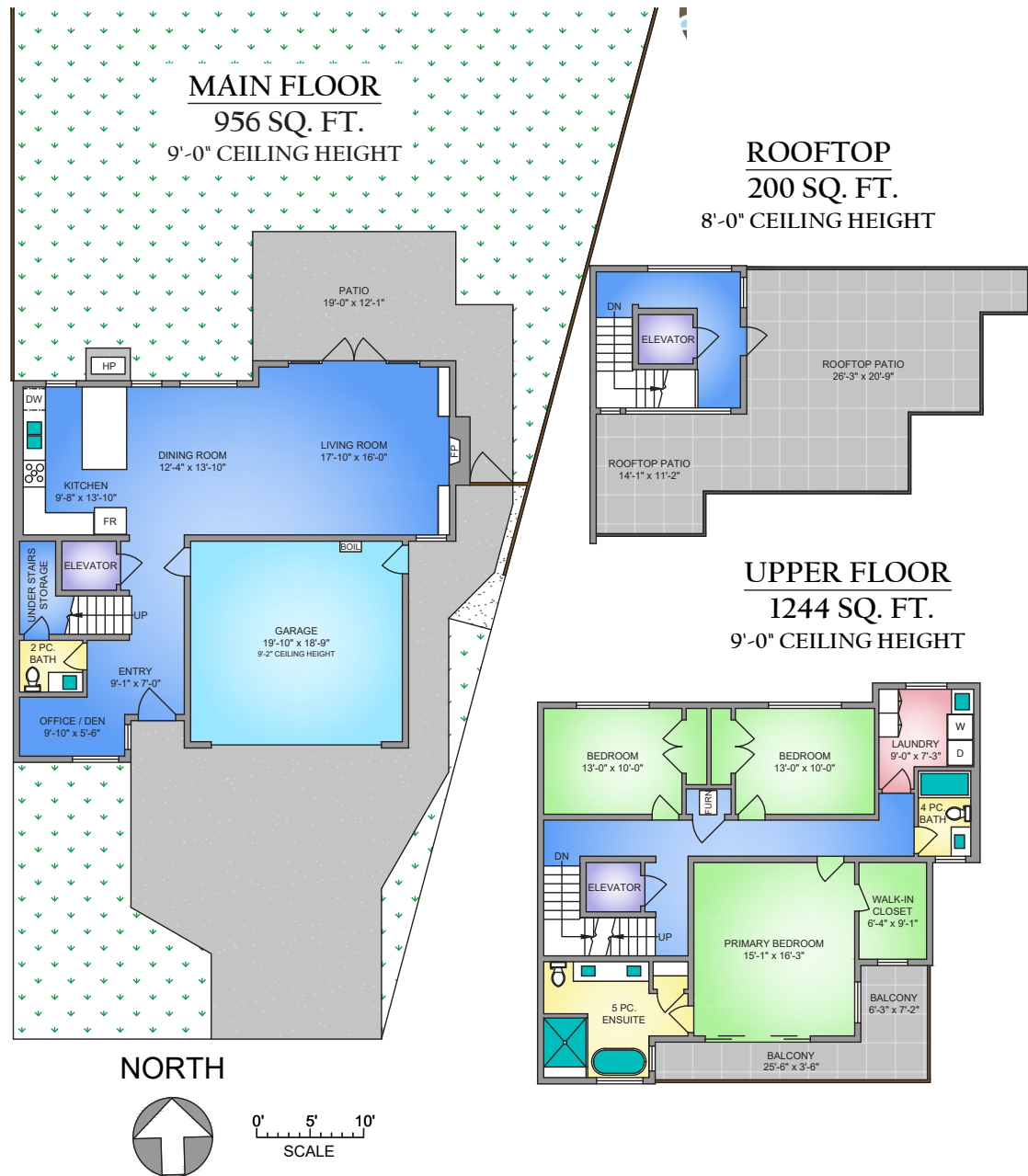


Property Floorplan

Main Floor	956 sq. ft.
Second Floor	1,244 sq.ft.
Third Floor	200 sq.ft.

LIVING AREA 2,345 sq. ft.

Garage	407 sq. ft.
Deck / Patio	927 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

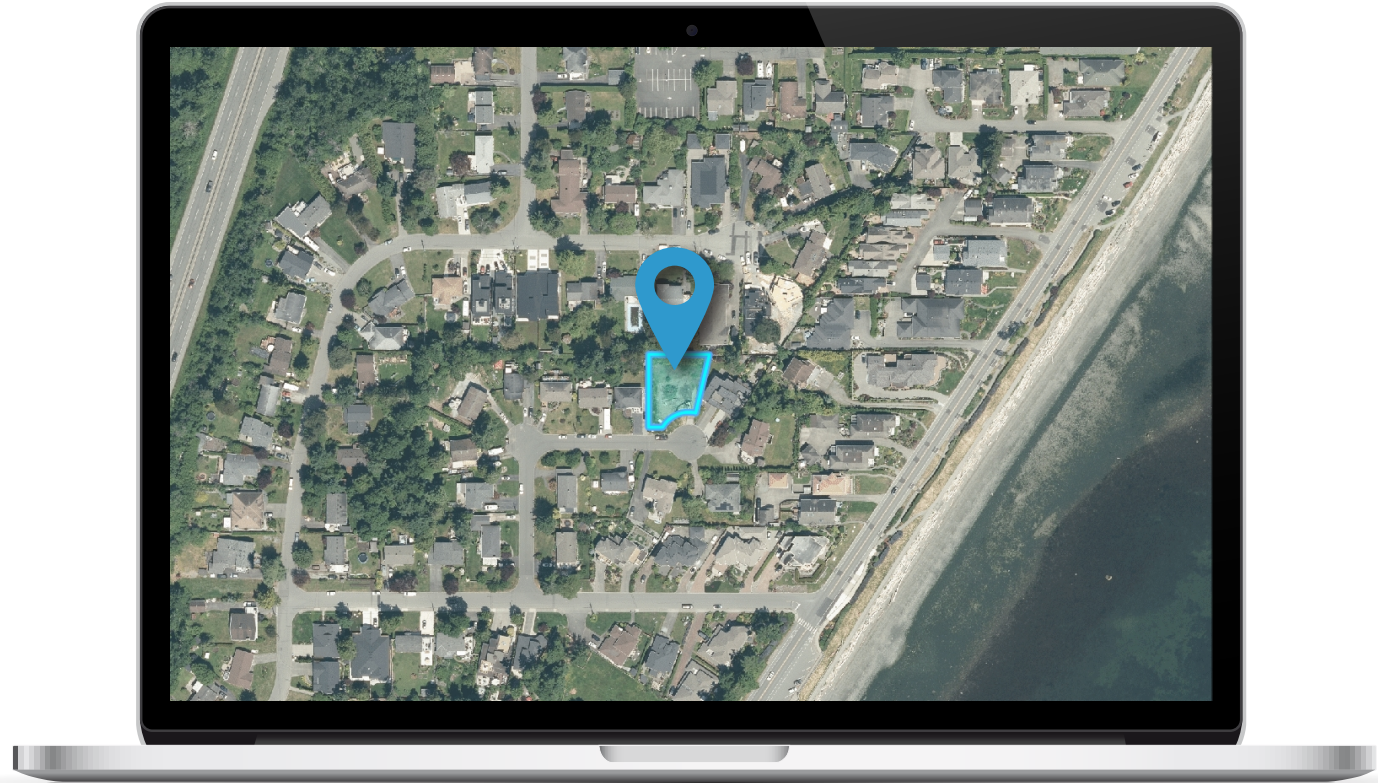
EXTERIOR





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.





CEL • 250 818 9338 | TEL • 778 426 2262

Chace@ChaceWhitson.com | ChaceWhitson.com

2411 • Bevan Avenue Sidney, BC • V8L 4M9





Chace Whitson | 250.818.9338 | Chace@ChaceWhitson.com | ChaceWhitson.com