2-2525 Rothesay

Sidney By The Sea

CHACE WHITSON
REAL ESTATE GROUP



2-2525 Rothesay Ave

Sidney By The Sea

SUMMARY OVERVIEW

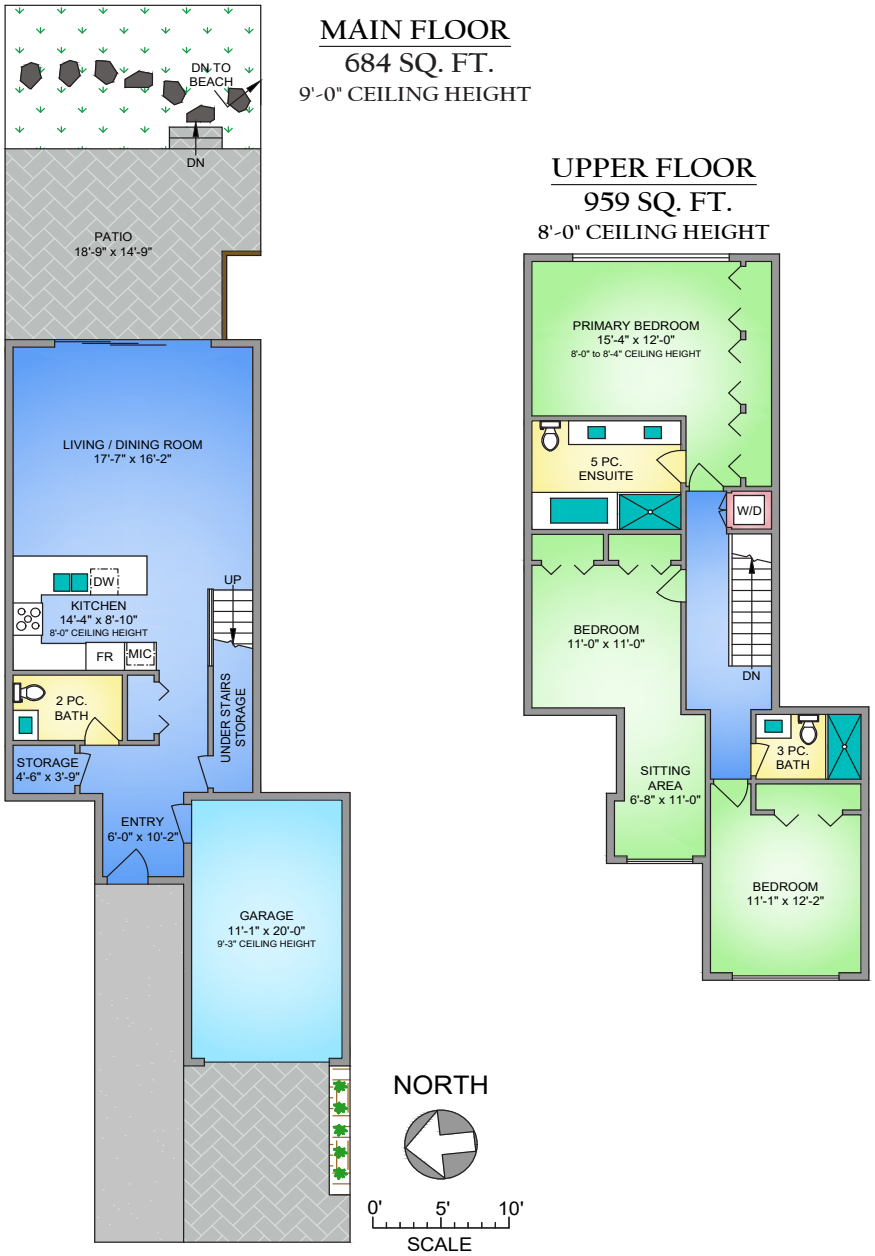
LISTING PRICE:	$1,699,000 Plus GST
LIVING AREA:	1,673 sq ft
BEDROOMS:	3
BATHROOMS:	3



Spectacular low-bank waterfront residence offering an exceptional blend of luxury, craftsmanship and timeless coastal elegance. Ideally situated just steps from downtown Sidney, this beautifully finished 3-bedroom, 3-bath home offers 1,673 sq ft of thoughtfully designed living space. The bright, open-concept interior showcases 9-ft ceilings, expansive windows and breathtaking ocean views. The chef's kitchen features two-tone cabinetry, premium Miele appliances and quartz countertops. The elegant primary suite enjoys floor-to-ceiling windows framing Mt. Baker and open-water vistas, a spa-inspired ensuite and generous closet space. Seamless indoor/outdoor living extends to a spacious waterfront patio with easy-care landscaping and direct beach access. Complete with 2 parking spaces and an exceptional location within walking distance of Sidney's shops, restaurants and seaside amenities, with BC Ferries and Victoria International Airport just minutes away. A rare offering in Sidney by the Sea.

Property Floor plan

Main Level	684 sq.ft.
Upper Level	959 sq.ft.
TOTAL AREA	**1,673 sq.ft.**
Garage	241 sq.ft.
Patio	257 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







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 with waterfall edge
- Custom millwork with soft close drawers and cupboards
- Gourmet SS Appliances:

☑ Riva 36" French Dooor 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

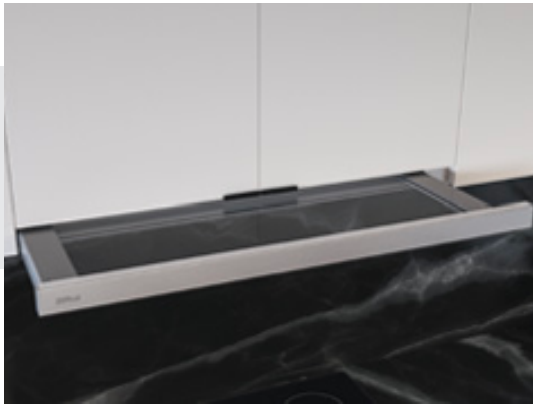
Appliance Specifications

KITCHEN



Riva 36” French Dooor Panel Ready Refidgerator

Zephyr Hood Fan





Panasonic 24” Microwave



Miele 24” Built-In Coffee Machine

Appliance Specifications

Kitchen

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



Located along the picturesque shores of the Saanich Peninsula, Sidney by the Sea is a vibrant coastal community known for its small-town charm, natural beauty, and exceptional West Coast lifestyle. With scenic waterfront walkways, beautiful beaches, boutique shops, inviting cafés, and excellent restaurants, Sidney offers the perfect blend of seaside living and everyday convenience. Residents enjoy waterfront parks, local markets, and a welcoming community atmosphere, all within easy reach of the town's many amenities. Just minutes from Victoria International Airport and BC Ferries, and a short drive to downtown Victoria, Sidney offers an ideal balance of coastal tranquility and connectivity, making it one of Vancouver Island's most desirable places to call home.



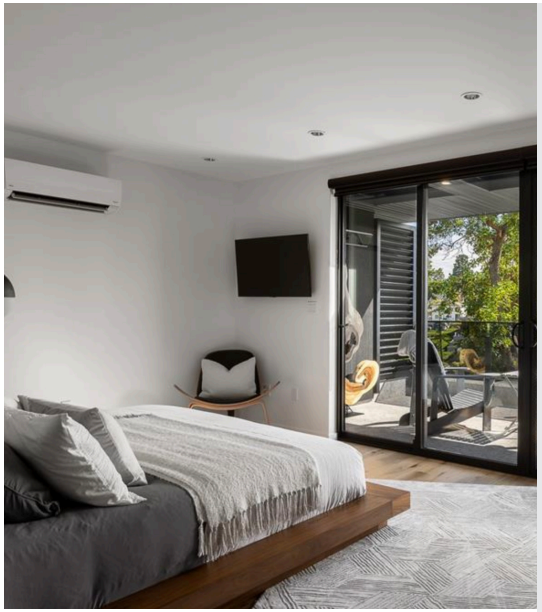
Cube Project Management

Award winning contractor

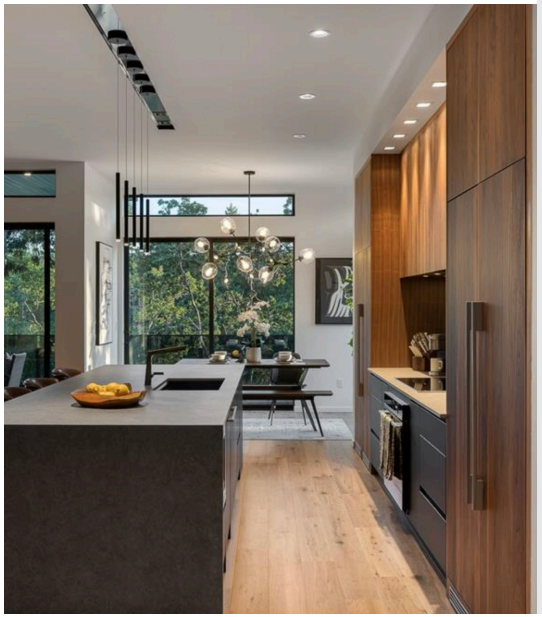
Past Projects

7 Lotus Street





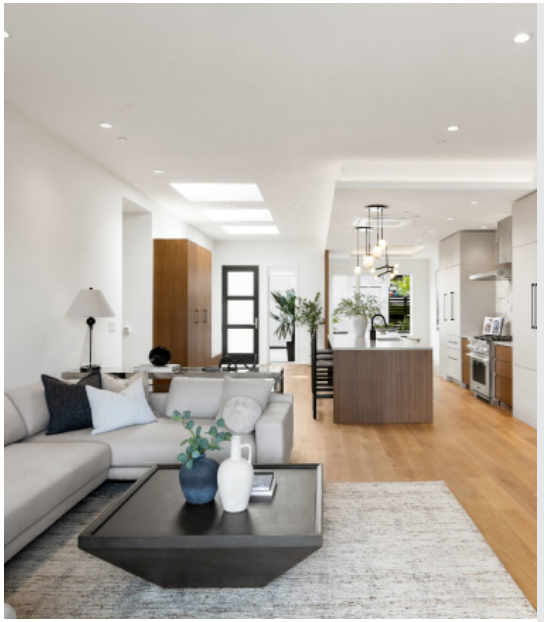




Past Projects

Harbour Haven









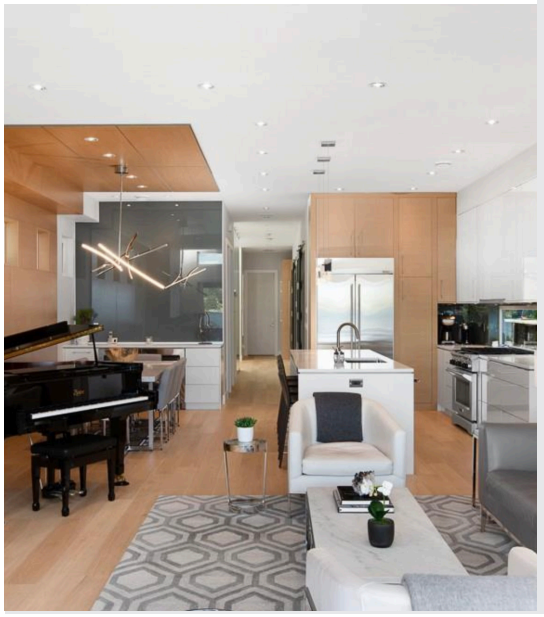
Past Projects

10305 Resthaven Drive







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