# 304-9934 Fourth

Sidney

CHACE WHITSON
PERSONAL REAL ESTATE CORPORATION




# 304-9993 Fourth St

## Sidney

## SUMMARY OVERVIEW

| | |
|---|---|
| LISTING PRICE: | $570,000 |
| LIVING AREA: | 1,280 sq. ft. |
| BEDROOMS: | 2 + Den |
| BATHROOMS: | 2 |



Enjoy the best of Sidney by the Sea in this bright 1,280 sq. ft. top-floor condo at The Arlington, a boutique 10-unit building on a quiet no-through street. Built by respected local builder Roger Garside, this beautifully maintained 2-bedroom plus den, 2-bathroom home offers southeast exposure, expansive windows, and skylights that fill the living spaces with natural light. The thoughtful floor plan features a generous kitchen with separate eating area, welcoming living and dining room with natural gas fireplace, and sunny southeast-facing balcony. The spacious primary bedroom includes a walk-in closet and ensuite, while the den is ideal for a home office or guests. Additional features include in-suite laundry, secure storage conveniently located on the same floor, and covered parking. Just one block from Sidney's scenic waterfront walkway and three blocks from Beacon Avenue, with its shops, cafes, restaurants, and amenities. A superb opportunity to enjoy easy coastal living in Sidney.

# Property Floorplan

| | |
|---|---|
| Main Floor | 1,280 sq.ft. |
| **TOTAL AREA** | **1,280 sq. ft.** |
| Balcony | 37 sq. ft. |

UNIT 304 - 9993 FOURTH STREET
1280 SQ. FT.
8'-0" CEILING HEIGHT




* DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TAKEN FROM ORIGINAL BLUEPRINTS



# Property Photos






# Property Photos









# Property Photos





# Location

## (GIS) MAPPING



Nestled along the picturesque shores of the Saanich Peninsula, Sidney by the Sea is a charming coastal community known for its welcoming atmosphere, stunning ocean views, and relaxed West Coast lifestyle. This vibrant seaside town offers a wonderful blend of small-town charm and modern convenience, with a walkable downtown featuring boutique shops, inviting cafés, exceptional restaurants, local markets, and an array of everyday amenities. Residents enjoy scenic waterfront pathways, beautiful beaches, marinas, parks, and easy access to boating, kayaking, and outdoor recreation. Known for its strong sense of community, Sidney also offers year-round events, cultural attractions, and a peaceful coastal setting. Just minutes from Victoria International Airport and BC Ferries, and within easy reach of downtown Victoria, Sidney by the Sea offers an exceptional balance of seaside tranquility, convenience, and the very best of Vancouver Island living.


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