

# \$2,799,000 - 2270 Harbour Rd 201, Sidney

MLS® #1013971

**\$2,799,000**

4 Bedroom, 4.00 Bathroom, 3,202 sqft

Residential on 0.09 Acres

Harbour Haven, Sidney, BC

Experience Coastal Elegance at the Sea Dweller, a rare oceanfront masterpiece located in the new Harbour Haven Development. This exquisite 4-bed, 5-bath residence spans 3,202 sq.ft of impeccably designed living space, offering breathtaking views of the marina & coastline. Discover an open-concept layout enhanced by 10-foot ceilings, floor-to-ceiling windows, skylights, gas fireplace, & wide-plank hardwood flooring. The chef-inspired kitchen features custom millwork, quartz countertops, & top-of-the-line SS appliances. This home offers the ultimate in comfort & privacy w/ two lavish primary suites, each boasting spa-like ensuites. Three expansive balconies invite seamless indoor-outdoor living—perfect for entertaining or simply savoring the panoramic vistas & ideal sun exposure. Additional features include a double garage, private elevator, & a 1-bed, 1-bath suite. Located just steps from the marina, beaches, restaurants & Sidney by the Sea.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 1013971     |
| Price          | \$2,799,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Square Footage | 3,202       |
| Acres          | 0.09        |



|            |                    |
|------------|--------------------|
| Year Built | 2025               |
| Type       | Residential        |
| Sub-Type   | Condo Apartment    |
| Status     | Active             |
| View       | Mountain(s), Ocean |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2270 Harbour Rd 201       |
| Area        | Si Sidney North-East      |
| Subdivision | Harbour Haven             |
| City        | Sidney                    |
| County      | Capital Regional District |
| Province    | BC                        |
| Postal Code | V8L 2P6                   |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 2                                                          |
| Parking        | Attached, EV Charger: Dedicated - Installed, Garage Double |
| # of Garages   | 2                                                          |
| # of Kitchens  | 2                                                          |
| View           | Mountain(s), Ocean                                         |
| Is Waterfront  | Yes                                                        |
| Waterfront     | Ocean                                                      |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Closet Organizer, Dining Room, Elevator, Storage                               |
| Appliances        | Dishwasher, Dryer, Microwave, Oven/Range Gas, Range Hood, Refrigerator, Washer |
| Heating           | Electric, Heat Pump, Natural Gas, Radiant Floor                                |
| Cooling           | Air Conditioning, HVAC                                                         |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Gas, Living Room                                                               |
| # of Stories      | 3                                                                              |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony/Deck, Balcony/Patio       |
| Windows           | Blinds, Skylight(s), Vinyl Frames |
| Roof              | Asphalt Torch On                  |

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Construction | Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls, Metal Siding |
| Foundation   | Poured Concrete                                                                |

### **Additional Information**

|                |                             |
|----------------|-----------------------------|
| Date Listed    | September 18th, 2025        |
| Days on Market | 46                          |
| Office         | Macdonald Realty Ltd. (Sid) |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Macdonald Realty Ltd. (Sid) |
|----------------|-----------------------------|

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