



**Marilyn Ball**  
Presenting the Fine Art of Marketing  
marlyn@marlynball.ca  
250-818-6489



**204 - 2326 Harbour Rd  
Si Sidney North-East ~ V8L 2P8**

**Interior Details**

**Layout:** Condo  
**Bedrms:** 2    **Kitchens:** 1  
**Baths Tot:** 2    **Fireplaces:** 2  
**Bth 2Pce:** 0    **Storeys:** 3  
**Bth 3Pce:** 0    **Fin SqFt:** 1,009  
**Bth 4Pce:** 1    **Unfin SqFt:** 123  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:**  
**Ens 4+Pce:** 1    **FP Feat:** Gas, Living Room, Primary Bedroom  
**App Incl:** Dishwasher, Dryer, Refrigerator, Washer, See Remarks  
**Intr Ftrs:** Dining/Living Combo, Furnished, Soaker Tub

**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	13'x11'
Ensuite	Main	4-Piece
Entrance	Main	9'x5'
Kitchen	Main	10'x7'
Living Room	Main	15'x13'
Primary Bedroom	Main	15'x13'
Balcony (Unfin)	Main	12'x7'
Balcony (Unfin)	Main	11'x4'

**Listing Summary**

**MLS#:** 880200    **List Price:** \$600,000  
**Status:** Active    **Orig Price:** \$600,000  
**Sub Type:** Condo    **Sold Price:**  
**DOM:** 5    **Pend Date:**  
**Taxes:** \$2,064    **Strata Fee:** \$882  
**2020 Asmt:** \$428,000    **Title:** Frhld/Str

**Remarks**

OCEAN VIEW 2-bed/2-Ensuite AMAZING Offering in MIRALOMA ON THE COVE; a Tofino Inspired, former Luxury Hotel located in Sidney-by-the Sea, and zoned for RARE daily rentals OR Full-time living! INVESTORS - There are several options to "Sea" a profit, AND Live Life well here! Perfect for BOATERS, or for downsizing with STYLE! The Granite Kitchen, double fireplace, and Primary Ensuite with LUXE Soaker Tub, Shower and heated towel rack/floors will thoroughly IMPRESS! Thoughtful Extras like a Boardroom, Community Kitchen, plus Lounge Entertaining Facilities coupled with a Gym, Dry Sauna, and Heritage Gardens formerly owned by the Lieutenant Governor Walter C. Nichol all contribute to the charm and grandeur of this Water VIEW Lifestyle! Comes Furnished & Incl. Bookings to Oct (\$9 K in value) for a Top Price Offer. Strata fees incl. gas heat, water, and much more. In Suite laundry. Full-size oven possible to install. (Buyer to Confirm). Chic Shops close by, and Ferries and Int'l Airport. Wow!

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>		1,009			
<b>Beds</b>	0	2	0	0	0
<b>Baths</b>	0	2	0	0	0
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

**Built (est):** 1999    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Cement Fibre, Stucco  
**Ext Feat:** Balcony/Patio

**Frnt Faces:** NE    **Bldg Style:** Arts & Crafts  
**Bldg Warr:**  
**EnerGuide Rtg/Dt:**

**Cool:** Window Unit(s)  
**Heat:** Baseboard, Electric, Forced Air, Na  
**Roof:** Asphalt Torch On, Fibreglass Shing  
**Fndn:** Poured Concrete  
**Accss:** Accessible Entrance

**Lot/Strata Information**

**Prk Type:** Attached, Guest, Open, Underground, Other  
**Water:** Municipal    **Waste:** Sewer To Lot  
**Lot Feat:** Irregular Lot  
**Complex:** Miraloma on the Cove  
**SqFt Balc:** 141    **StrLots/Cplx:** 22  
**SqFt Prk:**    **Bldgs/Cplx:** 1  
**SqFt Pat:**    **Suites/Bldg:** 22  
**SqFt Strg:**    **Floors/Bldg:** 3  
**Gnd/Top?:**    **Lvls/Suite:** 1

**Dims (w/d):**  
**View:** Ocean  
**Services:**

**Waterfront:** Ocean

**Prk Tota:** 1    **Rent Alld?:** Unrestricted: Thanks to the rare CD-12 zoning, daily r  
**Prk Cm Prp:** 1    **Yng Ag Alld? 0**  
**Prk LCP:** 0    **Pets Alld?:** Cats, Dogs, Number Limit, Size Limit: One dog (22.7  
**Prk Str Lot:** 0    **BBQs Alld?:** Yes: Electric BBQs allowed, and there is a communal  
**Str Lot Incl:** Balcony, Livable  
**Shrd Am:** Bike Storage, Common Area, Elevator(s), Fitness Centre, Meets    **Unit Incl:** Garbage Removal, Gas, Heat, Hot Water, Insurance, I

