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302 - 9775 Fourth St
Si Sidney South-East ~ V8L 2Z8

Interior Details

Layout: Condo
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:** 5
Bth 3Pce: 0 **Fin SqFt:** 1,062
Bth 4Pce: 1 **Unfin SqFt:** 104
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 1 **Basement:**
Ens 4+Pce: 0 **FP Feat:** Electric, Living Room
App Incl: Dishwasher, F/S/W/D, Microwave, Range Hood
Intr Ftrs: Closet Organizer, Dining/Living Combo, Soaker Tub, Storage

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	12x10
Bedroom - Primary	Main	13x11
Den	Main	10x7
Dining Room	Main	12x7
Ensuite	Main	3-Piece
Entrance	Main	12x5
Kitchen	Main	11x9
Living Room	Main	13x12
Balcony (Unfin)	Main	10x9

Listing Summary

MLS@: 1022728 **List Price:** \$689,900
Status: Active **Orig Price:** \$689,900
Sub Type: Condo **Sold Price:**
DOM: 1 **Pend Date:**
Taxes: \$3,131 **Strata Fee:** \$505
2025 Asmt: \$686,000 **Title:** Frhld/Str

Remarks

Two bedroom two full bathroom plus large den unit at The Quartet in downtown Sidney! Immaculate condition, durable construction built in 2019 and ready for immediate occupancy. Large 1060sqft floorplan plus 100sqft covered balcony with gas outlet for year round enjoyment to enjoy sunrises and your morning coffee. Unit features nine foot ceilings, open concept design with bedrooms on opposite sides, large 10x7 den/office a very flexible space, primary bedroom with double closets and ensuite with walk-in shower and heated floors, cozy living room with feature fireplace, hardwood floors, large windows, gourmet kitchen with Kitchen-Aid stainless steel appliance package and quartz countertops, ensuite laundry and secure underground parking stall! Built for convenience and accessibility in mind. Centrally located just off the Avenue in Sidney for easy walking access to all levels of amenities and the ocean nearby. Dogs or cats allowed, 2 of any size! Ideal for retirees or downsizers!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,062	0	0	0
Beds	0	2	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 2019 **Lgl NC Use:**
Oth Equ: Electric Garage Door Opener
Const Mt: Cement Fibre, Stone
Ext Feat: Balcony/Deck

Frnt Faces: E **Bldg Style:**
Bldg Warr: Yes
EnerGuide Rtg/Dt:

Cool: None
Heat: Baseboard, Electric, Radiant Floor
Roof: Asphalt Torch On
Fndn: Poured Concrete
Accss: Accessible Entrance, Ground Level

Lot/Strata Information

Lot Size: 1,062sqft / 0.02ac **Dims (w/d):** **Waterfront:**
Prk Type: Attached, Garage, On Street, Underground **View:** City, Mountain(s)
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Connected, Compost, Electricity Connected, G.
Lot Feat: Central Location, Easy Access, Family-Oriented Neighbourhood, Level, Marina Nearby, Recreation Nearby, Serviced, Shopping N
Complex: The Quartet **Prk Tota:** 1 **Rent Alld?:** Unrestricted: Rentals permitted
SqFt Balc: 104 **StrLots/Cplx:** 22 **Prk Cm Prp:** 0 **Yng Ag Alld?:** 0: All ages
SqFt Prk: **Bldgs/Cplx:** 1 **Prk LCP:** 1 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr
SqFt Pat: **Suites/Bldg:** 22 **Prk Str Lot:** 0 **BBQs Alld?:** Yes: Natural Gas hookup on balcony
SqFt Strg: **Floors/Bldg:** 5 **Str Lot Incl:** Balcony, Parking Stall
Gnd/Top?: **Lvl/Suite:** 1
Shrd Am: Elevator(s) **Unit Incl:** Caretaker, Garbage Removal, Gas, Hot Water, Insura

