

FOR SALE

THE
**FOLIO
GROUP**



PRESENTS

208-2409 Bevan Ave



CLOVER
RESIDENTIAL



DISCOVER
Sidney



A picturesque tourist destination, Sidney has a vibrant shopping district, with restaurants, cafés, bookstores, art galleries, boutiques, and exceptional West Coast recreation. Single-family homes dominate the area, but in recent years newer condo and strata developments have been adding density to the area. A friendly coastal community with character, Sidney is rich in amenities and natural beauty.



\$599,000

Neighbourhood: Sidney

Bedrooms: 2

Bathrooms: 2

Living Area: 846 Sq.Ft.

Year Built: 2016

Taxes: \$2,237 (Tax Year: 2023)

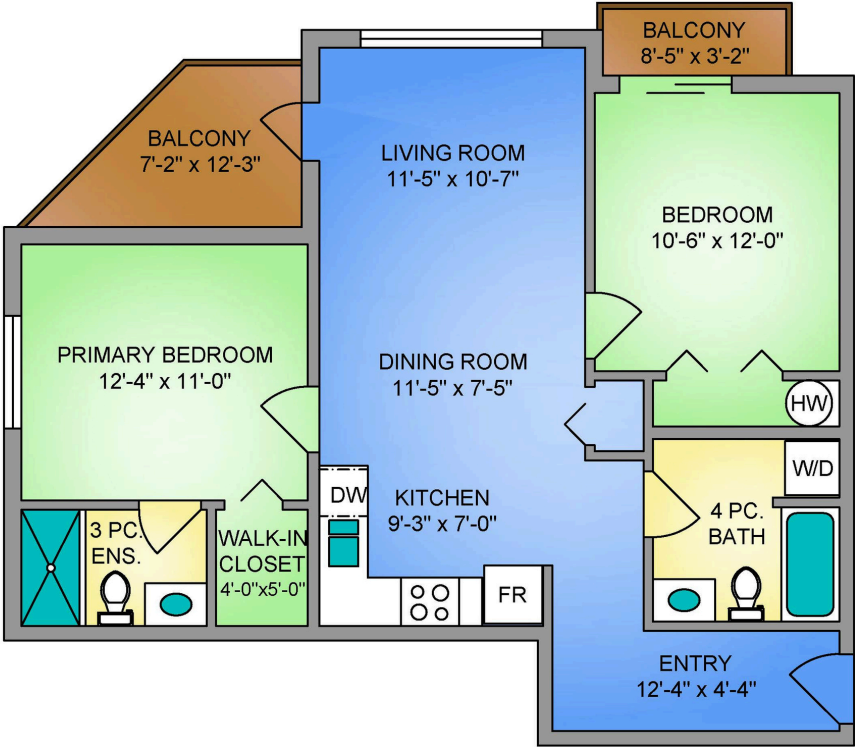
Strata Fee: \$380.65

MLS: 966301

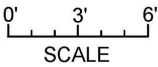
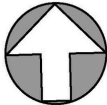
208-2409 Bevan Ave

Modern living at The Watertower, in the heart of downtown Sidney! This stunning 2-bed, 2-bath corner unit is ideally located just one block off Beacon Avenue, within walking distance to local shops, markets, restaurants, and beautiful beaches. Enjoy the convenience of easy access to the waterfront, nearby airport & ferries, and excellent transit connections to Victoria right at your doorstep. Inside, the open-concept living, dining, and kitchen area exudes an airy and welcoming space. Well appointed with stainless steel appliances and granite countertops, plus an ideal floor plan with bedrooms separated. This home also features in-suite laundry, a separate storage locker on the same floor & dedicated covered parking. No age restrictions, and pet-friendly. Whether you're looking to rent out or settle in, this vacant & move-in ready unit offers the perfect blend of comfort and convenience. Don't miss out on the chance to make this prime property your new home or next investment!

UNIT 208 - 2409 BEVAN AVENUE
846 SQ. FT.
9'-0" CEILING HEIGHT



NORTH



250-884-9753
matt@propermeasure.com
www.propermeasure.com

UNIT 208 - 2409 BEVAN AVENUE		
JUNE 03, 2024		
PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL LTD PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.		
FLOOR	AREA (SQ. FT.)	
	FINISHED	BALCONY
SECOND	846	88



GET TO KNOW US



Ole Schmidt
MANAGING BROKER, CO-OWNER



William Johnson
REALTOR®



Hannah Hayworth
REALTOR®

EMAIL

Folio@CloverResidential.com

TEXT/CALL

250-256-8371

CLOVERRESIDENTIAL.COM

Clover Residential Ltd. | 394 Moss Street, Victoria, BC, V8V 4N1

THE
FOLIO GROUP

THE
FOLIO
GROUP



CLOVER
RESIDENTIAL