

\$2,500,000 - 157 Robertson St, Victoria

MLS® #1008909

\$2,500,000

3 Bedroom, 3.00 Bathroom, 2,683 sqft
Residential on 0.19 Acres

N/A, Victoria, BC

Set on coveted Robertson Street, this rare waterfront gem offers spectacular views and exceptional re-development potential. Under the new Victoria OCP adopted Oct 2, 2025, the approx. 8,000 sq.ft. lot with 59 ft frontage supports a potential 1.6:1 FSR and up to 4 storeys (buyer responsibility to verify) – an incredible opportunity to create a modern waterfront statement development or custom home. Built in 1922, the existing residence enjoys sweeping ocean views and breathtaking sunrises over Gonzales Bay and Trial Island from every level – even the backyard. Lovingly maintained with numerous permitted updates, it remains comfortably livable yet invites your vision – whether restoring its historic charm or designing anew to fully embrace the panoramic setting. Just steps to sandy beaches, local shops, and minutes from downtown, this is a rare chance to craft the oceanfront residence you’ve always imagined. A special property, ready for its next chapter. Listing is primarily land value!

Built in 1922

Essential Information

MLS® #	1008909
Price	\$2,500,000
Bedrooms	3
Bathrooms	3.00
Square Footage	2,683



Acres	0.19
Year Built	1922
Type	Residential
Sub-Type	Single Family Detached
Style	Character, Cottage/Cabin
Status	Active
View	Ocean

Community Information

Address	157 Robertson St
Area	Vi Fairfield East
Subdivision	N/A
City	Victoria
County	Capital Regional District
Province	BC
Postal Code	V8S 3X3

Amenities

Utilities	Cable Available, Electricity To Lot
Parking Spaces	3
Parking	Driveway
# of Kitchens	1
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean

Interior

Interior Features	Breakfast Nook, Closet Organizer, Dining Room, Jetted Tub, Storage
Appliances	Dishwasher, F/S/W/D
Heating	Baseboard, Electric
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room

Exterior

Exterior Features	Balcony/Patio, Fencing: Full
Windows	Insulated Windows
Roof	Asphalt Shingle

Construction	Wood
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	80
Office	Fair Realty

Listing Details

Listing Office	Fair Realty
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