

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

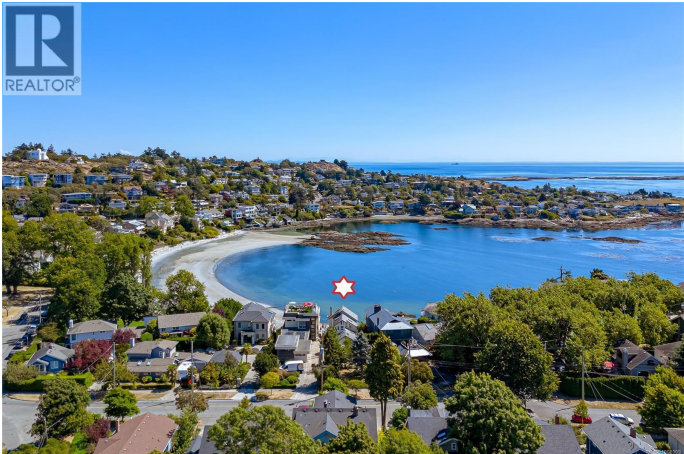
MLS® #1008909

**\$2,500,000**

3 Bedroom, 3.00 Bathroom, 2,683 sqft  
Single Family on 0.19 Acres

Fairfield East, Victoria, British Columbia

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! (id:6289)



Built in 1922

## Essential Information

Listing #	1008909
Price	\$2,500,000
Bedrooms	3
Bathrooms	3.00

Square Footage	2,683
Acres	0.19
Year Built	1922
Type	Single Family
Sub-Type	Freehold
Style	Character, Cottage, Cabin

### Community Information

Address	157 Robertson St
Subdivision	Fairfield East
City	Victoria
Province	British Columbia
Postal Code	V8S3X3

### Amenities

Features	Curb & gutter, Irregular lot size, Other
Parking Spaces	3
Parking	Stall
View	Ocean view
Is Waterfront	Yes
Waterfront	Waterfront on ocean

### Interior

Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1

### Additional Information

Zoning	Residential
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### Listing Details

Listing Office	Fair Realty
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Listing information last updated on October 14th, 2025 at 2:01am MDT