



701 Robleda, Victoria, BC - Single Family Custom Home Opportunity

This south-west facing building lot in the historic Rockland residential neighbourhood is accessed off a quiet lane and provides an exceptional opportunity to create a custom home with Totangi Properties design-build team.

- Address:** 701 Robleda Crescent, Victoria, British Columbia – Rockland Neighbourhood
- Zoning:** R1-A (Rockland Single Family District)
- Permitted Use:** Single Family Dwelling
- Lot Area:** 17,296 square feet. (1606.85 m²) Approximately 0.4 acres.
- Lot Characteristics:** Panhandle lot that provides a unique opportunity for a custom home. The lot generally faces south and west with exposure to mountain and ocean views.
- Restrictions:** Development permit not required for construction within the building envelope. A height and rear yard setback covenant will be registered on title in favour of the adjacent vendor's property to protect views and privacy.
- Land Price:** \$945,000 – no GST.
- Building Cost:** Building costs for a custom home suitable for this lot can range from \$250 - \$300 per square foot range subject to design, finishing, and landscaping. Interested parties can work with Totangi Properties and their design team or a designer of their choice to develop concept plan from which a preliminary budget will be derived.

For further information or to view the lot please contact:

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