

FOR SALE



CLOVER
RESIDENTIAL

PRESENTS

3026 Larkdownne Rd



DISCOVER

Oak Bay



With its quaint tree-lined streets and many shops, boutiques, restaurants, and cafés, Oak Bay has often been described as more English than England itself. This is a charming neighbourhood that will take you back to another time.





\$1,585,000

Listed by:

Ole Schmidt & Michelle Matheson

Neighbourhood: Oak Bay

Bedrooms: 4

Bathrooms: 2

Living Area: 2661 sq.ft.

Lot Size: 9,800 sq.ft.

Year Built: 1951

Taxes: \$7,809 (Tax Year 2025)

MLS: 1038608

3026 Larkdowne Rd

Inviting Lansdowne-area home offering 4 bedrooms, 2 bathrooms, on a private, sun-drenched lot. Oak hardwood floors flow through the spacious L-shaped living/dining room with gas fireplace and large picture window. The updated kitchen shines with white cabinetry, gray quartz counters, and stainless Fisher & Paykel and Bosch appliances, opening to the dining area and a handy adjacent storage/pantry room. The main level includes a generous primary bedroom, a second bedroom with corner windows, and an updated bathroom with soaker tub and round corner shower. Downstairs offers a bright, oversized family room with engineered wood floors, a large bedroom, and a versatile office/flex space, plus an updated 3-piece bathroom. South/West facing backyard is fully private with cedar hedges, a large deck, garden areas, and patio spaces - perfect for entertaining or relaxing. A bonus unfinished cottage at the rear offers great potential as a studio or hobby space. Plus a separate single attached garage. All in an unbeatable family friendly location close to Camosun College, UVic, Willows Beach, parks, and shopping. A fantastic opportunity to add your personal touches to a home full of character and possibility.

FLOOR PLANS

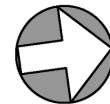


CLOVER
RESIDENTIAL

MAIN FLOOR
1335 SQ. FT.
8'-0" CEILING HEIGHT



NORTH



3026 LARKDOWNE ROAD
JUNE 1, 2026

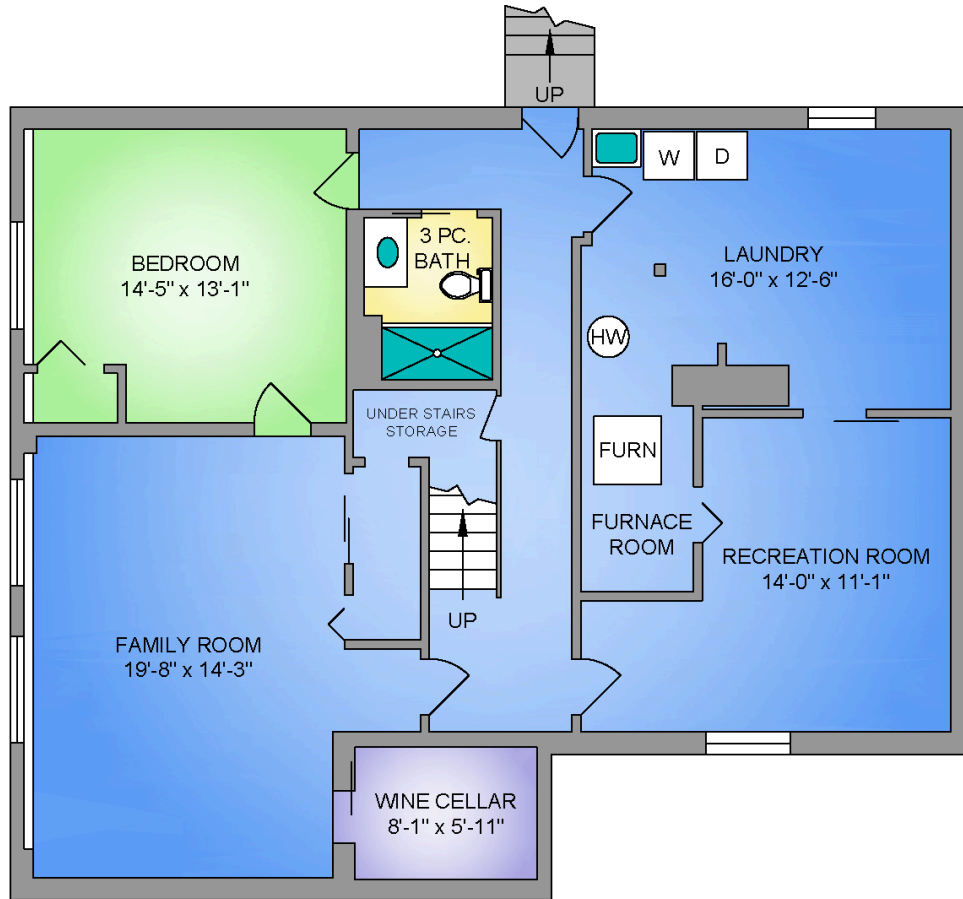
PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)			
	FINISHED	GARAGE	SHED	DE
MAIN	1335	235	131	3
LOWER	1326	-	-	-
TOTAL	2661	235	131	3

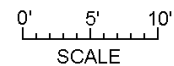
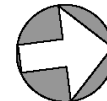


250-884-9753
matt@propermeasure.com
www.propermeasure.com

LOWER FLOOR
1326 SQ. FT.
7'-0" CEILING HEIGHT



NORTH



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

3026 LARKDOWNE ROAD JUNE 1, 2026				
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GET TO KNOW US



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