



Troy Petersen
 Personal Real Estate Corporation
 troy@troypetersen.com
 Cell: (250)858-1134
 www.troypetersen.com



3456 Plymouth Rd
OB Henderson ~ V8P 4X4

Interior Details

Layout: Main Level Entry with Lower Level(s)
Bedrms: 4 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 2
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 3,439
Bth 4Pce: 1 **Unfin SqFt:** 211
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** 8' / Finished, Full, Walk-Out Access, With Windows
Ens 4+Pce: 1 **FP Feat:** Family Room, Gas, Living Room
App Incl: Dishwasher, Dryer, Microwave, Oven Built-In, Refrigerator, Washer
Intr Ftrs Bar, Dining Room, Eating Area, Storage, Vaulted Ceiling(s), Wine Storage

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	4-Piece
Bedroom	Lower	11x10
Bedroom	Lower	14x12
Bedroom	Lower	17x10
Laundry	Lower	13x11
Media Room	Lower	13x11
Office	Lower	16x7
Bedroom - Primary	Main	18x13
Dining Room	Main	11x10
Ensuite	Main	5-Piece
Entrance	Main	8x5
Family Room	Main	15x12
Kitchen	Main	17x12
Living Room	Main	20x18
Office	Main	9x8
Walk-in Closet	Main	12x10
Storage (Unfin)	Lower	12x10
Storage (Unfin)	Lower	8x6
Patio (Unfin)	Main	32x18

Listing Summary

MLS@: 991587 **List Price:** \$2,199,900
Status: Active **Orig Price:** \$2,199,900
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$8,544 **Strata Fee:**
2025 Asmt: \$1,781,000 **Title:** Freehold

Remarks

Proudly presenting 3456 Plymouth Rd in Oak Bay, a striking mid-century modern home, originally designed by Len Hudock in the studio of John Di Castri and extensively renovated by Maximilian Huxley Construction in 2016. This architecturally significant residence blends timeless design with modern luxury. Spanning over 3400 sqft, it features four bedrooms, two offices, and exceptional entertaining spaces, including a chefs kitchen with large island, a grand sunken living room with vaulted ceilings, and family room with gas fireplace opening to a 500 sqft west facing patio. Large primary suite with spa-like ensuite and backyard facing office also on the main floor. The fully rebuilt lower level offers three spacious bedrooms, media room, office, luxurious bathroom, convenient laundry/mudroom, and ample storage. Set on a private 15,000 sqft lot with a grand porte-cochère entry and beautiful landscaping for stunning curb appeal. Located near UVic, Camosun, Mt. Tolmie, golf and recreation!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	1,611	1,828	0	0	0
Beds	3	1	0	0	0
Baths	1	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1966 **Lgl NC Use:**
Oth Equ: Sump Pump
Const Mt: Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Wood
Ext Feat: Awning(s), Balcony/Patio, Garden, Sprinkler System

Frnt Faces: E **Bldg Style:**

Bldg Warr:
EnerGuide Rtg/Dt:

Cool: None
Heat: Baseboard, Hot Water, Natural Gas
Roof: Asphalt Shingle
Fndn: Poured Concrete
Accss: Primary Bedroom on Main

Lot/Strata Information

Prk Type: Carport Double, Driveway
Water: Municipal **Waste:** Sewer Connected
Lot Feat: Central Location, Easy Access, Family-Oriented Neighbourhood, Landscaped, Level, Marina Nearby, Near Golf Course, Park Sett
Complex:
SqFt Balc: **StrLots/Cplx**
SqFt Prk: **Bldgs/Cplx:**
SqFt Pat: **Suites/Bldg:**
SqFt Strg: **Floors/Bldg:**
Gnd/Top?: **Lvls/Suite:** 2
Shrd Am:

Lot Size 15,303sqft / 0.35ac **Dims (w/d):** **Waterfront:**
View:
Services: Cable Connected, Compost, Electricity Connected, G.
Prk Tota 4 **Rent Alld?:**
Prk Cm Prp: **Yng Ag Alld?:**
Prk LCP: **Pets Alld?:**
Prk Str Lot: **BBQs Alld?:**
Str Lot Incl:

Unit Incl:

