



# 3000 VALDEZ PL

Build the Home of Your Dreams  
in a Premium Victoria location

- Oak Bay is situated on the Southeastern end of Vancouver Island.
- Affluent community steeped with world class golf courses, yacht clubs and public & private schools.
- More than 20 public access points to the water, including Willows Beach a mere 10 minute walk from the property.

## By the Numbers

- Irregular sized lot
- Approx. 160'x80'x160'x150'
- generally flat
- flanked by similar sized lots
- and a park
- Zoning allowances:
- 9,600 sqft
- 6,000sqft foot print
- two levels above ground

## The Building Lot

- Site is clear and shovel ready.
- All services are in place.
- Choices of building include classic styling or modern West Coast
- Building plans have been rendered by renowned Vancouver Architect Howard Airey.
- Landscape design has been drafted by Paul Sangha.
- Uninhabitable accessory structures allowed
- No renting of secondary suites, but student boarding permitted.



**ENGEL & VÖLKERS®**  
**LEBLANC-PIERCY**

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