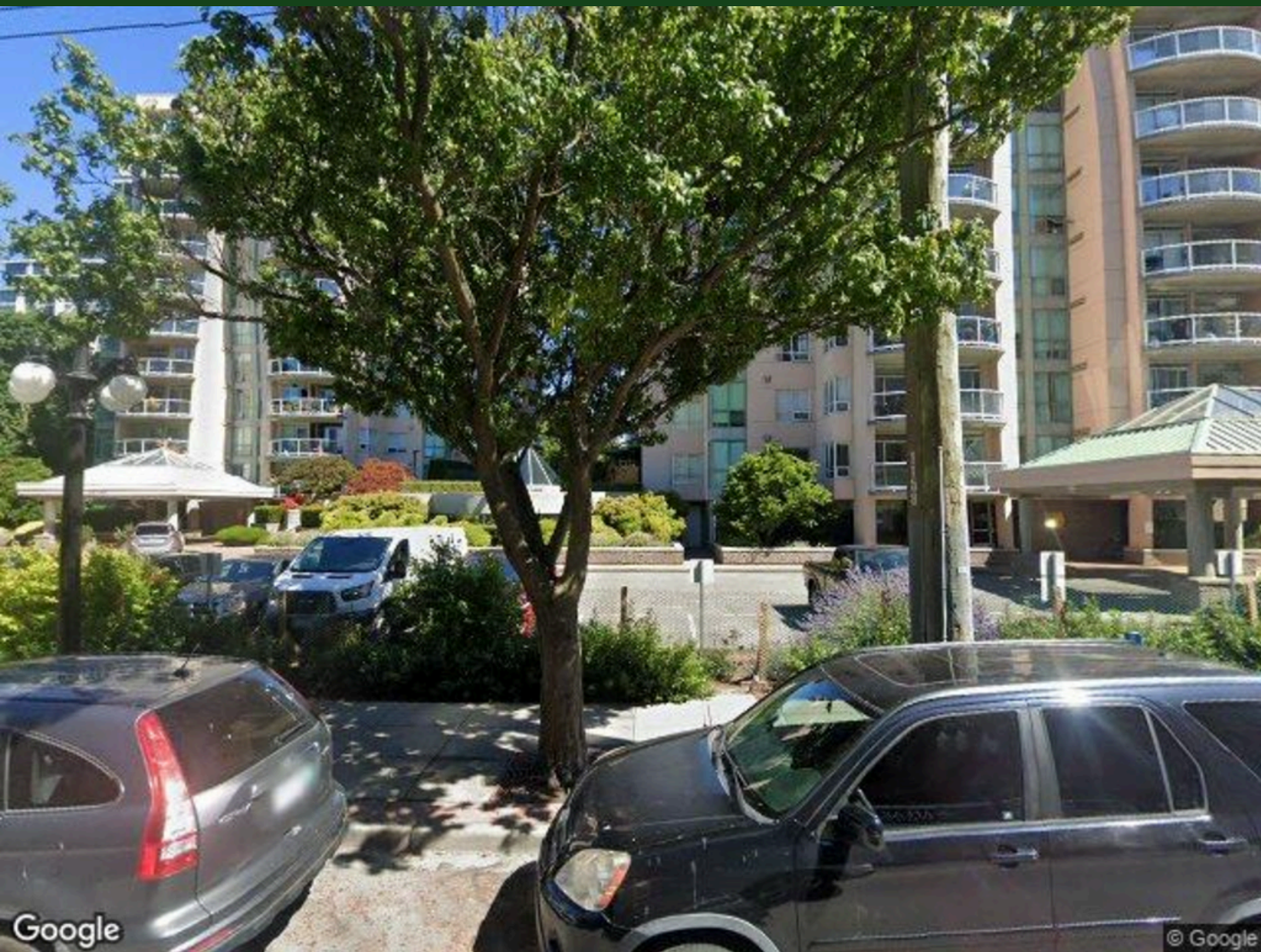


Comparative Market Analysis

806-1010 VIEW ST



806-1010 VIEW ST

Victoria, BC V8V 4Y3

NOVEMBER 26, 2025

Harry Holmes
Pemberton Holmes - Cloverdale
Victoria
P: +12508850647
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harry@phre.ca
<https://harryholmes.pembertonholmes.com>



**PEMBERTON
HOLMES** REAL ESTATE
ESTABLISHED 1887

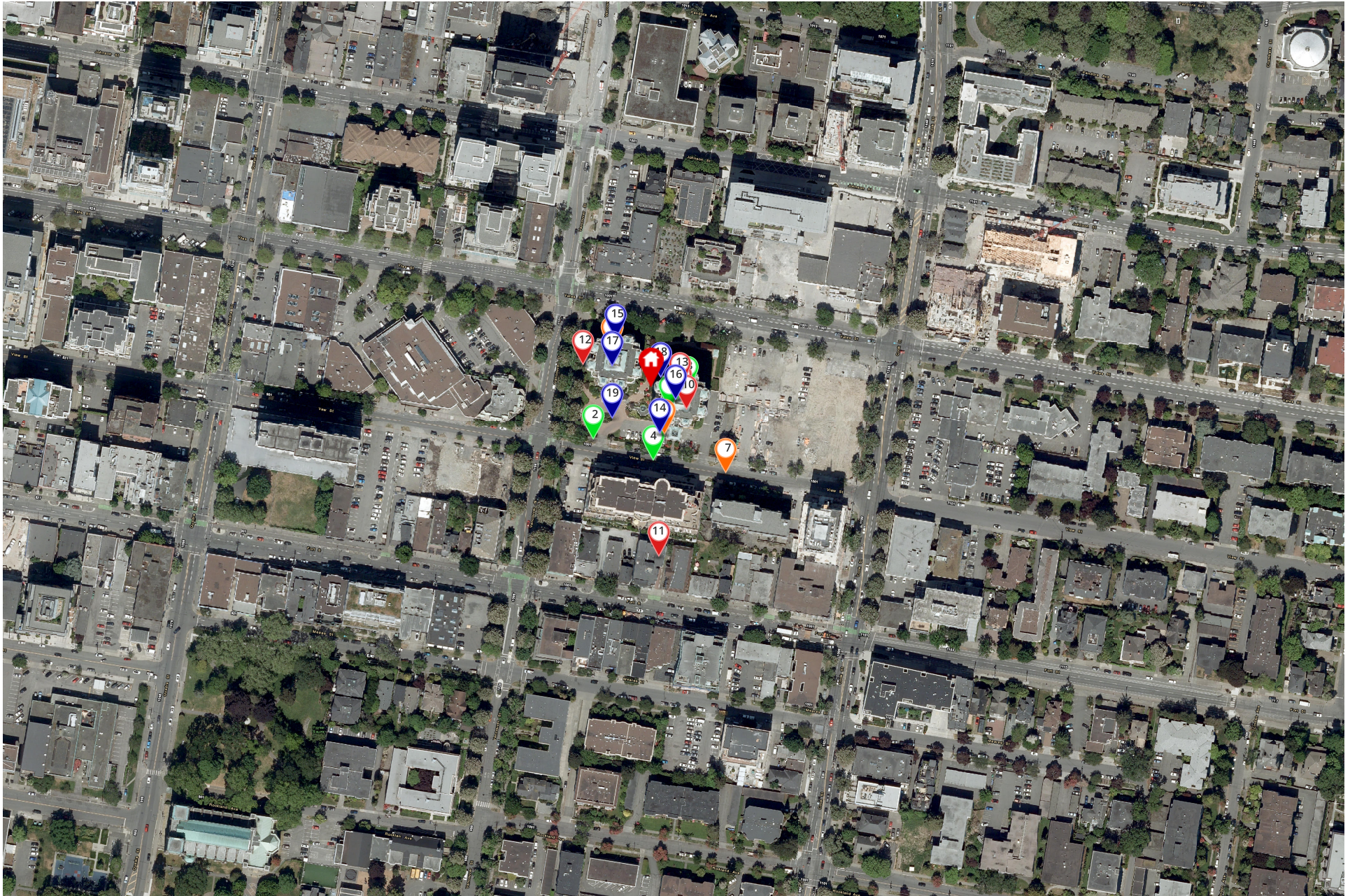
Comparative Market Analysis

806-1010 VIEW ST

806-1010 VIEW ST

Victoria, BC V8V 4Y3

19 Listings 5 Active 6 Sold 5 Expired 3 Cancelled



Comparative Market Analysis

806-1010 VIEW ST

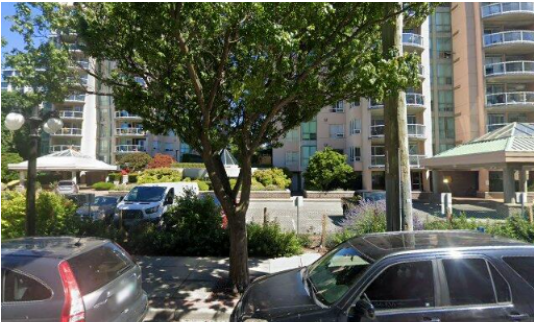
806-1010 VIEW ST

Victoria, BC V8V 4Y3

Search Date: Nov 26, 2025, 6:29:12 PM

#	Address	Prox. (km)	Property Class	Property Type	Sub-Area	Status	MLS® #	2025 Total Assessed Value	Original Price	List Price	Sold Price	List-Sell Ratio	List Date	Sold Date	DOM	Depth Ft	Frontage Ft	Fl. Area (Ft²)	\$/Ft² Fl. Area	Lot Size (Ft²)	Lot Size Acres	\$/Ft² Lot Size	\$/Acres Lot Size	Prkg	Bds	Ba	Ktch	Year Built	Age	Zoning
	806-1010 VIEW ST	-	-	-	Vi Downtown	-	-	\$482,000	-	-	-	-	-	-	-	-	-	948	-	-	-	-	-	-	2	2	-	1991	34	R3-C
1	501 1020 View St	0.00	Residential	Condo Apartment	Vi Downtown	Active	1007829	\$588,000	\$499,900 ↓15%	\$499,900 ↓15%	-	-	22/09/2025	-	66	-	-	1,106	\$451.99	1,120.00	0.03	\$446.34	\$16,663,333	1	2	2	1	1991	34	R3-C
2	408 1010 View St	0.00	Residential	Condo Apartment	Vi Downtown	Active	1012526	\$580,000	\$599,000 ↑3%	\$549,000 ↓5%	-	-	10/09/2025	-	78	-	-	1,106	\$496.38	1,106.00	0.03	\$496.38	\$18,300,000	1	2	2	1	1991	34	R3-C
3	1006 1020 View St	0.00	Residential	Condo Apartment	Vi Downtown	Active	1016061	\$496,000	\$495,000 ↓0%	\$495,000 ↓0%	-	-	10/10/2025	-	48	-	-	974	\$508.21	948.00	0.02	\$522.15	\$24,750,000	1	2	2	1	1991	34	R3-C
4	1301 1020 View St	0.00	Residential	Condo Apartment	Vi Downtown	Active	1017484	\$654,000	\$579,000 ↓11%	\$579,000 ↓11%	-	-	15/10/2025	-	43	-	-	1,107	\$523.04	1,107.00	0.03	\$523.04	\$19,300,000	1	2	2	1	1991	34	R3-C
5	1507 1020 View St	0.00	Residential	Condo Apartment	Vi Downtown	Active	1018414	\$575,000	\$474,900 ↓17%	\$474,900 ↓17%	-	-	28/10/2025	-	30	-	-	958	\$495.72	958.00	0.02	\$495.72	\$23,745,000	1	2	2	1	1991	34	R3-C
6	804 1020 View St	0.00	Residential	Condo Apartment	Vi Downtown	Cancelled	1003079	\$550,000	\$568,000 ↑3%	\$568,000 ↑3%	-	-	11/06/2025	-	33	-	-	1,101	\$515.89	1,101.00	0.03	\$515.89	\$18,933,333	1	2	2	1	1991	34	R3-C
7	1301 1020 View St	0.00	Residential	Condo Apartment	Vi Downtown	Cancelled	1007562	\$654,000	\$599,900 ↓8%	\$599,900 ↓8%	-	-	24/07/2025	-	83	-	-	1,107	\$541.92	1,107.00	0.03	\$541.92	\$19,996,667	1	2	2	1	1991	34	R3-C
8	803 1010 View St	0.00	Residential	Condo Apartment	Vi Downtown	Cancelled	994511	\$509,000	\$585,000 ↑15%	\$585,000 ↑15%	-	-	15/04/2025	-	51	-	-	948	\$617.09	948.00	0.02	\$617.09	\$29,250,000	1	2	2	1	1991	34	R3-C
9	1507 1020 View St	0.00	Residential	Condo Apartment	Vi Downtown	Expired	1011538	\$575,000	\$549,900 ↓4%	\$549,900 ↓4%	-	-	11/09/2025	-	13	-	-	958	\$574.01	958.00	0.02	\$574.01	\$27,495,000	1	2	2	1	1991	34	R3-C
10	1507 1020 View St	0.00	Residential	Condo Apartment	Vi Downtown	Expired	1014914	\$575,000	\$524,900 ↓9%	\$524,900 ↓9%	-	-	25/09/2025	-	20	-	-	958	\$547.91	958.00	0.02	\$547.91	\$26,245,000	1	2	2	1	1991	34	R3-C
11	1507 1020 View St	0.00	Residential	Condo Apartment	Vi Downtown	Expired	1017600	\$575,000	\$499,900 ↓13%	\$499,900 ↓13%	-	-	16/10/2025	-	11	-	-	958	\$521.82	958.00	0.02	\$521.82	\$24,995,000	1	2	2	1	1991	34	R3-C
12	1003 1010 View St	0.00	Residential	Condo Apartment	Vi Downtown	Expired	969986	\$524,000	\$574,900 ↑10%	\$574,900 ↑10%	-	-	09/07/2024	-	123	-	-	980	\$586.63	925.00	0.02	\$621.51	\$28,745,000	1	2	2	1	1991	34	R3-C
13	1403 1020 View St	0.00	Residential	Condo Apartment	Vi Downtown	Expired	997391	\$551,000	\$650,000 ↑18%	\$650,000 ↑18%	-	-	09/05/2025	-	92	-	-	961	\$676.38	1,054.00	0.03	\$616.70	\$21,666,667	1	2	2	1	1991	34	R3-C
14	903 1020 View St	0.00	Residential	Condo Apartment	Vi Downtown	Pending	1006819	\$516,000	\$575,000 ↑11%	\$575,000 ↑11%	\$540,000 ↑5%	-6.1%	18/07/2025	23/09/2025	67	-	-	948	\$569.62	1,055.00	0.02	\$511.85	\$27,000,000	1	2	2	1	1992	33	R3-C
15	1005 1010 View St	0.00	Residential	Condo Apartment	Vi Downtown	Sold	1007917	\$567,000	\$550,000 ↓3%	\$550,000 ↓3%	\$535,000 ↓6%	-2.7%	24/07/2025	13/08/2025	20	-	-	1,106	\$483.73	1,106.00	0.03	\$483.73	\$17,833,333	1	2	2	1	1991	34	R3-C
16	1104 1020 View St	0.00	Residential	Condo Apartment	Vi Downtown	Sold	979120	\$575,000	\$609,900 ↑6%	\$589,000 ↑2%	\$575,000 0%	-2.4%	23/10/2024	31/01/2025	100	-	-	1,106	\$519.89	1,106.00	0.03	\$519.89	\$19,166,667	1	2	2	1	1991	34	R3-C
17	204 1010 View St	0.00	Residential	Condo Apartment	Vi Downtown	Sold	982838	\$512,000	\$489,000 ↓4%	\$479,000 ↓6%	\$460,000 ↓10%	-4%	09/12/2024	10/01/2025	32	-	-	1,106	\$415.91	1,106.00	0.03	\$415.91	\$15,333,333	1	2	2	1	1991	34	R3-C
18	203 1020 View St	0.00	Residential	Condo Apartment	Vi Downtown	Sold	982850	\$476,000	\$538,000 ↑13%	\$538,000 ↑13%	\$538,000 ↑13%	0%	09/12/2024	17/12/2024	8	-	-	948	\$567.51	948.00	0.02	\$567.51	\$26,900,000	1	2	2	1	1991	34	R3-C
19	307 1020 View St	0.00	Residential	Condo Apartment	Vi Downtown	Sold	985926	\$489,000	\$499,000 ↑2%	\$470,000 ↓4%	\$465,000 ↓5%	-1.1%	30/01/2025	29/04/2025	89	-	-	948	\$490.51	948.00	0.02	\$490.51	\$23,250,000	1	2	2	1	1992	33	R3-C
Avg.								\$554,789	\$550,589	\$544,805	\$518,833	-2.7%			53	-	-	1,020	\$531.80	1,027.21	0.02	\$527.89	\$22,608,860	1	2	2	1		34	

🏠 Subject Property



STRATA-LOT RESIDENCE (CONDOMINIUM) Age 34 | Year 1991

806-1010 VIEW ST
Victoria, BC V8V 4Y3

Victoria
Area

Vi Downtown
Sub-Area/Community

 2 Bedrooms	 948 Ft ² Floor Area	 n/a Parking Total
 2 Bathrooms	 n/a Ft ² Lot Size	 1991 Year Built

Frontage (Width):	Taxes:
Depth:	Zoning: R3-C, Central Area Residential
Structure: STRATA-LOT RESIDENCE (CONDOMINIUM)	District
	PID: 017-416-604

501 1020 View St Victoria, BC V8V 4Y3



Condo Apartment	Active	Age 34
\$499,900		
\$451.99 \$/Ft² Floor area		
List Date 22/09/2025	66 days	
\$/Ft² Floor Area	\$451.99	
\$/Ft² Lot Size	\$446.34	
2025 Total Assessed Value	\$588,000	
Original Price	\$499,900	
List Price	\$499,900	
Gross Taxes	\$3,068.00	
Tax Year	2025	

MLS® #: 1007829

Last Updated: 22/09/2025

Listing Brokerage: RE/MAX Camosun

Listing Agent: Jay Herrick

2

Bedrooms

1,106

Ft² Floor Area

1

Parking Total

2

Bathrooms

1,120

Ft² Lot Size

1991

Year Built

Large 2 Bedroom + 2 Bath suite with a sunny south facing balcony in a fantastic steel and concrete building. Brand new construction condos cannot compare to this size to this unit! Located in vibrant Harris Green along the Cook Street corridor, the location is perfectly walkable to the downtown core, restaurants, amenities, gyms and more. This functional floor plan works well for roommates or working from home as the second bedroom and bath have good separation from the Primary suite and living space. Enjoy in-suite laundry, a pet-friendly building, secure underground parking and the care of an on-site caretaker.

Features

Heating/Cooling: Baseboard, Electric
Indoor/Outdoor Features: Closet Organizer, Controlled Entry, Eating Area, Elevator, Storage, Dishwasher, Dryer, Garburator, Oven/Range Electric, Refrigerator, Washer, Balcony/Patio
Suite:
Basement Area:
Crawl/Bsmt. Ht:
Laundry: In Unit
Floor Finish: Carpet, Tile
Renovations:
Fireplaces: 0 (Fuel:)
Accessibility:
Virtual Tour:
Additional Links:

Property

Style of Home:
Finished Area: 1,106.00 ft²
Unfinished Area: 0.00
Total Area: 1,106.00 ft²
View: City
Waterview: No
Waterfront:
Ownership: Freehold/Strata
Occupancy: Owner
Zoning: R3-C, Central Area Residential District
Site Influences: Transit Nearby

Construction Details

Property Class: Residential
Property Type: Condo Apartment
Construction: Steel and Concrete, Stucco
Exterior:
Foundation: Poured Concrete
Roof: Tar/Gravel

Parking

Parking Total: 1
Parking: Underground
Parking Access:

Strata

Total Units: 125
Total Buildings: 2
Locker:
Building Storeys: 17
Maint Fee: \$650
Maint Fee Includes: Caretaker, Electricity, Garbage Removal, Insurance, Maintenance Grounds, Property Management
Bylaws Restrictions: BBQ: Yes, Smoking: Yes
Restricted Age:
Pets Allowed: Cats, Dogs, Number Limit, Size Limit
Rentals Allowed (# or %): Unrestricted, See bylaws
Short Term(<1yr)Rnt/Lse Alwd?:
Amenities: Bike Storage, Clubhouse, Elevator(s), Fitness Centre, Recreation Facilities, Recreation Room

Level	Type	Dimension	Level	Type	Dimension
Main	Balcony	16'6"x8'0"	Main	Ensuite	3-Piece
Main	Bathroom	4-Piece	Main	Entrance	6'0"x6'0"
Main	Bedroom	15'2"x9'9"	Main	Kitchen	12'0"x10'2"

Full building layout details viewable online

501 1020 View St Victoria, BC V8V 4Y3



408 1010 View St Victoria, BC V8V 4Y3



Condo Apartment	Active	Age 34
\$549,000		
\$496.38 \$/Ft² Floor area		
List Date 10/09/2025	78 days	
\$/Ft² Floor Area	\$496.38	
\$/Ft² Lot Size	\$496.38	
2025 Total Assessed Value	\$580,000	
Original Price	\$599,000	
List Price	\$549,000	
Gross Taxes	\$3,025.91	
Tax Year	2025	

MLS® #: 1012526

Last Updated: 22/10/2025

Listing Brokerage: Pemberton Holmes Ltd.

Listing Agent: Lee Kamaretsos

Co-Listing Agent(s): Katrina Kamaretsos, Michelle Kamaretsos

2

Bedrooms

1,106

Ft² Floor Area

1

Parking Total

2

Bathrooms

1,106

Ft² Lot Size

1991

Year Built

Welcome to Regents Park, located in the heart of downtown! Enjoy a vibrant lifestyle with shopping, dining, and entertainment all at your doorstep. This bright & spacious 2-bed, 2-bath suite is situated on the quiet, south-facing side of the building, offering over 1,100 sq/ft of thoughtfully designed living space. The layout features a seamless flow between the living and dining areas, a cozy breakfast nook in the kitchen, a generous second bedroom, and a primary bed with ensuite. You'll also find a full second bath and a dedicated laundry room for added convenience. There are two sliding doors leading to a sunny south-facing patio—perfect for entertaining. This concrete and steel building offers a range of amenities including a gym, sauna, hot tub, workshop, secure underground parking, storage, and a beautifully maintained green spaces. Small pets are welcome, and the well-managed strata ensures peace of mind. Don't miss your chance to own this amazing condo in the heart of the city!

Features

Heating/Cooling: Baseboard, Electric
Indoor/Outdoor Features: F/S/W/D, Balcony/Patio
Suite:
Basement Area:
Crawl/Bsmt. Ht: 0'0
Laundry: In Unit
Floor Finish:
Renovations:
Fireplaces: 0 (Fuel:)
Accessibility:
Virtual Tour:
Additional Links:

Property

Style of Home:
Finished Area: 1,106.00 ft²
Unfinished Area: 0.00
Total Area: 1,106.00 ft²
View:
Waterview: No
Waterfront:
Ownership: Freehold/Strata
Occupancy:
Zoning: R3-C, Central Area Residential District
Site Influences:

Parking

Parking Total: 1
Parking: Underground
Parking Access:

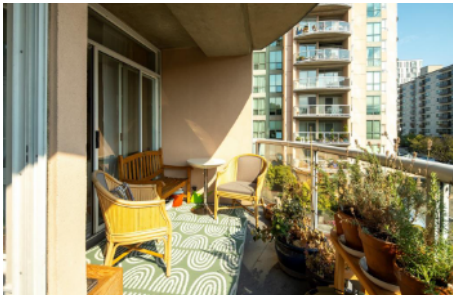
Construction Details

Property Class: Residential
Property Type: Condo Apartment
Construction: Steel and Concrete, Stucco
Exterior:
Foundation: Poured Concrete
Roof: Other

Strata

Total Units: 77
Total Buildings: 2
Locker:
Building Storeys: 11
Maint Fee: \$651
Maint Fee Includes: Caretaker, Garbage Removal, Insurance, Property Management, Water
Bylaws Restrictions: BBQ: Yes, Smoking: Yes
Restricted Age:
Pets Allowed: Cats, Dogs
Rentals Allowed (# or %): Unrestricted, See bylaws
Short Term(<1yr)Rnt/Lse Alwd?:
Amenities: Bike Storage, Common Area, Elevator(s), Fitness Centre, Private Drive/Road, Recreation Facilities, Sauna, Spa/Hot Tub

408 1010 View St Victoria, BC V8V 4Y3



1006 1020 View St Victoria, BC V8V 4Y4



Condo Apartment	Active	Age 34
\$495,000		
\$508.21 \$/Ft² Floor area		
List Date 10/10/2025	48 days	
\$/Ft² Floor Area	\$508.21	
\$/Ft² Lot Size	\$522.15	
2025 Total Assessed Value	\$496,000	
Original Price	\$495,000	
List Price	\$495,000	
Gross Taxes	\$2,589.00	
Tax Year	2025	

MLS® #: 1016061
Last Updated: 08/11/2025
Listing Brokerage: RE/MAX Camosun
Listing Agent: Julie Tang

2 Bedrooms

974 Ft² Floor Area

1 Parking Total

2 Bathrooms

948 Ft² Lot Size

1991 Year Built

Welcome to Regents Park, ideally situated in the heart of downtown’s vibrant Harris Green neighborhood. Step outside and find yourself within walking distance of grocery stores, cafes, theatres, and all the amenities of urban living. This 10th-floor, 2-bedroom, 2-bathroom home is offered by the original owner and features an open-concept dining and living area with expansive city views. After thoughtful updates, the unit will offer an exceptionally spacious and comfortable living experience, perfectly blending style and function. Regents Park is a well-managed, steel and concrete building with impressive amenities including a fitness room, hobby room, bike storage, separate storage lockers, and secure underground parking with potential for EV rough-in. Pets, children, and rentals are all welcome in this friendly community. Just a short walk to Dallas Road, Cook Street Village, and the Inner Harbour — enjoy the best of downtown Victoria living!

Features

Heating/Cooling: Baseboard, Electric
Indoor/Outdoor Features: Breakfast Nook, Controlled Entry, Eating Area, French Doors, Storage, Dishwasher, F/S/W/D, Balcony/Patio
Suite:
Basement Area:
Crawl/Bsmt. Ht: 0'0
Laundry: In Unit
Floor Finish: Carpet, Linoleum
Renovations:
Fireplaces: 0 (Fuel:)
Accessibility: No Step Entrance, Primary Bedroom on Main
Virtual Tour:
Additional Links:

Property

Style of Home: West Coast
Finished Area: 974.00 ft²
Unfinished Area: 94.00 ft²
Total Area: 1,068.00 ft²
View: City, Mountain(s)
Waterview: No
Waterfront:
Ownership: Freehold/Strata
Occupancy: Owner
Zoning: R3-C, Central Area Residential District
Site Influences:

Construction Details

Property Class: Residential
Property Type: Condo Apartment
Construction: Steel and Concrete, Stucco
Exterior:
Foundation: Poured Concrete
Roof: Asphalt Torch On

Parking

Parking Total: 1
Parking: Guest, Underground
Parking Access:

Strata

Total Units: 125
Total Buildings: 2
Locker:
Building Storeys: 17
Maint Fee: \$561
Maint Fee Includes: Caretaker, Garbage Removal, Insurance, Maintenance Grounds, Property Management, Water
Bylaws Restrictions: BBQ: No, Smoking: Yes
Restricted Age:
Pets Allowed: Cats, Dogs
Rentals Allowed (# or %): Unrestricted, see bylaws
Short Term(<1yr)Rnt/Lse Alwd?:
Amenities: Bike Storage, Common Area, Fitness Centre, Private Drive/Road, Recreation Facilities, Recreation Room, Spa/Hot Tub

1006 1020 View St Victoria, BC V8V 4Y4



1301 1020 View St

Victoria, BC V8V 4Y4



Condo Apartment	Active	Age 34
\$579,000	\$523.04 \$/Ft² Floor area	
List Date 15/10/2025	43 days	
\$/Ft² Floor Area	\$523.04	
\$/Ft² Lot Size	\$523.04	
2025 Total Assessed Value	\$654,000	
Original Price	\$579,000	
List Price	\$579,000	
Gross Taxes	\$3,410.95	
Tax Year	2025	

MLS® #: 1017484

Last Updated: 26/10/2025

Listing Brokerage: Clover Residential Ltd.

Listing Agent: Ole Schmidt

Co-Listing Agent(s): Hannah Hayworth

2
Bedrooms

1,107
Ft² Floor Area

1
Parking Total

2
Bathrooms

1,107
Ft² Lot Size

1991
Year Built

VIEWS, VIEWS, VIEWS! Set high above the city on the 13th floor of Regents Park, this south-facing 2-bedroom, 2-bath condo offers expansive views of the ocean, Olympic Mountains, and Victoria's skyline. With over 1,100 sq ft of well-planned living space, the home features a thoughtful split bedroom layout, a spacious primary suite with walk through closet and ensuite, in-suite laundry, and a large balcony to take in the views. This well-managed steel and concrete building is pet friendly and includes secure underground parking, separate storage, a fitness centre, hot tub, and on-site caretaker, all just steps to groceries, local shops, dining, and the waterfront in the vibrant Harris Green neighbourhood.

Features

Heating/Cooling: **Baseboard, Electric**
Indoor/Outdoor Features: **Dining/Living Combo, Eating Area, Dishwasher, F/S/W/D Suite**
Suite:
Basement Area:
Crawl/Bsmt. Ht:
Laundry: **In Unit**
Floor Finish: **Carpet, Linoleum**
Renovations:
Fireplaces: **0** (Fuel:)
Accessibility:
Virtual Tour: [link](#)
Additional Links:

Property

Style of Home:
Finished Area: **1,107.00 ft²**
Unfinished Area: **0.00**
Total Area: **1,107.00 ft²**
View:
Waterview: **No**
Waterfront:
Ownership: **Freehold/Strata**
Occupancy: **Vacant**
Zoning: **R3-C, Central Area Residential District**
Site Influences:

Construction Details

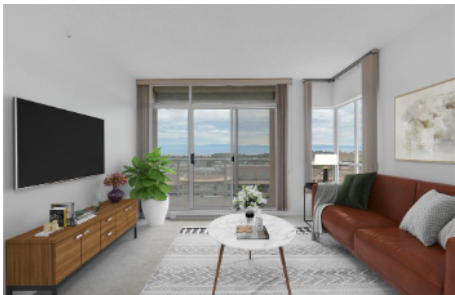
Property Class: **Residential**
Property Type: **Condo Apartment**
Construction: **Stucco**
Exterior:
Foundation: **Poured Concrete**
Roof: **Other**

Strata

Total Units: **125**
Total Buildings: **2**
Locker:
Building Storeys: **17**
Maint Fee: **\$650**
Maint Fee Includes:
Bylaws Restrictions: **BBQ: Yes, Smoking: Yes**
Restricted Age:
Pets Allowed: **Cats, Dogs, Number Limit, Size Limit**
Rentals Allowed (# or %): **Unrestricted, See Bylaws/Bill 44**
Short Term(<1yr)Rnt/Lse Alwd?:
Amenities:

Level	Type	Dimension	Level	Type	Dimension
Main	Balcony	17x8	Main	Ensuite	3-Piece
Main	Bathroom	4-Piece	Main	Entrance	6x6
Main	Bedroom	15x10	Main	Kitchen	12x10
Main	Bedroom - Primary	16x11	Main	Laundry	8x5
Main	Dining Room	14x11	Main	Living Room	15x12

1301 1020 View St Victoria, BC V8V 4Y4



1507 1020 View St Victoria, BC V8V 4Y4



Condo Apartment Active Age 34

\$474,900

\$495.72 \$/Ft² Floor area

List Date 28/10/2025	30 days
\$/Ft² Floor Area	\$495.72
\$/Ft² Lot Size	\$495.72
2025 Total Assessed Value	\$575,000
Original Price	\$474,900
List Price	\$474,900
Gross Taxes	\$2,999.89
Tax Year	2025

MLS® #: 1018414

Last Updated: 22/11/2025

Listing Brokerage: RE/MAX Camosun

Listing Agent: Dean Robertson

2 Bedrooms

958 Ft² Floor Area

1 Parking Total

2 Bathrooms

958 Ft² Lot Size

1991 Year Built

Spectacular Views! Perched on the 13th floor of Regents Park, this south-facing 2-bedroom, 2-bath condo showcases panoramic views of the ocean, Olympic Mountains, and Victoria skyline. Over 1,100 sq ft of living space includes a split-bedroom layout, spacious primary suite with walk-through closet and ensuite, in-suite laundry, and a large balcony to enjoy the scenery. The steel and concrete building is pet-friendly and offers secure underground parking, storage, fitness centre, hot tub, and on-site caretaker. Steps to groceries, shops, dining, and the waterfront in vibrant Harris Green.

Features

Property

Heating/Cooling: Baseboard, Electric

Indoor/Outdoor Features: Balcony/Patio

Suite:

Basement Area:

Crawl/Bsmt. Ht: 0'0

Laundry: In Unit

Floor Finish: Carpet, Linoleum

Renovations:

Fireplaces: 0 (Fuel:)

Accessibility: Wheelchair Friendly

Virtual Tour:

Additional Links:

Style of Home:

Finished Area: 958.00 ft²

Unfinished Area: 0.00

Total Area: 958.00 ft²

View: City, Mountain(s)

Waterview: No

Waterfront:

Ownership: Freehold/Strata

Occupancy: Tenant

Zoning: R3-C, Central Area Residential District

Site Influences: Transit Nearby

Parking

Construction Details

Parking Total: 1

Parking: Underground

Parking Access: Road: Paved

Property Class: Residential

Property Type: Condo Apartment

Construction: Steel and Concrete, Stucco

Exterior:

Foundation: Poured Concrete

Roof: Asphalt Torch On

Strata

Total Units: 125

Total Buildings: 2

Locker:

Building Storeys: 17

Maint Fee: \$561

Maint Fee Includes: Caretaker, Garbage Removal, Insurance, Maintenance Grounds, Property Management, Water

Bylaws Restrictions: BBQ: Yes, Smoking: Yes

Restricted Age:

Pets Allowed: Aquariums, Birds, Caged Mammals, Cats, Dogs

Rentals Allowed (# or %): Unrestricted, See Bylaws

Short Term(<1yr)Rnt/Lse Alwd?:

Amenities: Bike Storage, Fitness Centre, Pool, Recreation Room

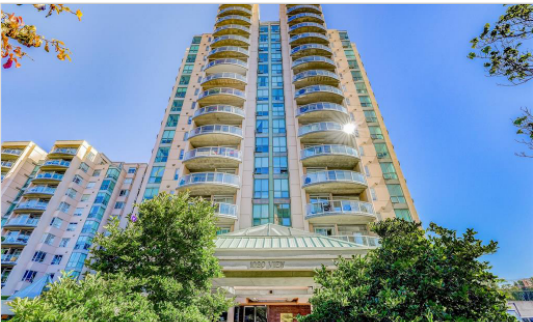
Level	Type	Dimension	Level	Type	Dimension
Main	Balcony	17x8	Main	Ensuite	3-Piece
Main	Bathroom	4-Piece	Main	Entrance	6x6
Main	Bedroom	15x10	Main	Kitchen	12x10
Main	Bedroom - Primary	16x11	Main	Laundry	8x5

Full building layout details viewable online

1507 1020 View St Victoria, BC V8V 4Y4



804 1020 View St Victoria, BC V8V 4Y4



Condo Apartment	Cancelled	Age 34
\$568,000	\$515.89 \$/Ft² Floor area	
List Date 11/06/2025	33 days	
\$/Ft² Floor Area	\$515.89	
\$/Ft² Lot Size	\$515.89	
2025 Total Assessed Value	\$550,000	
Original Price	\$568,000	
List Price	\$568,000	
Gross Taxes	\$2,869.83	
Tax Year	2025	

MLS® #: 1003079

Last Updated: 14/07/2025

Listing Brokerage: Macdonald Realty Victoria

Listing Agent: Sophak Sim

2

Bedrooms

1,101

Ft² Floor Area

1

Parking Total

2

Bathrooms

1,101

Ft² Lot Size

1991

Year Built

Welcome to Regents Park, a steel and concrete building in the heart of downtown with every amenity at your door step. Inside, you'll discover a bright, incredibly spacious home offering 1100 sqft with 2 full bathrooms and 2 bedrooms that are well designed for separation and privacy. The newer kitchen is equipped with stainless steel appliances. Experience the ease of in-suite laundry and a primary bedroom complete with a walk-in closet and ensuite bathroom. Enjoy the added perks of secured underground parking and storage locker. Step outside and you're right in the vibrant heart of downtown—just moments away from shops, dining, entertainment, and the Inner Harbour. Getting around is effortless with new bike lanes. The building offers a wide range of amenities, including secure bike storage, hot tub, a fully equipped gym, sauna, change rooms, meeting space, on-site management, and even a workshop. Don't miss your chance to enjoy an elevated urban lifestyle in a prime location!

Features

Heating/Cooling: Baseboard, Electric
Indoor/Outdoor Features: Eating Area, Dishwasher, Dryer, F/S/W/D, Washer, Balcony/Patio
Suite:
Basement Area:
Crawl/Bsmt. Ht: 0'0
Laundry: In Unit
Floor Finish: Carpet, Linoleum
Renovations:
Fireplaces: 0 (Fuel:)
Accessibility:
Virtual Tour:
Additional Links:

Parking

Parking Total: 1
Parking: Attached, Underground
Parking Access:

Property

Style of Home:
Finished Area: 1,101.00 ft²
Unfinished Area: 95.00 ft²
Total Area: 1,196.00 ft²
View: City
Waterview: No
Waterfront:
Ownership: Freehold/Strata
Occupancy:
Zoning: R3-C, Central Area Residential District
Site Influences:

Construction Details

Property Class: Residential
Property Type: Condo Apartment
Construction: Steel and Concrete, Stucco
Exterior:
Foundation: Poured Concrete
Roof: Asphalt Torch On

Strata

Total Units: 125
Total Buildings: 2
Locker:
Building Storeys: 17
Maint Fee: \$650
Maint Fee Includes: Caretaker, Garbage Removal, Insurance, Maintenance Grounds, Property Management
Bylaws Restrictions: BBQ: Yes, Smoking: Yes
Restricted Age:
Pets Allowed: Aquariums, Birds, Cats, Dogs
Rentals Allowed (# or %): Unrestricted, See Bylaws
Short Term(<1yr)Rnt/Lse Alwd?:
Amenities: Elevator(s), Fitness Centre, Pool

Level	Type	Dimension	Level	Type	Dimension
Main	Balcony	16'x7'	Main	Ensuite	3-Piece
Main	Bathroom	4-Piece	Main	Entrance	6'x5'

Full building layout details viewable online

804 1020 View St Victoria, BC V8V 4Y4



1301 1020 View St Victoria, BC V8V 4Y4



Condo Apartment	Cancelled	Age 34
\$599,900	\$541.92 \$/Ft² Floor area	
List Date 24/07/2025	83 days	
\$/Ft² Floor Area	\$541.92	
\$/Ft² Lot Size	\$541.92	
2025 Total Assessed Value	\$654,000	
Original Price	\$599,900	
List Price	\$599,900	
Gross Taxes	\$3,410.95	
Tax Year	2025	

MLS® #: 1007562

Last Updated: 15/10/2025

Listing Brokerage: Clover Residential Ltd.

Listing Agent: Ole Schmidt

Co-Listing Agent(s): Hannah Hayworth, William Johnson

 2
Bedrooms

 1,107
Ft² Floor Area

 1
Parking Total

 2
Bathrooms

 1,107
Ft² Lot Size

 1991
Year Built

VIEWS, VIEWS, VIEWS! Set high above the city on the 13th floor of Regents Park, this south-facing 2-bedroom, 2-bath condo offers expansive views of the ocean, Olympic Mountains, and Victoria's skyline. With over 1,100 sq ft of well-planned living space, the home features a thoughtful split bedroom layout, a spacious primary suite with walk through closet and ensuite, in-suite laundry, and a large balcony to take in the views. This well-managed steel and concrete building is pet friendly and includes secure underground parking, separate storage, a fitness centre, hot tub, and on-site caretaker, all just steps to groceries, local shops, dining, and the waterfront in the vibrant Harris Green neighbourhood.

Features

Heating/Cooling: Baseboard, Electric
Indoor/Outdoor Features: Dining/Living Combo, Eating Area, Dishwasher, F/S/W/D
Suite:
Basement Area:
Crawl/Bsmt. Ht:
Laundry: In Unit
Floor Finish: Carpet, Linoleum
Renovations:
Fireplaces: 0 (Fuel:)
Accessibility:
Virtual Tour: [link](#)
Additional Links:

Property

Style of Home:
Finished Area: 1,107.00 ft²
Unfinished Area: 0.00
Total Area: 1,107.00 ft²
View:
Waterview: No
Waterfront:
Ownership: Freehold/Strata
Occupancy: Vacant
Zoning: R3-C, Central Area Residential District
Site Influences:

Construction Details

Property Class: Residential
Property Type: Condo Apartment
Construction: Stucco
Exterior:
Foundation: Poured Concrete
Roof: Other

Strata

Total Units: 125
Total Buildings: 2
Locker:
Building Storeys: 17
Maint Fee: \$650
Maint Fee Includes:
Bylaws Restrictions: BBQ: Yes, Smoking: Yes
Restricted Age:
Pets Allowed: Cats, Dogs, Number Limit, Size Limit
Rentals Allowed (# or %): Unrestricted, See Bylaws/Bill 44
Short Term(<1yr)Rnt/Lse Alwd?:
Amenities:

Level	Type	Dimension	Level	Type	Dimension
Main	Balcony	17x8	Main	Ensuite	3-Piece
Main	Bathroom	4-Piece	Main	Entrance	6x6
Main	Bedroom	15x10	Main	Kitchen	12x10
Main	Bedroom - Primary	16x11	Main	Laundry	8x5
Main	Dining Room	14x11	Main	Living Room	15x12

1301 1020 View St Victoria, BC V8V 4Y4



803 1010 View St Victoria, BC V8V 4Y3



Condo Apartment	Cancelled	Age 34
\$585,000 \$617.09 \$/Ft² Floor area		
List Date 15/04/2025	51 days	
\$/Ft² Floor Area	\$617.09	
\$/Ft² Lot Size	\$617.09	
2025 Total Assessed Value	\$509,000	
Original Price	\$585,000	
List Price	\$585,000	
Gross Taxes	\$2,615.82	
Tax Year	2024	

MLS® #: 994511
Last Updated: 22/08/2025
Listing Brokerage: Clover Residential Ltd.
Listing Agent: Ole Schmidt
Co-Listing Agent(s): Hannah Hayworth, William Johnson

2 Bedrooms

948 Ft² Floor Area

1 Parking Total

2 Bathrooms

948 Ft² Lot Size

1991 Year Built

Located on the 8th floor of Regents Park in the heart of Harris Green Village, this bright, mostly west facing, 2 bed, 2 bath condo offers a smart layout with a generous private balcony and sweeping city views. Enjoy an open-concept living and dining space, a versatile second bedroom with French doors ideal as an office or den, and a spacious primary suite with walk-through closet and ensuite. The eat-in kitchen is lined with floor-to-ceiling windows, showcasing a lovely view corridor. Insuite laundry is included for convenience. This well-managed, steel and concrete building is pet friendly and includes secure parking, storage, a fitness centre, hot tub, and on-site caretaker—all just steps to shops, dining, and the waterfront.

Features

Heating/Cooling: Baseboard
Indoor/Outdoor Features: Dining/Living Combo, Dishwasher, F/S/W/D, Balcony/Deck Suite:
Basement Area:
Crawl/Bsmt. Ht:
Laundry: In Unit
Floor Finish: Carpet, Linoleum
Renovations:
Fireplaces: 0 (Fuel:)
Accessibility:
Virtual Tour: [link](#)
Additional Links:

Parking

Parking Total: 1
Parking: Underground
Parking Access:

Property

Style of Home: West Coast
Finished Area: 948.00 ft²
Unfinished Area: 0.00
Total Area: 948.00 ft²
View: City
Waterview: No
Waterfront:
Ownership: Freehold/Strata
Occupancy: Vacant
Zoning: R3-C, Central Area Residential District
Site Influences:

Construction Details

Property Class: Residential
Property Type: Condo Apartment
Construction: Concrete, Stucco
Exterior:
Foundation: Poured Concrete
Roof: Tar/Gravel

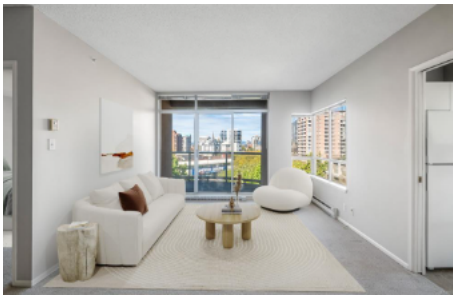
Strata

Total Units: 77
Total Buildings: 2
Locker:
Building Storeys: 11
Maint Fee: \$561
Maint Fee Includes: Caretaker, Garbage Removal, Insurance, Maintenance Grounds, Maintenance Structure, Property Management, Recycling, Sewer, Water
Bylaws Restrictions: BBQ: Yes, Smoking: Yes
Restricted Age:
Pets Allowed: Cats, Dogs
Rentals Allowed (# or %): Unrestricted, See bylaws
Short Term(<1yr)Rnt/Lse Alwd?:
Amenities: Bike Storage, Common Area, Elevator(s), Fitness Centre

Level	Type	Dimension	Level	Type	Dimension
Main	Bathroom	4-Piece	Main	Entrance	6x9
Main	Bedroom	10x10	Main	Kitchen	11x8
Main	Bedroom - Primary	11x16	Main	Living Room	12x14

Full building layout details viewable online

803 1010 View St Victoria, BC V8V 4Y3



1507 1020 View St Victoria, BC V8V 4Y4



Condo Apartment	Expired	Age 34
\$549,900	\$574.01 \$/Ft² Floor area	
List Date 11/09/2025	13 days	
\$/Ft² Floor Area	\$574.01	
\$/Ft² Lot Size	\$574.01	
2025 Total Assessed Value	\$575,000	
Original Price	\$549,900	
List Price	\$549,900	
Gross Taxes	\$2,999.89	
Tax Year	2025	

MLS® #: 1011538

Last Updated: 25/09/2025

Listing Brokerage: RE/MAX Camosun

Listing Agent: Dean Robertson

2
Bedrooms

958
Ft² Floor Area

1
Parking Total

2
Bathrooms

958
Ft² Lot Size

1991
Year Built

Spectacular Views! Perched on the 13th floor of Regents Park, this south-facing 2-bedroom, 2-bath condo showcases panoramic views of the ocean, Olympic Mountains, and Victoria skyline. Over 1,100 sq ft of living space includes a split-bedroom layout, spacious primary suite with walk-through closet and ensuite, in-suite laundry, and a large balcony to enjoy the scenery. The steel and concrete building is pet-friendly and offers secure underground parking, storage, fitness centre, hot tub, and on-site caretaker. Steps to groceries, shops, dining, and the waterfront in vibrant Harris Green.

Features

Heating/Cooling: **Baseboard, Electric**
Indoor/Outdoor Features: **Balcony/Patio**
Suite:
Basement Area:
Crawl/Bsmt. Ht: 0'0
Laundry: **In Unit**
Floor Finish: **Carpet, Linoleum**
Renovations:
Fireplaces: **0 (Fuel:)**
Accessibility: **Wheelchair Friendly**
Virtual Tour:
Additional Links:

Parking

Parking Total: 1
Parking: **Underground**
Parking Access: **Road: Paved**

Property

Style of Home:
Finished Area: **958.00 ft²**
Unfinished Area: **0.00**
Total Area: **958.00 ft²**
View: **City, Mountain(s)**
Waterview: **No**
Waterfront:
Ownership: **Freehold/Strata**
Occupancy: **Tenant**
Zoning: **R3-C, Central Area Residential District**
Site Influences: **Transit Nearby**

Construction Details

Property Class: **Residential**
Property Type: **Condo Apartment**
Construction: **Steel and Concrete, Stucco**
Exterior:
Foundation: **Poured Concrete**
Roof: **Asphalt Torch On**

Strata

Total Units: **125**
Total Buildings: **2**
Locker:
Building Storeys: **17**
Maint Fee: **\$561**
Maint Fee Includes: **Caretaker, Garbage Removal, Insurance, Maintenance Grounds, Property Management, Water**
Bylaws Restrictions: **BBQ: Yes, Smoking: Yes**
Restricted Age:
Pets Allowed: **Aquariums, Birds, Caged Mammals, Cats, Dogs, Number Limit, Size Limit**
Rentals Allowed (# or %): **Some Rentals, See Supplements**
Short Term(<1yr)Rnt/Lse Alwd?:
Amenities: **Bike Storage, Fitness Centre, Pool, Recreation Room**

Level	Type	Dimension	Level	Type	Dimension
Main	Balcony	17x8	Main	Ensuite	3-Piece
Main	Bathroom	4-Piece	Main	Entrance	6x6
Main	Bedroom	15x10	Main	Kitchen	12x10

Full building layout details viewable online

1507 1020 View St Victoria, BC V8V 4Y4



1507 1020 View St Victoria, BC V8V 4Y4



Condo Apartment	Expired	Age 34
\$524,900		
\$547.91 \$/Ft² Floor area		
List Date 25/09/2025	20 days	
\$/Ft² Floor Area	\$547.91	
\$/Ft² Lot Size	\$547.91	
2025 Total Assessed Value	\$575,000	
Original Price	\$524,900	
List Price	\$524,900	
Gross Taxes	\$2,999.89	
Tax Year	2025	

MLS® #: 1014914
Last Updated: 16/10/2025
Listing Brokerage: RE/MAX Camosun
Listing Agent: Dean Robertson

2 Bedrooms

958 Ft² Floor Area

1 Parking Total

2 Bathrooms

958 Ft² Lot Size

1991 Year Built

Spectacular Views! Perched on the 13th floor of Regents Park, this south-facing 2-bedroom, 2-bath condo showcases panoramic views of the ocean, Olympic Mountains, and Victoria skyline. Over 1,100 sq ft of living space includes a split-bedroom layout, spacious primary suite with walk-through closet and ensuite, in-suite laundry, and a large balcony to enjoy the scenery. The steel and concrete building is pet-friendly and offers secure underground parking, storage, fitness centre, hot tub, and on-site caretaker. Steps to groceries, shops, dining, and the waterfront in vibrant Harris Green.

Features

Heating/Cooling: **Baseboard, Electric**
Indoor/Outdoor Features: **Balcony/Patio**
Suite:
Basement Area:
Crawl/Bsmt. Ht: 0'0
Laundry: **In Unit**
Floor Finish: **Carpet, Linoleum**
Renovations:
Fireplaces: **0 (Fuel:)**
Accessibility: **Wheelchair Friendly**
Virtual Tour:
Additional Links:

Parking

Parking Total: 1
Parking: **Underground**
Parking Access: **Road: Paved**

Property

Style of Home:
Finished Area: **958.00 ft²**
Unfinished Area: **0.00**
Total Area: **958.00 ft²**
View: **City, Mountain(s)**
Waterview: **No**
Waterfront:
Ownership: **Freehold/Strata**
Occupancy: **Tenant**
Zoning: **R3-C, Central Area Residential District**
Site Influences: **Transit Nearby**

Construction Details

Property Class: **Residential**
Property Type: **Condo Apartment**
Construction: **Steel and Concrete, Stucco**
Exterior:
Foundation: **Poured Concrete**
Roof: **Asphalt Torch On**

Strata

Total Units: **125**
Total Buildings: **2**
Locker:
Building Storeys: **17**
Maint Fee: **\$561**
Maint Fee Includes: **Caretaker, Garbage Removal, Insurance, Maintenance Grounds, Property Management, Water**
Bylaws Restrictions: **BBQ: Yes, Smoking: Yes**
Restricted Age:
Pets Allowed: **Aquariums, Birds, Caged Mammals, Dogs**
Rentals Allowed (# or %): **Unrestricted, See By Laws**
Short Term(<1yr)Rnt/Lse Alwd?:
Amenities: **Bike Storage, Fitness Centre, Pool, Recreation Room**

Level	Type	Dimension	Level	Type	Dimension
Main	Balcony	17x8	Main	Ensuite	3-Piece
Main	Bathroom	4-Piece	Main	Entrance	6x6
Main	Bedroom	15x10	Main	Kitchen	12x10
Main	Bedroom - Primary	16x11	Main	Laundry	8x5

Full building layout details viewable online

1507 1020 View St Victoria, BC V8V 4Y4



1507 1020 View St Victoria, BC V8V 4Y4



Condo Apartment	Expired	Age 34
\$499,900		
\$521.82 \$/Ft² Floor area		
List Date 16/10/2025	11 days	
\$/Ft² Floor Area	\$521.82	
\$/Ft² Lot Size	\$521.82	
2025 Total Assessed Value	\$575,000	
Original Price	\$499,900	
List Price	\$499,900	
Gross Taxes	\$2,999.89	
Tax Year	2025	

MLS® #: 1017600
Last Updated: 28/10/2025
Listing Brokerage: RE/MAX Camosun
Listing Agent: Dean Robertson

2 Bedrooms

958 Ft² Floor Area

1 Parking Total

2 Bathrooms

958 Ft² Lot Size

1991 Year Built

Spectacular Views! Perched on the 13th floor of Regents Park, this south-facing 2-bedroom, 2-bath condo showcases panoramic views of the ocean, Olympic Mountains, and Victoria skyline. Over 1,100 sq ft of living space includes a split-bedroom layout, spacious primary suite with walk-through closet and ensuite, in-suite laundry, and a large balcony to enjoy the scenery. The steel and concrete building is pet-friendly and offers secure underground parking, storage, fitness centre, hot tub, and on-site caretaker. Steps to groceries, shops, dining, and the waterfront in vibrant Harris Green.

Features

Heating/Cooling: **Baseboard, Electric**
Indoor/Outdoor Features: **Balcony/Patio**
Suite:
Basement Area:
Crawl/Bsmt. Ht: 0'0
Laundry: **In Unit**
Floor Finish: **Carpet, Linoleum**
Renovations:
Fireplaces: **0 (Fuel:)**
Accessibility: **Wheelchair Friendly**
Virtual Tour:
Additional Links:

Parking

Parking Total: 1
Parking: **Underground**
Parking Access: **Road: Paved**

Property

Style of Home:
Finished Area: **958.00 ft²**
Unfinished Area: **0.00**
Total Area: **958.00 ft²**
View: **City, Mountain(s)**
Waterview: **No**
Waterfront:
Ownership: **Freehold/Strata**
Occupancy: **Tenant**
Zoning: **R3-C, Central Area Residential District**
Site Influences: **Transit Nearby**

Construction Details

Property Class: **Residential**
Property Type: **Condo Apartment**
Construction: **Steel and Concrete, Stucco**
Exterior:
Foundation: **Poured Concrete**
Roof: **Asphalt Torch On**

Strata

Total Units: **125**
Total Buildings: **2**
Locker:
Building Storeys: **17**
Maint Fee: **\$561**
Maint Fee Includes: **Caretaker, Garbage Removal, Insurance, Maintenance Grounds, Property Management, Water**
Bylaws Restrictions: **BBQ: Yes, Smoking: Yes**
Restricted Age:
Pets Allowed: **Aquariums, Birds, Caged Mammals, Cats, Dogs, Number Limit, Size Limit**
Rentals Allowed (# or %): **Unrestricted, See Bylaws**
Short Term(<1yr)Rnt/Lse Alwd?:
Amenities: **Bike Storage, Fitness Centre, Pool, Recreation Room**

Level	Type	Dimension	Level	Type	Dimension
Main	Balcony	17x8	Main	Ensuite	3-Piece
Main	Bathroom	4-Piece	Main	Entrance	6x6
Main	Bedroom	15x10	Main	Kitchen	12x10

Full building layout details viewable online

1507 1020 View St Victoria, BC V8V 4Y4



1003 1010 View St Victoria, BC V8V 4Y3



Condo Apartment Expired Age 34

\$574,900

\$586.63 \$/Ft² Floor area

List Date 09/07/2024

123 days

\$/Ft² Floor Area

\$586.63

\$/Ft² Lot Size

\$621.51

2025 Total Assessed Value

\$524,000

Original Price

\$574,900

List Price

\$574,900

Gross Taxes

\$2,686.27

Tax Year

2023

MLS® #: 969986
Last Updated: 10/11/2024
Listing Brokerage: RE/MAX Camosun
Listing Agent: David Silletta
Co-Listing Agent(s): Agustin Torres

2

Bedrooms

980

Ft² Floor Area

1

Parking Total

2

Bathrooms

925

Ft² Lot Size

1991

Year Built

Welcome to 1003 1010 View Street, a spacious two-bedroom unit offering breathtaking city views and abundant natural light. The large windows illuminate the bright and airy living space, which includes a well-defined dining area perfect for intimate meals and gatherings. The updated kitchen features a floor to ceiling window breakfast nook perfect for morning coffee. The standout feature of this unit is the oversized, west-facing deck, providing stunning views of the city skyline—ideal for relaxing or entertaining. Both bedrooms are generously sized, with the primary bedroom offering an updated en suite. Situated in a desirable neighborhood, this unit is close to shopping, dining, and entertainment, with easy access to public transportation. Experience the perfect blend of luxury, comfort, and convenience. Don't miss the chance to make this stunning unit your new home!

Features

Heating/Cooling: Electric
Indoor/Outdoor Features: F/S/W/D, Balcony/Patio
Suite:
Basement Area: Other
Crawl/Bsmt. Ht: 0'0
Laundry: In Unit
Floor Finish:
Renovations:
Fireplaces: 0 (Fuel:)
Accessibility: Wheelchair Friendly
Virtual Tour: [link](#)
Additional Links:

Property

Style of Home: California
Finished Area: 980.00 ft²
Unfinished Area: 107.00 ft²
Total Area: 1,087.00 ft²
View: City, Mountain(s), Valley, Ocean
Waterview: No
Waterfront:
Ownership: Freehold/Strata
Occupancy:
Zoning: R3-C, Central Area Residential District
Site Influences:

Parking

Parking Total: 1
Parking: Underground
Parking Access:

Construction Details

Property Class: Residential
Property Type: Condo Apartment
Construction: Steel and Concrete, Stucco
Exterior:
Foundation: Poured Concrete
Roof: Asphalt Torch On

Strata

Total Units: 77
Total Buildings: 2
Locker:
Building Storeys: 11
Maint Fee: \$535
Maint Fee Includes: Caretaker, Garbage Removal, Insurance, Property Management, Recycling, Sewer, Water
Bylaws Restrictions: BBQ: Yes, Smoking: Yes
Restricted Age:
Pets Allowed: Aquariums, Birds, Caged Mammals, Cats, Dogs
Rentals Allowed (# or %): Unrestricted
Short Term(<1yr)Rnt/Lse Alwd?:
Amenities: Common Area, Elevator(s), Fitness Centre, Recreation Facilities, Sauna

Level	Type	Dimension	Level	Type	Dimension
Main	Balcony	16x8	Main	Ensuite	3-Piece
Main	Bathroom	4-Piece	Main	Entrance	9'x6'

Full building layout details viewable online

1003 1010 View St Victoria, BC V8V 4Y3



1403 1020 View St Victoria, BC V8V 4Y4



Condo Apartment	Expired	Age 34
\$650,000	\$676.38 \$/Ft² Floor area	
List Date 09/05/2025	92 days	
\$/Ft² Floor Area	\$676.38	
\$/Ft² Lot Size	\$616.70	
2025 Total Assessed Value	\$551,000	
Original Price	\$650,000	
List Price	\$650,000	
Gross Taxes	\$2,767.54	
Tax Year	2024	

MLS® #: 997391

Last Updated: 10/08/2025

Listing Brokerage: Royal LePage Coast Capital - Chatterton

Listing Agent: Tessa Strong

Co-Listing Agent(s): Tiffany Self

2
Bedrooms

961
Ft² Floor Area

1
Parking Total

2
Bathrooms

1,054
Ft² Lot Size

1991
Year Built

Perched high on the 14th floor, this bright and airy 2 bedroom, 2 full bathroom condo offers a fantastic urban lifestyle. Imagine sipping your morning coffee while looking out at distant ocean and mountain views, or enjoying the sunset over downtown unfolding before your eyes. Sunlight floods this well-appointed unit, creating an inviting atmosphere. Enjoy the convenience of in-suite laundry, a primary bedroom with walk in closet and full ensuite. Don't forget the prime underground parking space and separate storage locker. Step outside your door and find yourself in the heart of downtown, with easy access to shops, restaurants, entertainment, and Inner Harbour. New bike lanes make getting around a breeze! The building boasts excellent amenities, including ample bike storage, a common hot tub, well-equipped gym, sauna, change rooms, meeting area, on site management/caretaker, and a workshop. Don't miss this opportunity to experience elevated downtown living!

Features	Property
Heating/Cooling: Baseboard, Electric	Style of Home:
Indoor/Outdoor Features: Breakfast Nook,	Finished Area: 961.00 ft²
Dining/Living Combo, Eating Area, French	Unfinished Area: 93.00 ft²
Doors, Storage, Dishwasher, Dryer, F/S/W/D,	Total Area: 1,054.00 ft²
Oven/Range Electric, Range Hood,	View: City, Mountain(s)
Refrigerator, Washer, Balcony/Patio	Waterview: No
Suite:	Waterfront:
Basement Area:	Ownership: Freehold/Strata
Crawl/Bsmt. Ht:	Occupancy: Tenant
Laundry: In House, In Unit	Zoning: R3-C, Central Area Residential
Floor Finish: Carpet	District
Renovations:	Site Influences: Transit Nearby
Fireplaces: 0 (Fuel:)	
Accessibility: Wheelchair Friendly	
Virtual Tour: link	
Additional Links:	

Parking

Parking Total: 1

Parking: Attached, Guest, Underground

Parking Access: Road: Paved

Construction Details

Property Class: Residential

Property Type: Condo Apartment

Construction: Steel and Concrete, Stucco

Exterior:

Foundation: Poured Concrete

Roof: Tar/Gravel

Strata

Total Units: 125

Total Buildings: 2

Locker:

Building Storeys: 17

Maint Fee: \$561

Maint Fee Includes: Caretaker, Garbage Removal, Insurance, Maintenance Grounds, Maintenance Structure, Property Management, Sewer, Water

Bylaws Restrictions: BBQ: Yes, Smoking: Yes

Restricted Age:

Pets Allowed: Cats, Dogs, Number Limit, Size Limit

Rentals Allowed (# or %): Unrestricted, See bylaws

Short Term(<1yr)Rnt/Lse Alwd?:

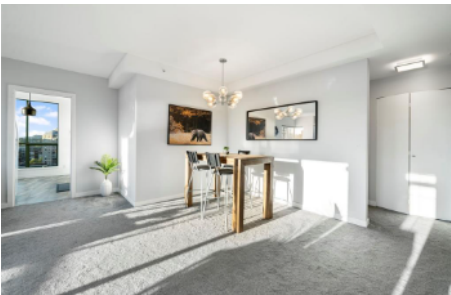
Amenities: Common Area, Elevator(s), Fitness Centre, Recreation Facilities, Recreation Room, Sauna, Spa/Hot Tub, Workshop Area

1403 1020 View St

Victoria, BC V8V 4Y4

Level	Type	Dimension	Level	Type	Dimension	Level	Type	Dimension
Main	Balcony	16'8x7'8	Main	Ensuite	4-Piece	Main	Walk-in Closet	4'3x3'1
Main	Bathroom	4-Piece	Main	Entrance	9'4x6'2			
Main	Bedroom	11'11x10'3	Main	Kitchen	11'1x7'4			
Main	Bedroom - Primary	15'9x10'7	Main	Laundry	7'3x3'9			
Main	Dining Room	12'1x12'11	Main	Living Room	13'6x14'10			

1403 1020 View St Victoria, BC V8V 4Y4



903 1020 View St

Victoria, BC V8V 4Y4



Condo Apartment	Pending	Age 33
\$540,000	\$569.62 \$/Ft² Floor area	
List Date 18/07/2025 Sold 23/09/25	67 days	
\$/Ft² Floor Area	\$569.62	
\$/Ft² Lot Size	\$511.85	
2025 Total Assessed Value	\$516,000	
Original Price	\$575,000	
List Price	\$575,000	
Sold Price	\$540,000	
Gross Taxes	\$2,639.52	
Tax Year	2024	

MLS® #: 1006819

Last Updated: 24/09/2025

Listing Brokerage: Royal LePage Coast Capital - Oak Bay

Listing Agent: Eleanor Smith

2

Bedrooms

948

Ft² Floor Area

1

Parking Total

2

Bathrooms

1,055

Ft² Lot Size

1992

Year Built

Situated on a charming street in the heart of Harris Green, Regents Park offers the ideal downtown Victoria lifestyle. This northwest-facing corner suite is filled with natural light from floor-to-ceiling windows and features an open-concept living and dining area that opens onto a generous balcony with views of the city and mountains. The primary bedroom includes a walk-through closet and renovated 3-piece ensuite. The second bedroom, with elegant French doors, is perfect as a guest room, home office, or study. Recent updates include stainless steel appliances, new washer and dryer, fresh paint, laminate wood flooring, and a modernized ensuite. Enjoy in-suite laundry, secure underground parking, a storage locker, and lovely garden views. This pet- and family-friendly steel and concrete building offers exceptional amenities such as a gym, spa, and workshop—urban living at its best.

Features

Heating/Cooling: Baseboard, Electric
Indoor/Outdoor Features: Breakfast Nook, Closet Organizer, Dining/Living Combo, French Doors, Storage, Dishwasher, F/S/W/D, Microwave, Oven/Range Electric, Range Hood, Balcony
Suite:
Basement Area:
Crawl/Bsmt. Ht:
Laundry: In Unit
Floor Finish: Carpet, Tile, Wood
Renovations:
Fireplaces: 0 (Fuel:)
Accessibility: Accessible Entrance, No Step Entrance, Primary Bedroom on Main, Wheelchair Friendly
Virtual Tour: [link](#)
Additional Links:

Property

Style of Home:
Finished Area: 948.00 ft²
Unfinished Area: 107.00 ft²
Total Area: 1,055.00 ft²
View: City, Mountain(s)
Waterview: No
Waterfront:
Ownership: Freehold/Strata
Occupancy:
Zoning: R3-C, Central Area Residential District
Site Influences: Bike Storage, Transit Nearby

Construction Details

Property Class: Residential
Property Type: Condo Apartment
Construction: Steel and Concrete, Stucco
Exterior:
Foundation: Poured Concrete
Roof: Tar/Gravel

Parking

Parking Total: 1
Parking: Underground
Parking Access:

Strata

Total Units: 125
Total Buildings: 2
Locker:
Building Storeys: 17
Maint Fee: \$561
Maint Fee Includes: Caretaker, Garbage Removal, Insurance, Maintenance Grounds, Property Management, Sewer
Bylaws Restrictions: BBQ: Yes, Smoking: Yes
Restricted Age:
Pets Allowed: Cats, Dogs
Rentals Allowed (# or %): Unrestricted, See Bylaws
Short Term(<1yr)Rnt/Lse Alwd?:
Amenities: Bike Storage, Elevator(s), Fitness Centre, Meeting Room, Pool: Indoor, Recreation Room, Sauna, Spa/Hot Tub, Workshop Area

Level	Type	Dimension	Level	Type	Dimension
***	***	***	***	***	***

Full building layout details viewable online

903 1020 View St Victoria, BC V8V 4Y4



1005 1010 View St Victoria, BC V8V 4Y3



Condo Apartment	Sold	Age 34
\$535,000		
\$483.73 \$/Ft² Floor area		
List Date 24/07/2025	Sold 13/08/25	20 days
\$/Ft² Floor Area	\$483.73	
\$/Ft² Lot Size	\$483.73	
2025 Total Assessed Value	\$567,000	
Original Price	\$550,000	
List Price	\$550,000	
Sold Price	\$535,000	
Gross Taxes	\$2,886.08	
Tax Year	2024	

MLS® #: 1007917

Last Updated: 17/11/2025

Listing Brokerage: Rennie & Associates Realty Ltd.

Listing Agent: Mike Pearce

2
Bedrooms

1,106
Ft² Floor Area

1
Parking Total

2
Bathrooms

1,106
Ft² Lot Size

1991
Year Built

Approximately 1100 sqft, this bright condo offers refined urban living in a perfect downtown Victoria location. Inside, you'll discover a thoughtfully designed, ideal split bedroom floor plan, beautifully enhanced by new wide plank laminate flooring and a kitchen featuring updated appliances for both style and functionality. A cozy Napoleon fireplace with a custom-made mantel creates a warm and inviting ambiance in the living area, while the spacious master bedroom provides a luxurious private retreat with its dedicated ensuite. You'll also find two stylish and newly updated bathrooms, surrounded by gorgeous tile and offering the indulgent comfort of heated floors. Completing this residence is a convenient full-size laundry room, secure underground parking, and a dedicated storage locker, all within a pet-friendly building that promises a sophisticated and convenient city lifestyle.

Features

Heating/Cooling: Baseboard, Electric
Indoor/Outdoor Features: F/S/W/D, Microwave, Balcony
Suite:
Basement Area:
Crawl/Bsmt. Ht:
Laundry: In Unit
Floor Finish: Laminate
Renovations:
Fireplaces: 1 (Fuel: Electric)
Accessibility:
Virtual Tour:
Additional Links:

Property

Style of Home:
Finished Area: 1,106.00 ft²
Unfinished Area: 107.00 ft²
Total Area: 1,213.00 ft²
View: City
Waterview: No
Waterfront:
Ownership: Freehold/Strata
Occupancy:
Zoning: R3-C, Central Area Residential District
Site Influences: Transit Nearby

Construction Details

Property Class: Residential
Property Type: Condo Apartment
Construction: Steel and Concrete, Stucco
Exterior:
Foundation: Poured Concrete
Roof: Membrane

Strata

Total Units: 77
Total Buildings: 2
Locker:
Building Storeys: 11
Maint Fee: \$650
Maint Fee Includes:
Bylaws Restrictions: BBQ: Yes, Smoking: Yes
Restricted Age:
Pets Allowed: Cats, Dogs
Rentals Allowed (# or %): Unrestricted,
Please confirm with the bylaws
Short Term(<1yr)Rnt/Lse Alwd?:
Amenities: Fitness Centre, Sauna, Spa/Hot Tub

Level Type	Dimension	Level Type	Dimension	Level Type	Dimension
Main Balcony	16x8	Main Ensuite	4-Piece	Main Walk-in Closet	7x5
Main Bathroom	4-Piece	Main Entrance	13x6		
Main Bedroom	15x9	Main Kitchen	12x10		
Bedroom -		Main Laundry	7x7		

Full building layout details viewable online

1005 1010 View St Victoria, BC V8V 4Y3



1104 1020 View St

Victoria, BC V8V 4Y4



Condo Apartment	Sold	Age 34
\$575,000	\$519.89 \$/Ft² Floor area	
List Date 23/10/2024 Sold 31/01/25	100 days	
\$/Ft² Floor Area	\$519.89	
\$/Ft² Lot Size	\$519.89	
2025 Total Assessed Value	\$575,000	
Original Price	\$609,900	
List Price	\$589,000	
Sold Price	\$575,000	
Gross Taxes	\$2,919.28	
Tax Year	2024	

MLS® #: 979120
Last Updated: 11/04/2025
Listing Brokerage: Pemberton Holmes Ltd.
Listing Agent: Ashish Malik

2
Bedrooms

1,106
Ft² Floor Area

1
Parking Total

2
Bathrooms

1,106
Ft² Lot Size

1991
Year Built

Enjoy a perfect blend of urban natural living with 11th-floor views at Regents Park in the popular Harris Green District. Discover this bright and spacious 2-bedroom, 2-bathroom unit, freshly painted professionally and features an in-suite washer/dryer, newer stainless steel kitchen appliances with extended warranties, and unbeatable access to amenities. The unit has new laminate flooring in the kitchen and entry way, and comes with one Secure Underground Parking (EV-ready subject to Strata approval) and one Separate Storage. The steel & concrete building complex features modern amenities including gym, sauna, hot tub, workshop, lounge access for events, bike storage, motorcycle parking upon request, green space and visitor parking. Well-managed strata with a \$3 Million+ contingency fund, on-site caretaker, allows one small cat or dog, and rentals are permitted. Immediate possession available and located within walking distance to restaurants, shopping, and the Victoria Downtown Core!

Features

Heating/Cooling: Baseboard, Electric
Indoor/Outdoor Features: Dishwasher, F/S/W/D, Balcony/Patio
Suite:
Basement Area:
Crawl/Bsmt. Ht: 0'0
Laundry: In Unit
Floor Finish: Carpet, Laminate
Renovations:
Fireplaces: 0 (Fuel:)
Accessibility:
Virtual Tour: [link](#)
Additional Links:

Property

Style of Home:
Finished Area: 1,106.00 ft²
Unfinished Area: 98.00 ft²
Total Area: 1,204.00 ft²
View: City, Mountain(s)
Waterview: No
Waterfront:
Ownership: Freehold/Strata
Occupancy: Owner
Zoning: R3-C, Central Area Residential District
Site Influences:

Parking

Parking Total: 1
Parking: Underground
Parking Access:

Construction Details

Property Class: Residential
Property Type: Condo Apartment
Construction: Steel and Concrete, Stucco
Exterior:
Foundation: Poured Concrete
Roof: Asphalt Torch On

Strata

Total Units: 125
Total Buildings: 2
Locker:
Building Storeys: 17
Maint Fee: \$650
Maint Fee Includes: Caretaker, Garbage Removal, Insurance, Maintenance Grounds, Property Management, Sewer, Water
Bylaws Restrictions: BBQ: Yes, Smoking: Yes
Restricted Age:
Pets Allowed: Cats, Dogs
Rentals Allowed (# or %): Unrestricted, No short-term or vacation rentals allowed (less than 30 days).
Short Term(<1yr)Rnt/Lse Alwd?:
Amenities: Bike Storage, Elevator(s), Fitness Centre, Recreation Room, Sauna, Secured Entry, Spa/Hot Tub

1104 1020 View St Victoria, BC V8V 4Y4



204 1010 View St

Victoria, BC V8V 4Y3



Condo Apartment	Sold	Age 34
\$460,000		
\$415.91 \$/Ft² Floor area		
List Date 09/12/2024 Sold 10/01/25	32 days	
\$/Ft² Floor Area	\$415.91	
\$/Ft² Lot Size	\$415.91	
2025 Total Assessed Value	\$512,000	
Original Price	\$489,000	
List Price	\$479,000	
Sold Price	\$460,000	
Gross Taxes	\$2,686.27	
Tax Year	2023	

MLS® #: 982838

Last Updated: 21/03/2025

Listing Brokerage: DFH Real Estate Ltd.

Listing Agent: Dennis Guevin

Co-Listing Agent(s): Ally Guevin

2

Bedrooms

1,106

Ft² Floor Area

1

Parking Total

2

Bathrooms

1,106

Ft² Lot Size

1991

Year Built

Welcome to Regents Park. Vacant and move in ready, this 2-bedroom 2 full bathroom garden suite offers over 1,100 sq ft of well designed living space. Large windows provide the main rooms with plenty of natural light. Recently updated with fresh paint and new carpeting, this home awaits its new owner. The spacious eat in kitchen opens out to a 140 sqft plus private patio area. Additional features include an in-unit laundry room with storage, underground secure parking and separate storage. Building amenities include sauna, gym, hot tub and common room. Regents Park is a professionally managed steel and concrete building close to restaurants, shopping and all major downtown amenities and on transit. The Strata allows small pets, unrestricted rentals and no age restrictions. Vacant and easy to show.

Features

Heating/Cooling: Baseboard, Electric
Indoor/Outdoor Features: **Breakfast Nook, Controlled Entry, Dining/Living Combo, Storage, Dishwasher, F/S/W/D, Range Hood, Balcony/Patio**
Suite:
Basement Area:
Crawl/Bsmt. Ht: 0'0
Laundry: **In Unit**
Floor Finish: Carpet, Linoleum, Wood
Renovations:
Fireplaces: **0** (Fuel:)
Accessibility: **Ground Level Main Floor, Primary Bedroom on Main, Wheelchair Friendly**
Virtual Tour: [link](#)
Additional Links:

Property

Style of Home: **West Coast**
Finished Area: **1,106.00 ft²**
Unfinished Area: **140.00 ft²**
Total Area: **1,246.00 ft²**
View:
Waterview: **No**
Waterfront:
Ownership: **Freehold/Strata**
Occupancy: **Vacant**
Zoning: **R3-C, Central Area Residential District**
Site Influences: **Basement, Bike Storage, Fire Sprinklers, Transit Nearby**

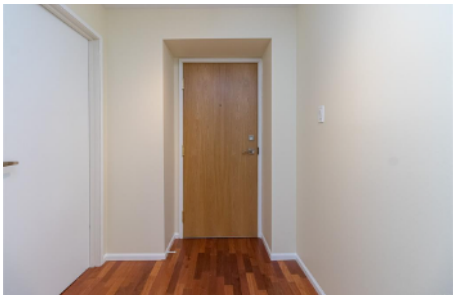
Construction Details

Property Class: **Residential**
Property Type: **Condo Apartment**
Construction: **Steel and Concrete**
Exterior:
Foundation: **Poured Concrete**
Roof: **Tar/Gravel**

Strata

Total Units: **77**
Total Buildings: **2**
Locker:
Building Storeys: **11**
Maint Fee: **\$650**
Maint Fee Includes: **Caretaker, Garbage Removal, Insurance, Maintenance Grounds, Property Management, Water**
Bylaws Restrictions: **BBQ: Yes, Smoking: Yes**
Restricted Age:
Pets Allowed: **Cats, Dogs, Number Limit**
Rentals Allowed (# or %): **Unrestricted, Minimum 30 days. No short term rentals. Please confirm with the bylaws.**
Short Term(<1yr)Rnt/Lse Alwd?:
Amenities: **Bike Storage, Elevator(s), Fitness Centre, Recreation Facilities, Recreation Room, Sauna, Workshop Area**

204 1010 View St Victoria, BC V8V 4Y3



203 1020 View St Victoria, BC V8V 4Y4



Condo Apartment	Sold	Age 34
\$538,000	\$567.51 \$/Ft² Floor area	
List Date 09/12/2024 Sold 17/12/24	8 days	
\$/Ft² Floor Area	\$567.51	
\$/Ft² Lot Size	\$567.51	
2025 Total Assessed Value	\$476,000	
Original Price	\$538,000	
List Price	\$538,000	
Sold Price	\$538,000	
Gross Taxes	\$2,655.73	
Tax Year	2023	

MLS® #: 982850
Last Updated: 14/02/2025
Listing Brokerage: 8X Real Estate
Listing Agent: Dustin Miller

2
Bedrooms

948
Ft² Floor Area

1
Parking Total

2
Bathrooms

948
Ft² Lot Size

1991
Year Built

Beautiful west-facing garden-level condo in a prime downtown location! This spacious 948 sqft 2-bed/2-bath suite offers plenty of updates, including flooring, trim, interior doors, paint, roller shade window coverings, and fully renovated bathrooms. Enjoy afternoon tea in a bright kitchen with a breakfast nook, and a generous living room opening to a west facing, interlocking brick patio with added privacy from lush landscaping. The primary bedroom boasts double closets and a 3-pc ensuite with custom walk-in shower, while the second bedroom or home office features French doors and patio access. Benefits of this vintage include dedicated in-suite laundry room with ample storage, large separate storage locker, and an assigned parking stall for over-height vehicles (roof racks or vans). This well-managed, pet-friendly (small dog or cat), and rentable building (no short-term rentals), on site live-in caretaker, a \$3M contingency fund, and unbeatable walkability with a 99 Walk & Bike Score.

Features

Heating/Cooling: Baseboard, Electric
Indoor/Outdoor Features: Dishwasher, F/S/W/D
Suite:
Basement Area:
Crawl/Bsmt. Ht:
Laundry: In Unit
Floor Finish: Carpet, Laminate, Mixed
Renovations:
Fireplaces: 0 (Fuel:)
Accessibility:
Virtual Tour: [link](#)
Additional Links:

Parking

Parking Total: 1
Parking: Guest, Open
Parking Access:

Property

Style of Home:
Finished Area: 948.00 ft²
Unfinished Area: 0.00
Total Area: 948.00 ft²
View:
Waterview: No
Waterfront:
Ownership: Freehold/Strata
Occupancy: Owner
Zoning: R3-C, Central Area Residential District
Site Influences: Bike Storage

Construction Details

Property Class: Residential
Property Type: Condo Apartment
Construction: Steel and Concrete
Exterior:
Foundation: Poured Concrete
Roof: Tar/Gravel

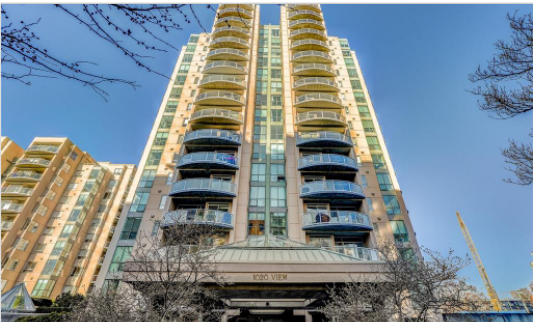
Strata

Total Units: 125
Total Buildings: 2
Locker:
Building Storeys: 17
Maint Fee: \$561
Maint Fee Includes: Caretaker, Garbage Removal, Hot Water, Maintenance Grounds, Maintenance Structure, Property Management, Sewer, Water
Bylaws Restrictions: BBQ: Yes, Smoking: Yes
Restricted Age:
Pets Allowed: Aquariums, Caged Mammals, Cats, Dogs, Number Limit, Size Limit
Rentals Allowed (# or %): Unrestricted
Short Term(<1yr)Rnt/Lse Alwd?:
Amenities: Bike Storage, Common Area, Elevator(s), Fitness Centre, Sauna, Secured Entry, Security System, Spa/Hot Tub, Workshop Area

203 1020 View St Victoria, BC V8V 4Y4



307 1020 View St Victoria, BC V8V 4Y4



Condo Apartment	Sold	Age 33
\$465,000		
\$490.51 \$/Ft² Floor area		
List Date 30/01/2025 Sold 29/04/25	89 days	
\$/Ft² Floor Area	\$490.51	
\$/Ft² Lot Size	\$490.51	
2025 Total Assessed Value	\$489,000	
Original Price	\$499,000	
List Price	\$470,000	
Sold Price	\$465,000	
Gross Taxes	\$2,616.47	
Tax Year	2023	

MLS® #: 985926

Last Updated: 28/05/2025

Listing Brokerage: RE/MAX Generation

Listing Agent: Jason Leslie

2
Bedrooms

948
Ft² Floor Area

1
Parking Total

2
Bathrooms

948
Ft² Lot Size

1992
Year Built

Welcome to Prestigious Regents Park in the Harris Green Village neighbourhood. Almost perfect walk-score of 98 to take advantage of all of Victoria's downtown amenities; shops, cafes, restaurants, galleries, theatres & more! This South/East facing corner unit offers floor to ceiling windows that creates a bright and open floor plan! The main living and dining areas are perfect for entertaining and flow out to large balcony to enjoy year-round. The Primary bedroom features a walk thru closet and a 3-pc ensuite. The second bedroom / Den offers French doors, bright eat in corner kitchen, In-suite laundry room, separate storage, parking stall, hot tub, sauna and gym all add to The Regents Park Lifestyle! Excellent Value in a Steel and Concrete Building.

Features

Heating/Cooling: Baseboard, Electric
Indoor/Outdoor Features: Breakfast Nook, Closet Organizer, Controlled Entry, French Doors, Storage, Balcony
Suite:
Basement Area:
Crawl/Bsmt. Ht:
Laundry: In Unit
Floor Finish: Carpet, Linoleum, Tile
Renovations:
Fireplaces: 0 (Fuel:)
Accessibility: Accessible Entrance, No Step Entrance, Primary Bedroom on Main, Wheelchair Friendly
Virtual Tour: [link](#)
Additional Links:

Parking

Parking Total: 1
Parking: Attached
Parking Access:

Property

Style of Home: Contemporary
Finished Area: 948.00 ft²
Unfinished Area: 0.00
Total Area: 948.00 ft²
View:
Waterview: No
Waterfront:
Ownership: Freehold/Strata
Occupancy:
Zoning: R3-C, Central Area Residential District
Site Influences: Bike Storage

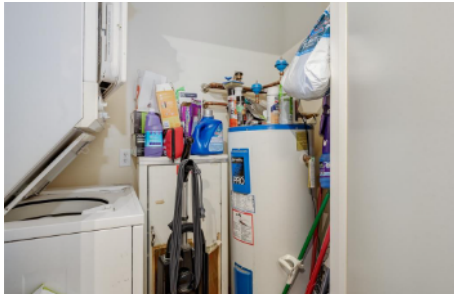
Construction Details

Property Class: Residential
Property Type: Condo Apartment
Construction: Steel and Concrete
Exterior:
Foundation: Poured Concrete
Roof: Membrane

Strata

Total Units: 125
Total Buildings: 2
Locker:
Building Storeys: 17
Maint Fee: \$561
Maint Fee Includes: Caretaker, Garbage Removal, Insurance, Maintenance Grounds, Maintenance Structure, Property Management, Sewer, Water
Bylaws Restrictions: BBQ: Yes, Smoking: Yes
Restricted Age:
Pets Allowed: Cats, Dogs
Rentals Allowed (# or %): Unrestricted, NO RENTAL RESTRICTIONS
Short Term(<1yr)Rnt/Lse Alwd?:
Amenities: Bike Storage, Elevator(s), Fitness Centre, Meeting Room, Pool: Indoor, Recreation Room, Sauna, Spa/Hot Tub, Workshop Area

307 1020 View St Victoria, BC V8V 4Y4



Price Range for Subject Property:

\$485,000 – \$515,000

Some pricing factors to consider:

19 Comparable Listings 5 Active 6 Sold 5 Expired 3 Cancelled

Comps	Low	Median	Average	High	Avg. \$/Ft² Lot Size	Avg. \$/Ft² Floor Area	Average DOM
Sold	\$460,000	\$536,500	\$518,833	\$575,000	\$498.23	\$507.86	53
Active	\$474,900	\$499,900	\$519,560	\$579,000	\$496.73	\$495.07	53
Expired / Cancelled / Terminated	\$499,900	\$571,450	\$569,062	\$650,000	\$569.61	\$572.71	53
All	\$460,000	\$540,000	\$540,174	\$650,000	\$527.89	\$531.80	53

This represents an estimated sale price for the subject property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

This CMA was prepared using information from the Victoria Real Estate Board’s Multiple Listing Service® (MLS®) System to compare your property with others that are similar in nature and location. It includes data on properties that are currently available in the marketplace, properties that have recently sold, and properties that were recently on the market but did not sell.

Search Criteria for MLS® Comparable Listings

Area	Victoria
Sub-Area / Community	Vi Downtown
Search (Active) Date	12 Months Back
Lot Size Ft²	800 – 1,300
Year Built	1981 – 1998
Total Bedrooms	1 – 3
Total Baths	2 – 2
Parking Total	1 – 1

About Me

I am a real estate professional with four years of experience and a Bachelor of Commerce from the University of Toronto, where I specialized in finance and majored in economics. I enjoy approaching real estate with a thoughtful and practical mindset, helping people make decisions that feel right for them both personally and financially.

I am proud to be part of my family's company, Pemberton Holmes Ltd., a locally owned brokerage that has been in business for 139 years. My work in business development and operations management has given me a solid understanding of how the real estate process works behind the scenes and how to support clients through each step.

I typically work with a small number of clients, often friends, family, and personal referrals, which allows me to be hands-on and genuinely available. My priority is to make the experience comfortable, clear, and enjoyable and to ensure that every client feels supported from start to finish.