



# 4005 LOCARNO LANE

ARBUTUS | UVIC



FARUPSCOTT  
GROUP

Nestled along a quiet Arbutus lane just moments from the shoreline, this exceptional residence offers a rare opportunity to experience the perfect balance of timeless architecture, established gardens, and coastal living. Originally designed by renowned architect Pamela Charlesworth and extensively renovated in 2000, the home has been thoughtfully refined over the years into a private sanctuary where every window frames a living work of art.

Set amidst extraordinary mature gardens, the property showcases an impressive collection of roses, clematis, rhododendrons, specimen trees, and layered perennial plantings that provide year-round colour, texture, and beauty. Winding pathways, intimate garden rooms, and thoughtfully curated outdoor spaces create a sense of discovery throughout the grounds, while the home's seamless connection to the landscape allows indoor and outdoor living to exist in perfect harmony.





Designed for comfortable everyday living and effortless entertaining, the residence offers spacious principal rooms, three bedrooms, and two full bathrooms on the main level. Upstairs, a private primary retreat provides a peaceful escape, complete with a dressing room and luxurious five-piece ensuite overlooking the surrounding gardens.

Beyond the beauty lies an extraordinary level of stewardship. Years of thoughtful planning, succession planting, established layering, and comprehensive irrigation infrastructure have created a landscape that would take decades to replicate. The next owner inherits not only the gardens themselves, but the invaluable time, vision, and expertise required to bring them to maturity.

Located just a short stroll from the beach and minutes from the University of Victoria, this is a truly special offering in one of Victoria's most desirable coastal neighbourhoods. Rarely does a property so successfully combine architectural pedigree, horticultural significance, and an exceptional lifestyle setting.





















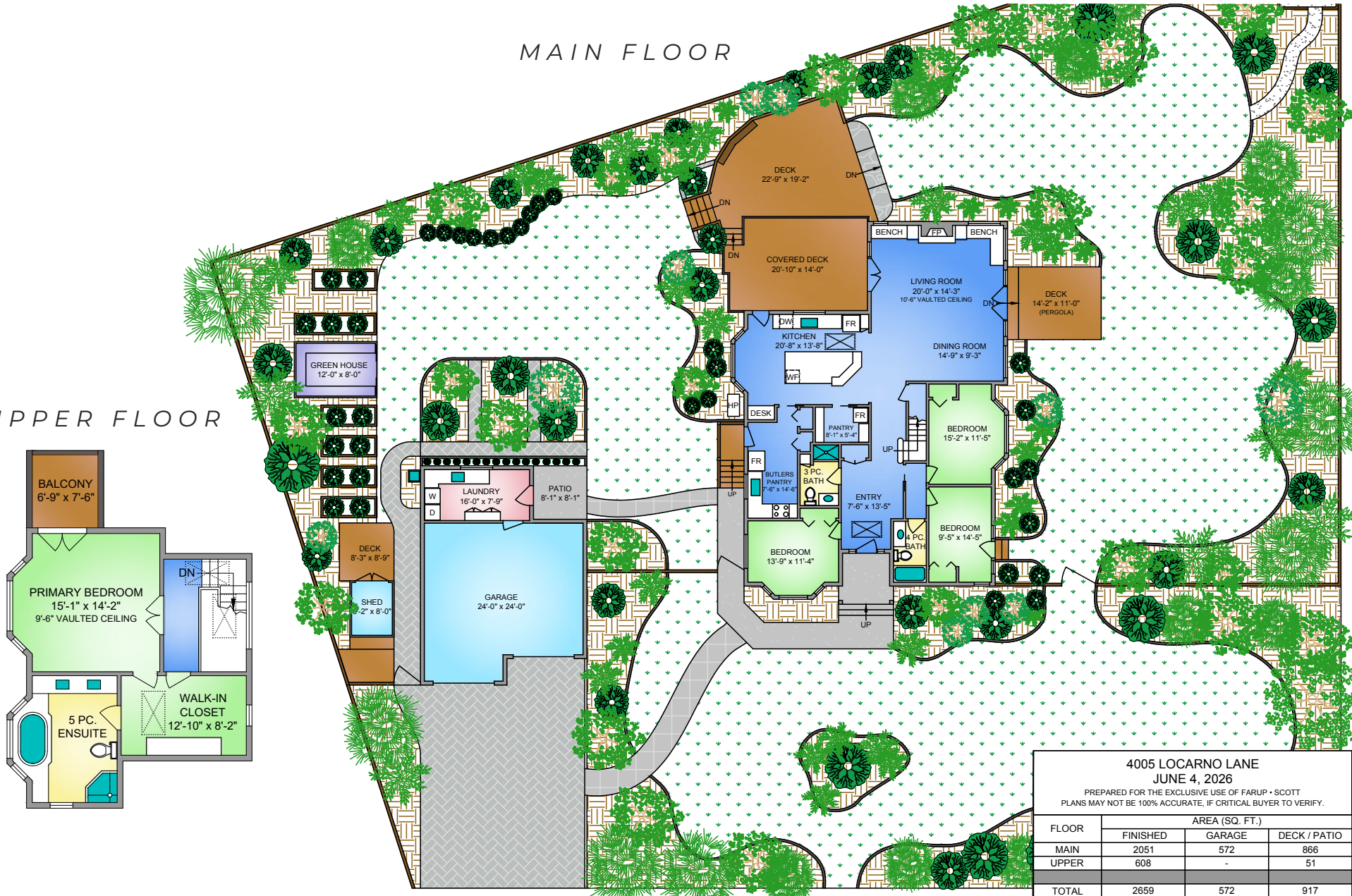




# FLOOR PLAN

## MAIN FLOOR

## UPPER FLOOR

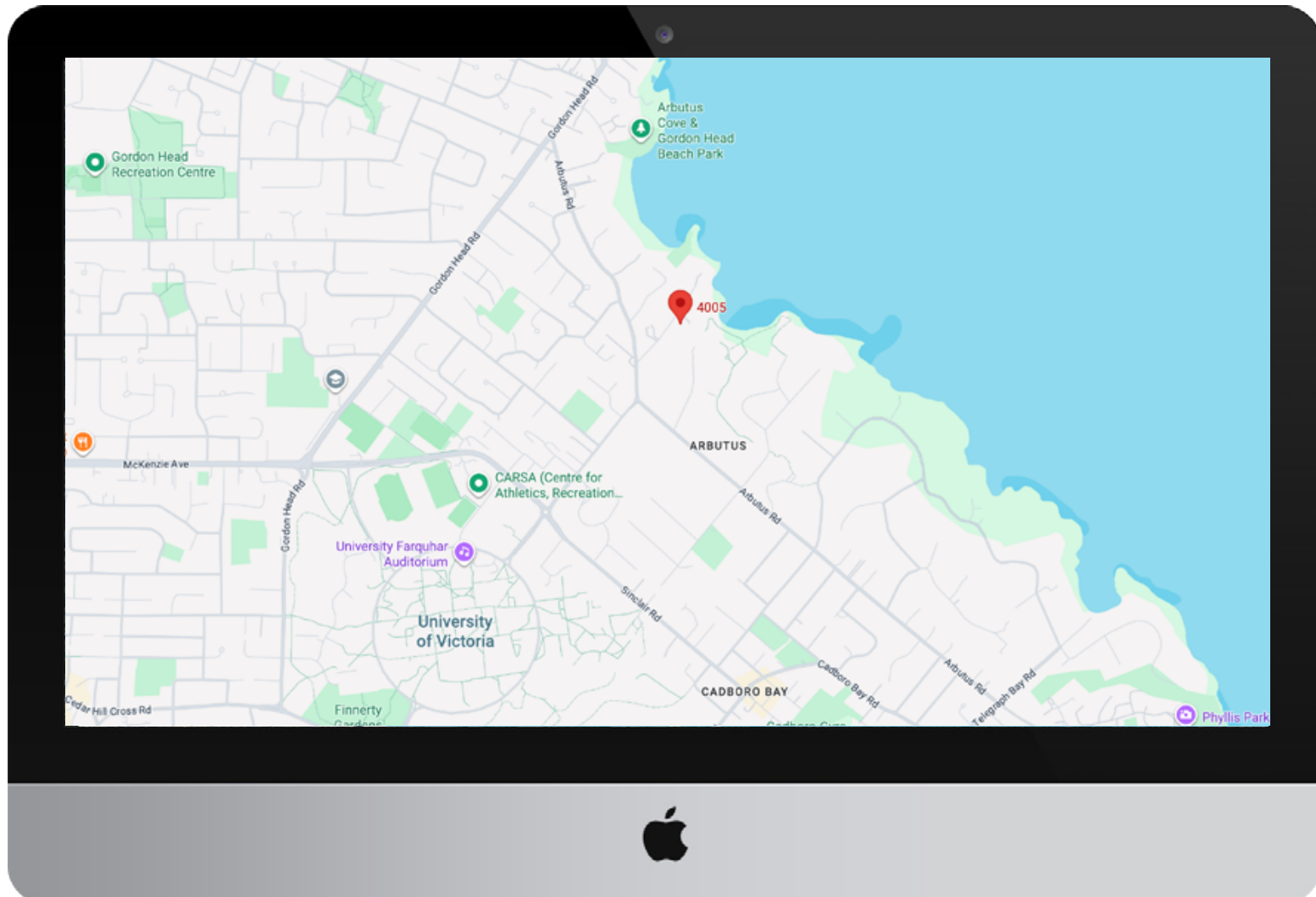


4005 LOCARNO LANE  
JUNE 4, 2026  
PREPARED FOR THE EXCLUSIVE USE OF FARUP • SCOTT  
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	2051	572	866
UPPER	608	-	51
<b>TOTAL</b>	<b>2659</b>	<b>572</b>	<b>917</b>

# ARBUTUS

Arbutus is a well-established neighbourhood is prized for its quiet residential character, spacious lots, and abundance of mature trees and green space. Residents enjoy convenient access to parks, walking trails, recreation centres, and excellent schools, while remaining close to the amenities of both the University of Victoria area and downtown Victoria. The neighbourhood's central location, strong sense of community, and mix of attractive family homes make it a popular choice for a wide range of residents. With its peaceful atmosphere, natural surroundings, and easy access to shopping, services, and employment centres, Arbutus offers a balanced and highly livable lifestyle in the heart of Greater Victoria.





**JODIE FARUP**

PERSONAL REAL ESTATE CORPORATION

**CHRIS SCOTT**

PERSONAL REAL ESTATE CORPORATION

**SONG MEI WONG**

**RE/MAX Camosun | 250 370 7788**

[jodie@farupscott.com](mailto:jodie@farupscott.com) | [chris@farupscott.com](mailto:chris@farupscott.com) | [song@farupscott.com](mailto:song@farupscott.com)

[www.farupscott.com](http://www.farupscott.com)

**RE/MAX**  
**CAMOSUN**  
Each Office Independently Owned and Operated

