



717

ROBLEDA CRESCENT



FARUPSCOTT

Architectural Sophistication in Prestigious Rockland

Nestled on a quiet street in the heart of the stately neighbourhood of Rockland, this 4,500 sq. ft. custom residence is an exceptional expression of contemporary design and enduring quality. Meticulously crafted by Coast Prestige Homes and designed by Robert Blaney Design, this five-bedroom, five-bathroom home offers a refined lifestyle in one of Victoria's most coveted enclaves.

Set on a beautifully landscaped property, the home's coastal contemporary exterior makes an immediate impression with its clean architectural lines set against lush greenery. Inside, expansive south and west facing windows flood the interiors with natural light, accentuating the home's airy, seamless flow and carefully considered proportions. The main level is both sophisticated and inviting, anchored by a dramatic DaVinci gas fireplace in the living room and warm, minimalist design throughout.

The heart of the home is an impeccably designed chef's kitchen, ideal for both everyday use and large-scale entertaining. A generous central island is complemented by paneled Sub-Zero refrigerator, Wolf range, dual Bosch dishwashers, three sinks, Miele steam oven and built-in coffee system, and a light filled walk-in pantry for optimal storage. A custom banquette dining area adds character and comfort, while the adjacent bar area —complete with dual wine/beverage refrigerators — ensures effortless hosting. The main level also includes a large powder bathroom as well as a guest suite tucked into the north end of the home which is comprised of two bedrooms and a shared full bathroom.

Designed for seamless indoor-outdoor living, the kitchen opens directly to a covered terrace outfitted with patio heaters, recessed lighting, integrated audio, and gas hookups for BBQ and a fire features. This thoughtfully curated outdoor space is surrounded by a fenced, fully irrigated private yard, which includes a low-maintenance lawn, professionally designed gardens, extensive architectural hardscaping, raised garden beds, a greenhouse, a fountain and a custom shed designed to mirror the main home — a tranquil retreat for relaxation or entertaining throughout the seasons.

Upstairs, the primary suite is a true sanctuary. Enjoy a spa-like ensuite featuring a freestanding soaker tub, a double rain head walk-in shower, dual vanities, and bespoke his-and-hers dressing rooms — including a makeup vanity for added luxury. A private balcony offers a peaceful perch overlooking the manicured grounds with city, ocean and mountain views. Two additional bedrooms and a beautifully finished bathroom provide ample accommodation for family or guests, while the spacious laundry room offers functional elegance.

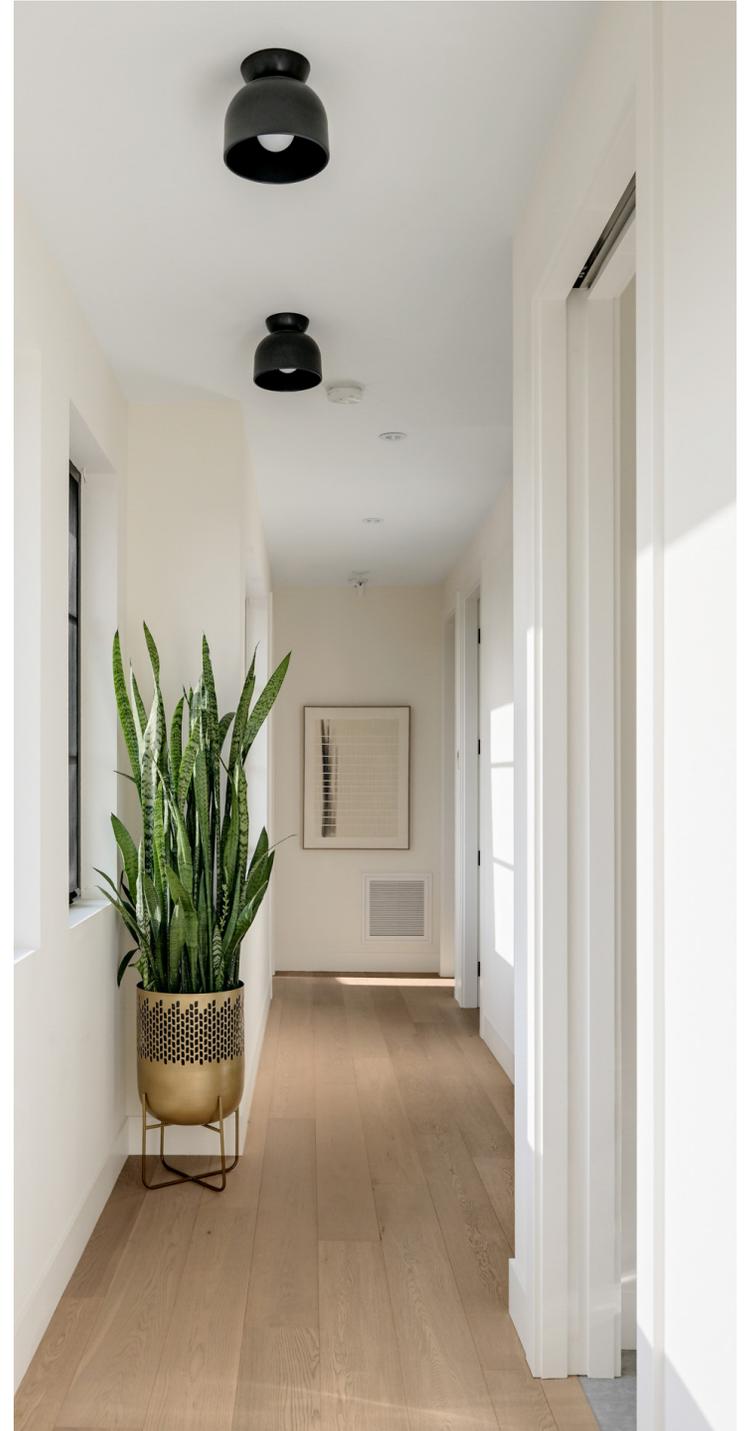
The lower level enhances the versatility of the home, offering a flex room wired for media, a home gym, a comfortable family room, and a full bathroom. A custom mudroom provides built-in storage and direct access to the oversized double garage — designed to accommodate vehicles, gear, and everyday functionality with ease.

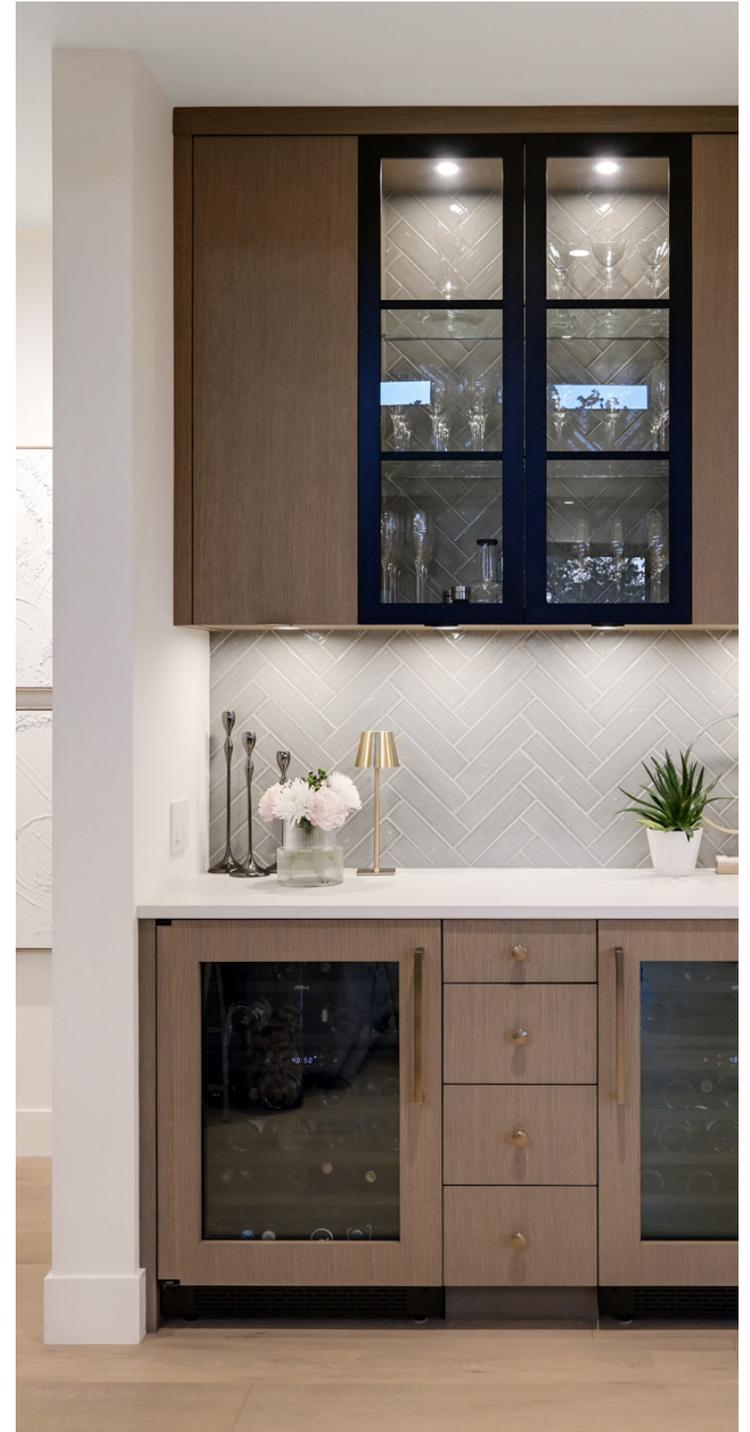
This residence represents a rare opportunity to own a custom-built home of this caliber in one of Victoria's most distinguished locations. With its timeless design, exceptional craftsmanship, effortless livability and spectacular views and outlooks, this is a property that elevates every aspect of modern life.

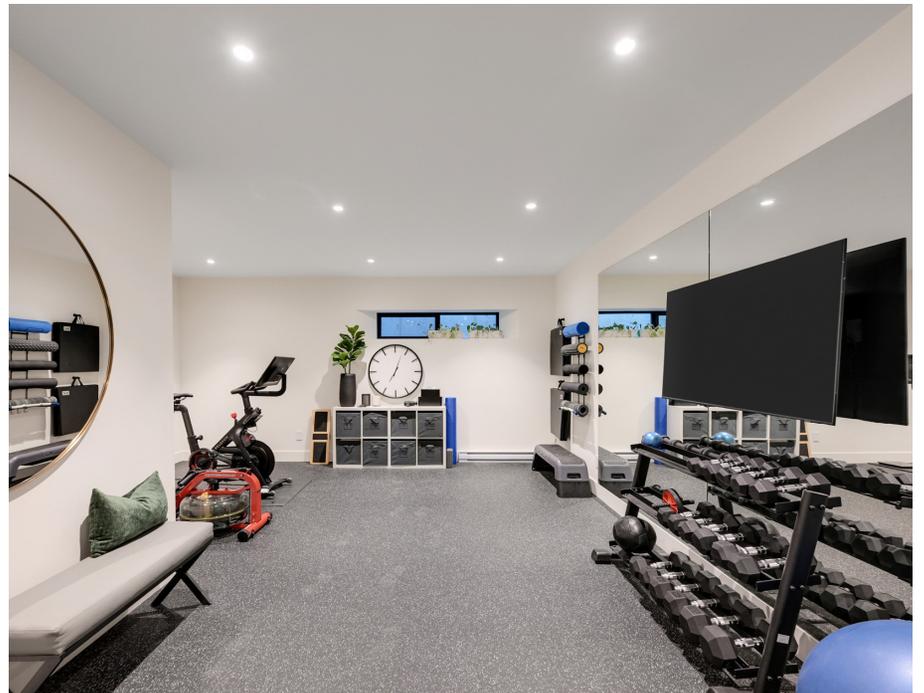


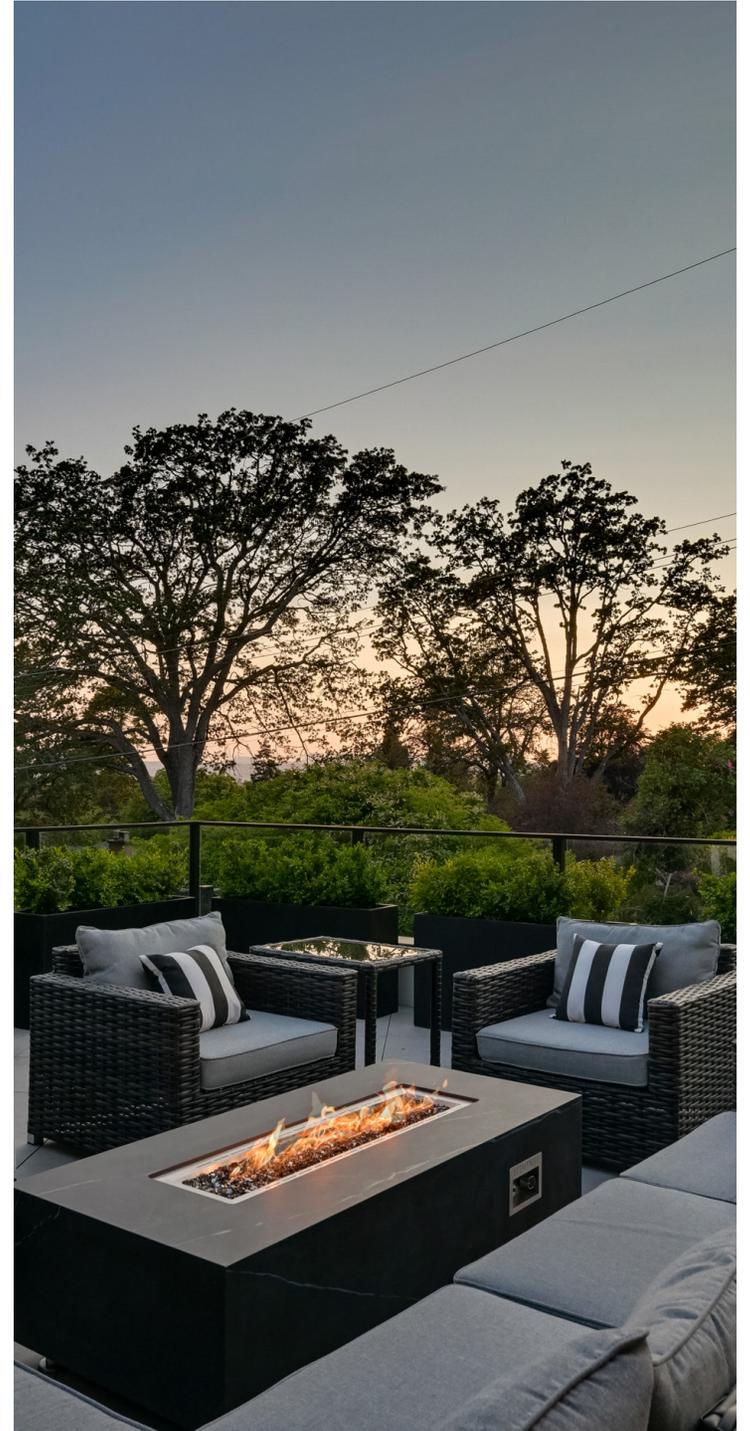
- 5 BED / 4.5 BATH
- 4,558 SF HOME
- 8,944 SF LOT
- 576 SF 2-CAR GARAGE
- +/- 1,550 SF OF PATIOS & DECKS
- FAMILY ROOM, MEDIA ROOM,
MUD ROOM, LAUNDRY ROOM & GYM











MAIN

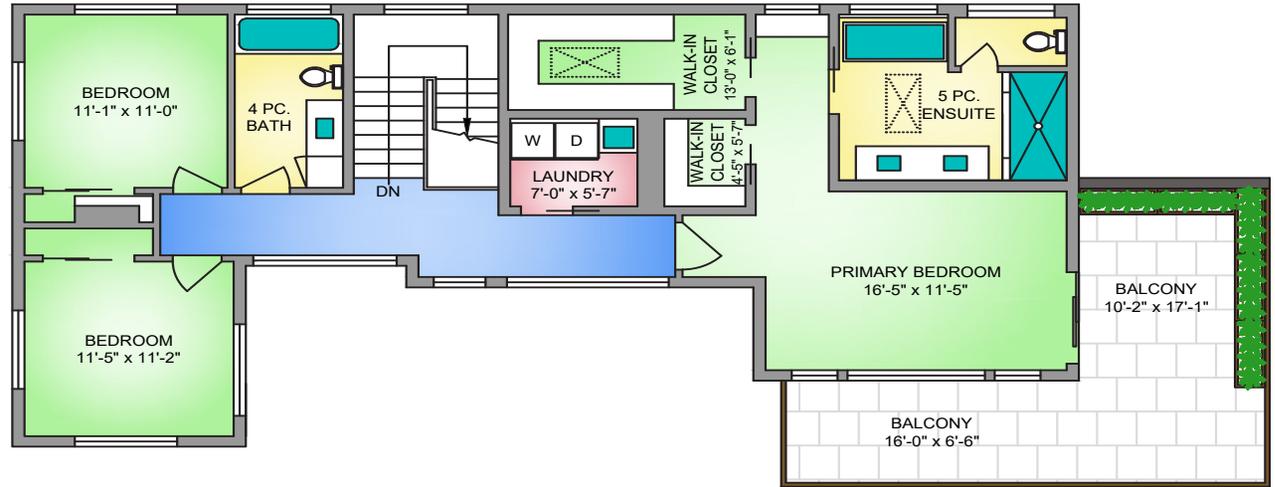
1,634 SF



717 ROBLEDA CRESCENT JUNE 10, 2025 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	1634	-	1206
UPPER	1274	-	260
LOWER	1650	626	-
TOTAL	4558	626	1466

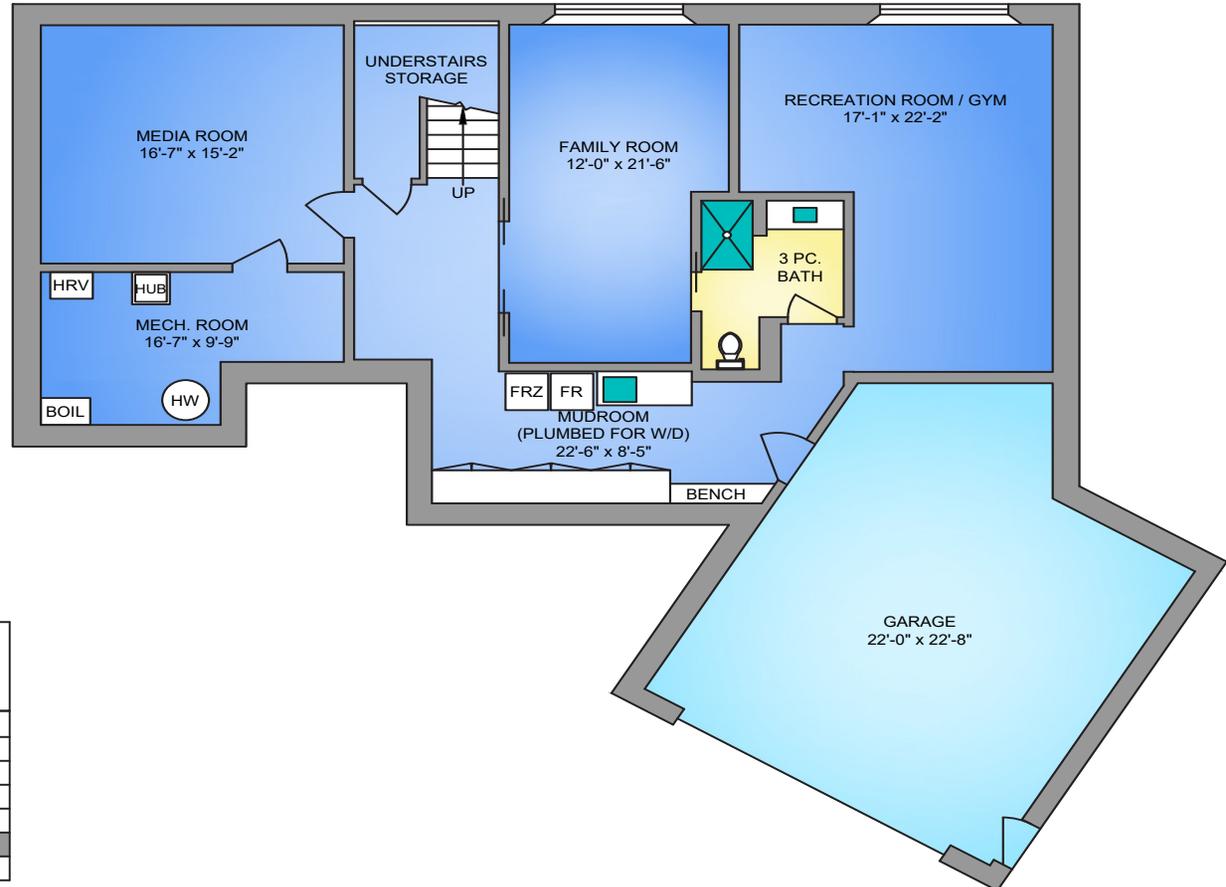
UPPER

1,274 SF



LOWER

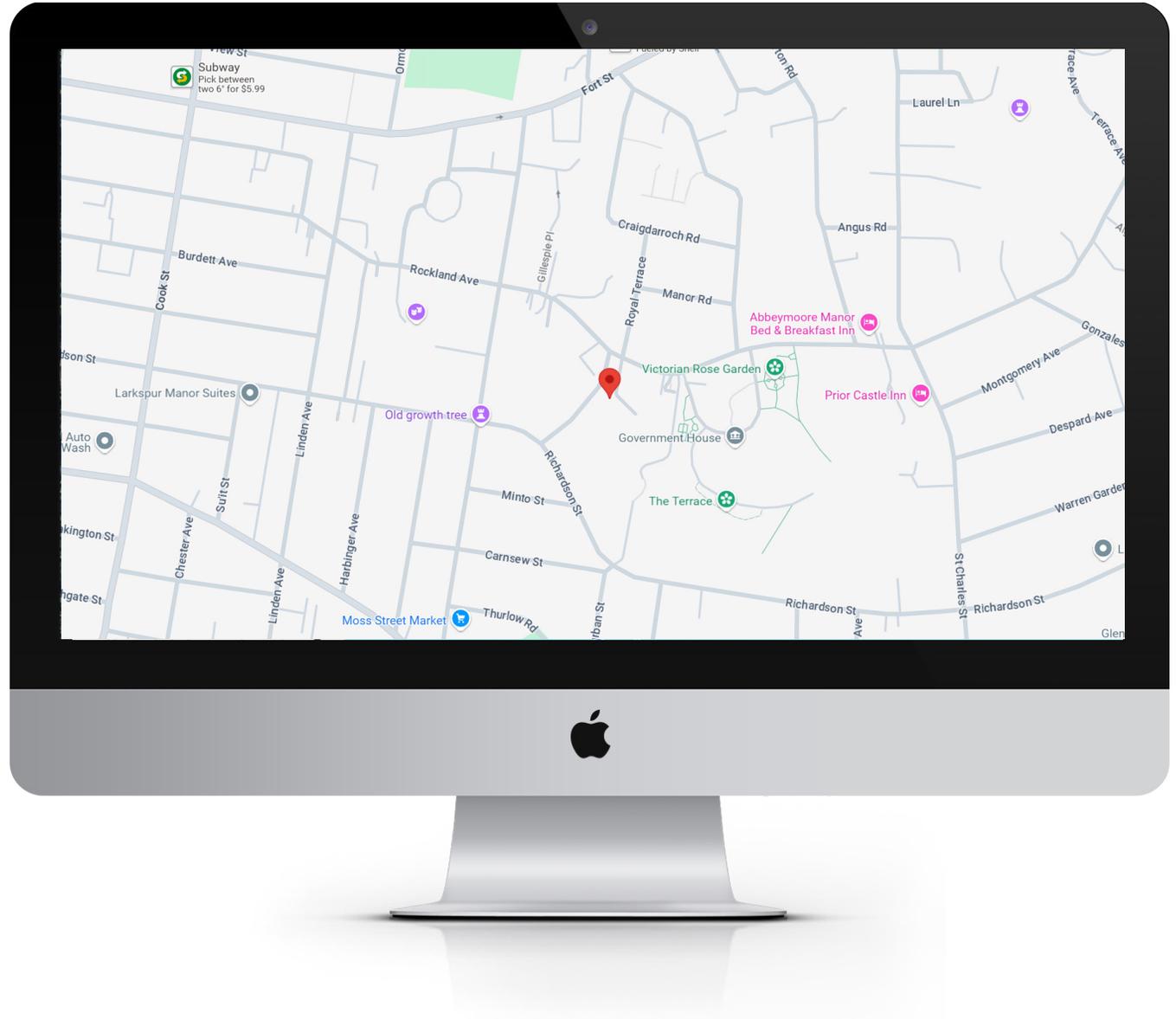
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ROCKLAND

Living in Rockland, Victoria, BC offers a unique blend of historical charm and modern convenience. Residents enjoy stunning custom-built & heritage homes, tree-lined streets, and proximity to Beacon Hill Park and the scenic Dallas Road waterfront. The neighbourhood boasts a strong sense of community, with local shops, cafes, and cultural attractions within easy reach. Families benefit from access to excellent schools, while professionals appreciate the convenient commute to downtown Victoria and the surrounding areas. The area's tranquil atmosphere, combined with its central location, provides a desirable lifestyle for those seeking a balance of serenity and urban accessibility.



SIZE & LAYOUT

- 8944 Sq Ft Lot
 - Mountain views from main floor and ocean and mountain views from top floor
 - 4,498 Sq Ft of finished space as follows:
 - Basement: 1598 Sq Ft
 - Main Floor: 1620 Sq Ft
 - Upper Floor: 1280 Sq Ft
 - Garage: 576 Sq Ft – 2 car plus storage
 - Approx 1500 Sq Ft of Patios and Decks
 - 5 Beds, 4.5 Baths, + Family Room, Media/Storage Room, Mud Room, Laundry Room & Gym
-

STRUCTURE

- ICF Block foundation for extra insulation
 - Extra large Westeck Black Framed Windows
 - Extensive Steel structure and moment frames
 - 4 Sliding Patio Doors (1 is 11.5' Wide stacking)
 - 9' ceiling height on main and upper floors
 - 8.5' ceiling height in basement
 - Vaulted front entrance and living room area (11' ceilings)
-

MECHANICAL

- In floor radiant heat on main and upper floor (8 thermostat controlled zones)
- Heat pump for supplementary heating and cooling on the top floor
- Baseboard heat in basement
- In floor electric heat in basement bath
- Gas boiler on demand hot water
- HRV system installed throughout
- Vaulted front entrance and living room area (11' ceilings)

EXTERIOR

- Extensive Concrete walls and stairs
 - Concrete driveway
 - Custom glass railings on decks and outer stairs
 - Custom Shed to match house with double glass French doors
 - Yard is fully landscaped with full irrigation system, low voltage landscape lighting, greenhouse, lawn and plantings/trees
 - Fully fenced private yard with 2 locking gates
 - Covered patio off kitchen with patio heaters, recessed lighting and speakers
 - Main floor deck is plumbed and wired for an outdoor kitchen/bbq area, fireplace (near dining area) and fire table over garage
 - 24"x24" floating pavers on main deck and upper deck
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APPLIANCES

- Kitchen has high end appliances (Meile steam oven and coffee maker, 2 Bosch Dishwashers, Subzero fridge and Wolf Induction Range, Sharp drawer style microwave)
 - Bar area with 2 wine fridges and built in wine, liquor and glass storage
 - Also have washer dryer (upper floor), and auxiliary fridge and freezer in basement
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FINISHES

- High quality custom cabinetry throughout (birch boxes and white oak or painted finish on exteriors)
- Oak hardwood floors (main and upper) and luxury vinyl plank coordinating floors in basement
- Quartz countertops in all kitchens, bar areas, laundry, mudroom and bathrooms
- Tile floors in all full bathrooms (hardwood in powder room)
- Kohler toilets and sinks in bathrooms
- Brizo/Delta faucets throughout
- Blanco stainless sinks in kitchen and laundry
- Hunter Douglas automated blinds in the dining room, living room, all bedrooms and the master bathroom and curtains on the sliders in the master bedroom and lower back bedroom

FRONT HALL / LIVING ROOM

- Custom metal staircase and guardrail with integrated metal handrail (built by Broadwell Metal)
 - Upper portion of staircase is floating
 - 72" x 20" 3 sided DaVinci bay fireplace and built in bench with Oak top
 - 11' vaulted ceilings
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KITCHEN / DINING ROOM

- 3 sinks in kitchen
- Built in green bin in island
- Small appliance garage behind bifold door on right hand side of kitchen
- Plumbed for gas behind stove in case new owner prefers a gas stove
- Custom oak and painted cabinetry (by Thomas Phillips) with birch interiors
- Adjoining butlers pantry with recycling station, deep storage for platters etc., extra sink and dishwasher and some of the appliances
- Handy narrow pantry on left side of kitchen near fridge
- Dining room has 14' upholstered banquette along window wall
- Plastered kitchen hood fan
- Porcelain slab backsplash

*Note: If the new owner does not want an induction stove the sellers would be happy to take the stove with them.

PRINCIPAL BEDROOM

- Custom his/hers closets with drawers, shelves, laundry baskets, pant racks, hanging and lighted rods
 - Custom built in makeup vanity area
 - Slider to view deck off master bedroom
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BATHROOMS

- 5 piece Principal Bath with double rain head shower (plus handheld), free standing tub, porcelain and tile backsplashes, reeded oak vanity and separate toilet closet + Starfire glass in shower
 - 3 other 4 piece bathrooms all with custom tile and vanities, one with tub/shower and the two others with showers (with rain heads and handhelds). Main floor shower has Starfire glass and basement shower has regular glass
 - Full wall tile backsplash in powder room with custom reeded oak vanity
 - Wall mounted faucets in all bathrooms
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AV WIRING / SPEAKERS

- CAD 6A AV and security wiring throughout home
- Media Room (next to mechanical) is wired to be a home theatre (currently used for storage)
- Speakers in kitchen, living room, powder room, dining room, master bedroom and bathroom + Sonos for each one
- Family room in basement is wired for surround sound.
- Security cameras, and cameral doorbell (Doorbird)
- AV Stack in mechanical room



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