

Uplands with Style



Rarely will you find such quality one level living on a beautiful .44 of an acre in the heart of Uplands. From the grand marble entry with soaring ceilings and columns, to the formal living and dining rooms; to the kitchen that is open to the family room and to the luxurious master suite, quality is evident. This is one level living at its finest in one of Victoria's most prestigious neighbourhoods.

MLS 277565 \$1,959,000
For a virtual tour: www.cherylbejcar.com



Cheryl Bejcar & Associates...
"Pronounced bates-er"

#1 Royal LePage Realtor in Victoria
Top 1% for Royal LePage in Canada

250-592-4422
Royal LePage Coast Capital Realty

www.cherylbejcar.com bejcar@vreb.bc.ca

30-23

Uplands Tudor \$1,680,000

Large tudor home on spacious lot. 5 bedrooms, 6 bathrooms, 2 family rooms, large living and dining rooms.



Indoor pool and sauna. Substantial electrical upgrades, new deck. Plenty of parking for boat or RV. Plus double garage. MLS 280381.



Zane Willis
Sutton West Coast Group Realty
250-479-3333

30-23

Outstanding Opportunity

30 years in this same location, licensed full service tea room restaurant. Was runner up in 2007 for small business of the year on Vancouver Island by the Business Examiner. Located on a prime corner in the heart of the Oak Bay Village. Known worldwide for its charm and uniqueness it has repeated tours and visitors year after year in addition to a loyal local following. Owner will cooperate in a smooth transition. Ideal for a family. MLS 279693.



Vic Smith
Sutton Group West Coast Realty 250-479-3333

30-23

VIEW ROYAL

.41 Acre Waterfront Lot View Royal \$449,900



New ML 281656 \$619,000

VIEW ROYAL THE PLATEAU
IMMACULATE 2008, two-storey, 4 BR, family home on cul-de-sac. Popular floor plan w/ living on the main and 4 BRs up PLUS: main floor den/ office, 9-ft. ceilings, HARDWOOD floors, gas FP, island kitchen open to deck w/ park-like outlook, att'd garage and crawlspace! Roomy MBR w/ large walk-in closet and private deck w/ mtn. glimpses. Flexible possession. Balance of warranty! www.derekbraaten.com

Derek Braaten
Dominique Tregurtha
Sutton Group West Coast Realty
250-479-3333

New ML 281875 \$449,900
This is a perfect home site, .41 acre waterfront lot with 82 feet fronting onto Esquimalt Harbour, a beautiful setting with tide in or out and the easiest access to city or highways from the Western Communities. The large gently sloping building envelope allows for a walk out lower level with the home set close to the water and view. All services including gas are at the lot line. Privacy is guaranteed with the south lot line boarding designated parkland and 140' off Hart Rd. towards the water on a shared driveway. No HST payable.
220 HART ROAD

Roland Stillings
Jeremy Stillings
RE/MAX Camosun
250-744-3301



New ML 281868 \$269,000

2 BR VIEW ROYAL TOWNHOME ADULT COMPLEX \$269,000

Excellent value for 2 bed townhouse, (40+ complex). Country like lovely setting with park area. Nicely tucked away off main island highway. Nice open space, loads of light. Pleasant view to gardens. Indoor cat allowed.

Mike Van Nerum, PREC
Century 21
Queenswood Realty Ltd.
250-477-1100

A Hop, Skip & A Jump From Eagle View School \$557,900

New ML 281711 \$557,900

This 4-5 BR home has 3 BRs on the main and a BIG FAMILY ROOM downstairs. 3 FULL BATHS. Huge double garage. Quiet cul-de-sac, barely a stone's throw from the GALLOPING GOOSE. Lots of recent upgrades.

www.karenjensenrealestate.com for photos and more info.

Karen Jensen
RE/MAX Camosun
250-744-3301



LOCATION, LOCATION, LOCATION!!!

114 FRASER LANE \$159,000

Spacious 2 bedroom, 2 bathroom plus large den. Open concept with "private quarters" at either end of home! Family park, pet friendly, pad rent \$325 per month. www.mobile-homesvictoria.com

Eileen Jespersen
250-686-4820
Pemberton Holmes
250-384-8124



VIEW ROYAL SUITE POTENTIAL HUGE LOT

This 1970s two level home sits on .36 of an acre at the end of cul de sac. Main floor has a large LR with wood burning FP, DR with oak floors and deck overlooking rear yard, kitchen and two BRs with Oak floors. Downstairs is another LR, BR and 3 pce. bath. \$458,000. MLS 281439.

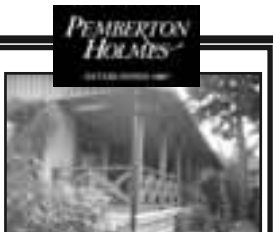
Henry Van der Vlugt
DFH Real Estate Ltd.
250-477-7291



What A Buy! Only \$449,900

*83 built 3 BR - 3 bathroom home with almost 2,000 sq.ft. of living space. Open and bright with vaulted ceiling design. Near new roof - inside freshly painted. Landscaped low maintenance yard. Located on north through road. Immediate possession. MLS 276108.

Robert Whyte
VIP Real Estate Ltd.
250-812-5478



TWO HOMES - MUST SELL ONE! Now only \$499,900

- * Priced for quick sale
 - * 3 BR, 2 bath
 - * Suite potential
 - * Large yard on cul-de-sac
- MLS 278018



Lynda Veilleux
250-818-1101

30-23
VICTORIA'S 1ST REAL ESTATE TEAM
1-800-665-5303



View Royal Home - Brand New Suite

OPEN HOUSE Sun. 1-3
8 Edwards Estates Road
Custom built family home with suite, situated on a private cul-de-sac in View Royal. This beautiful home offers vaulted ceilings, gas FP, 2 large BRs on the main, 4 bathrooms and a bright, full height 1 BR suite in the basement. New flooring up and down as well as a brand new kitchen in the suite. Enjoy the 45 ft. long deck overlooking the beautiful fenced back yard, perfect for entertaining. Heaps of storage. Conveniently located near transit, shopping, restaurants, golf, recreation and only 10 minutes from downtown. There is nothing to do here but move in and enjoy everything that this fantastic home has to offer. Reduced to \$579,900. MLS 280283.



250-661-4277
www.shaneking.ca

30-23
SHANEKING
VICTORIA'S 1ST REAL ESTATE TEAM
250-384-8124

RE/MAX RE/MAX RE/MAX RE/MAX

* VIEW ROYAL * New Listing at Lions Cove \$229,900

Attention SENIORS - here's a freshly decorated 900 sq.ft., 2 BR with 2 baths on the sunny south side of the complex. INSUITE LAUNDRY, 5 appliances, LOTS of storage space, 1 secured parking stall included, on site GUEST SUITE, meals and personal support services available BUT THERE IS NO COMPULSORY SERVICE CONTRACT. ACT FAST!

An Excellent Family Home 4 or 5 Bedrooms Possible \$557,900

Located at 421 Creed Place, this WELL-KEPT home near HIGHLAND PACIFIC GOLF COURSE has 3 or possibly 4 BRs on the main level, a lovely large kitchen with eating space, spacious LR with FP. Three FULL BATHS. LARGE comfy family room. Double garage and fenced yard. Visit www.karenjensenrealestate.com

Karen Jensen
250-744-3301

RE/MAX Camosun 1-800-663-2121

30-23

RE/MAX RE/MAX RE/MAX RE/MAX

On the Waterfront!



126 ft of south facing low bank walk-on waterfront in a truly unique setting on a quiet cul-de-sac - yet close to all amenities & convenient to downtown Victoria. Enjoy the amazing water views from all the principal rooms. Features of this 5 bedroom custom built

home include great natural light, formal dining & living room, a kitchen that has oak cabinetry, new flooring, new countertops & s/s appliances & is open to the family room, 2 gas fireplaces & more. The large master bedroom has a luxurious spa-inspired ensuite. Modern renovations completed in 2010 include stunning bathrooms, heated hard wood floors, new doors & windows. Enjoy your privacy in the hot tub on the sunny deck that offers 180 degree water views and just pinch yourself - it is real.

MLS 276651 \$959,000
For a virtual tour: www.cherylbejcar.com



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Royal LePage Coast Capital Realty

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30-23

ESQUIMALT



New ML 281761 \$419,888

BACKING ONTO GOLF COURSE

Fantastic views of the 11th Fairway of the prestigious Gorge Vale Golf Club await the new owner of this beautiful home. You will enjoy a very open concept with sunken LR, formal DR and very energy efficient gas FP. Many updated have been completed including a completely remodelled bathroom, new laminate floors, carpet, and counter tops. An added bonus is 2 master BRs both complete with walk in closets. Enjoy your huge deck for BBQ's and relax with fabulous views of the golf course. Priced below assessment, you need to see this one! Call now.

Darren Day
250-708-2000
Sutton
West Coast Realty
250-479-3333



SIMPLY GORGE-OUS!

This spacious, well kept home offers a great layout with separated BRs, master with ensuite dressing area, bright laundry/ utility room and kitchen with ample work space. The LR features cozy gas FP, large deck and overlooks the courtyard and with nice view of the waterway. Secured parking and close to shopping, parks, the scenic Gorge Waterway and so much more! ML 279746. \$347,500. Visit www.tonyjoe.ca

Tony Joe
RE/MAX Camosun
Oak Bay
250-370-7788





**OPEN HOUSE SAT. 1-3
485 FOSTER STREET**

Ted Lunt designed stunner. Character new build w/ quality construction and in a beautiful neighbourhood on dead end street less than 1/2 a block to the ocean. Perfect layout w/ French doors leading to a dreamy backyard. H/W and tile flooring, crown moldings and gas FP. Large kitchen and master BR w/ walk-in closet. Ensuite w/ it's own private deck to relax on. Offered at \$595,000. MLS 281107.

**Ann Watley
DFH Real Estate Ltd.
250-656-0131** ★



**901 Wollaston
MLS 273318**

PRICE REDUCTION

\$729,000

You must get inside this house to appreciate it. It is 1 part heritage 2 parts sophistication Five years of Restoration 3 Bedrooms 2 Bathrooms Professional Kitchen A Stunning Dining Room Just under 2500 sq ft Sun room and Study Low Maintenance Yard Sweeping views of the Harbour Spacious Master BR. & Ensuite

**OPEN HOUSE SUNDAY 1-3
Colin Gareau @ Newport
812-3451** ★



New ML 281736 \$749,900

CEDAR HILL \$749,900

*Lovely 3 bedrm 2 level home
*Lots of character, nice & bright
*Gorgeous gardens! *Woodworking shop with air extraction system
*Must be seen *MLS 281736
www.geoffmclean.com

**Geoff McLean &
Associates PREC
RE/MAX Camosun
250-744-5551**

**Custom Built Home
In Cordova Bay
With 2 Bedrm
Inlaw Suite
6 Bedrm 5 Bath
\$1,065,000**

New ML 281819 \$1,065,000

Situated on over .36 acre lot at the end of a cul-de-sac of newer homes sits this Custom Built high end finished home. Granite countertops, cherry wood cabinets, Kitchen Aid appliances, winding staircase, high vaulted ceilings, elegant arches, hardwood & tile flooring all lend to the excitement. Radiant hot water floor heating, all rooms wired for satellite & cable and insulated for sound proofing, 4 fireplaces, no expense spared. 2 bedrm inlaw suite down. Excellent tenant willing to stay. Private backyard with fountain, custom lighting, underground sprinkler, very nicely landscaped. Lots of parking and double garage.

**Roland Stillings
Jeremy Stillings
RE/MAX Camosun
250-744-3301**

**Rare Blenkinsop
Valley Acreage**

New ML 281935 \$2,750,000

Great opportunity to own special piece of property in the fertile and picturesque Blenkinsop Valley. Close to 32 acres with over 20 arable acres and the balance in Oak Meadows creating lovely vistas surrounding the 6000 sq.ft. 7 BR home and 5000 sq.ft. barn. Attention to nature is paramount with 6 large decks and 2 expansive patios soaking in the sunshine. Located so close to town yet offering peace and seclusion with sunrises over Mt. Doug, sunsets over Broadmead and views south over the valley to the Olympics. Please note that this is a newly created property and as such there is no current tax or assessment information. MLS 281935. Offered at \$2,750,000.

**Guy Crozier
Scott Marchant
Bill Pettinger
RE/MAX Camosun
250-744-3301**



New ML 281036 \$279,800

MT TOLMIE

2 bdrm corner unit! Updated throughout. Views of Mt Tolmie from large south facing deck. Bldg includes indoor pool, hot tub, sauna, workshop & rec room. Perfect location walking distance to UVic, Camosun, Mt Tolmie, shopping & buses.

**Tony Zarsadias
The Condo Group
Burr Properties
250-382-6636**



New ML 281876 \$689,900

**\$689,900 HIGH QUADRA
3 BED/ 3 BATH/ 3 LEVEL
SOLID STONE HERITAGE HOME
SUBDIVIDABLE**

Fine classic Victoria heritage home - "MANOR HOUSE" built by Josiah Bull is named and fashioned after the Huntingdonshire England farm house he was born in. On quiet .344 acre corner lot with beautiful mature shrubbery with subdivision potential. This unique solid stone house with slate roof has retained its character and charm from turn of century. The gated circular entrance drive features a grand fountain and offers much parking. History reveals itself in the stone fireplaces(3), warm wood floors, high ceilings and ornate stained glass. Laundry and play area in basement. A lovingly maintained piece of Saanich history with upgrades of 200 amp electrical, gas furnace, sound system through-out and more. Be a part of the story. Please visit www.karnelove.com for virtual tour and more.

**Karen Love
Bon Hollier
RE/MAX Camosun
250-744-3301**



**PEACE & TRANQUILITY
\$492,900**

PEACE & TRANQUILITY can be found in this spacious 1740 sqft suite tucked away in a private hilltop enclave of Broadmead. With Olympic, City & Ocean glimpses and in pristine condition, this 2 bedroom & 2 bath home offers living & dining room with see thru gas FP. Kitchen with white Shaker cabinetry & sunny morning eating area surrounded by windows, huge master with 4pc ensuite, dramatic windowed 2nd bedroom or office & large laundry room. Within 10 minutes of everything you need including shopping, walking & bicycling trails, tennis courts, a nature reserve, rec center, beaches and downtown.

**Suzanne Mitchell
DFH Real Estate Ltd.
250-477-7291**



**1930S CHARM
FULL BASEMENT, DOUBLE
CARPORT
BIG LOT \$399,000**

Wood floors, coved ceilings, formal dining, 2 big BRs and a lovely bright kitchen with eating nook. Separate basement entrance may make an inhome office, hobby or storage. Brand new deck and a huge .22 acre lot with lots of road frontage. At \$399,000 it is a great investment. MLS 279592.

**Roy & Deborah Coburn
250-744-3301
RE/MAX Camosun
250-478-9600**



NOTHING TO DO BUT ENJOY! Charming, impressive, impeccably kept: this 2 bed, 2 bath home has been updated to a very high standard. Set in a park-like 9,300 square foot lot, this show home is in move-in condition. A lovely, quiet location on a Maplewood cul-de-sac, the property features mature trees, irrigated beds and a large deck overlooking the serene garden with a no-maintenance putting green. Just move in & enjoy! \$589,900 ML 281237. Visit www.tonyjoe.ca

**Tony Joe
RE/MAX Camosun
Oak Bay
250-370-7788**

**Bring the Family
\$479,900**

Affordable family home larger than it looks. Clean, tidy with nice yard. Close to schools, buses and shopping. Don't be fooled, this is a great interior, well maintained with basement undeveloped. Large living room. Very spacious over 1300 sq.ft. with 2 pce. bathroom downstairs. A must to see this one. Call today.

www.johnalmond.ca

**John Almond / Chuck Bennett
250-384-8124**

**VICTORIA'S 1ST REAL ESTATE TEAM
1-800-665-5303**

Entry Level Starter

**OPEN HOUSE Sat. 1-3
411 Skinner St.**

Below 2010 assessment - your chance to enter Victoria's housing market in an affordable, convenient, 2 BR, 2 bath, SxS 1/2 duplex, no strata fees. Bring your updating ideas when you view this cute, clean little character in handy Vic West. One level w/ garage, fireplace. A short hop to town, the water or the mall. This location has it all. Kevin@KevinStarling.com

New ML 281910 \$344,900

Kevin Starling ★
250-889-4577 250-384-8124

**VICTORIA'S 1ST REAL ESTATE TEAM
1-800-665-5303**



**Open House Sun 12-2pm
904B Old Esquimalt Rd
\$499,900
Completely Private.**

Close to everything but has the quiet living feeling. Very private home with a huge back yard to enjoy, lots parking, and a single car garage. A short walk to West Song walkway along Inner Harbour to downtown Victoria. Featuring a spacious, open floor plan with ceramic tile entry impressive laminate flooring on the main, cozy fireplace in the living room & beautiful kitchen with custom cabinetry, newer SS appliances & modern lighting. Upstairs features 3 large bedrooms & beautifully tiled main bath with soaker tub. Fully fenced yard with garden shed. Built in 2008. Call to Preview.

**Chad Loster Personal
Real Estate Corporation
RE/MAX CAMOSUN
Westshore
office: 250-478-9600
cel: 250-884-5016** ★

**SAANICH
EAST**



New ML 281896 \$609,888

**OPEN HOUSE SUN 2-4
4412 TANGER
(OFF TREMBLEY)
GORDON HEAD \$609,888
5 BEDROOMS**

Immaculate family home in a sought after Gordon Head location. 3 bathrooms including full ensuite with jacuzzi, family room, updated kitchen, newer hardwood floors. Private fully fenced yard, steps to bus and all levels of schools. Just listed. Act now.

**David Rusen
RE/MAX Alliance
250-386-8875** ★



New ML 281883 \$839,000

**ELEGANCE, LUXURY &
LOCATION!
THIS HOME HAS IT ALL!**

Quality of construction & well designed floorplan main floor offers grand foyer, spacious living room with vaulted ceilings & gas fireplace, formal dining room, gourmet kitchen - Maple shaker cabinets, stainless steel appliances, double wall ovens, no noise dishwasher, breakfast bar, eating area, family room, laundry room & powder room. Upstairs is generous sized master bedroom with luxurious ensuite bathroom & extra large walk in closet, 2 additional bedrooms & full bathroom. Green Certified home with in-floor heating, heat pump, Toto toilets, wood blinds plus so much more. West facing backyard, double garage, underground sprinklers on quiet, new no-thru street. Central location! 2010 home, NO HST!

**Guinevere Howes
Mike Van Nerum
Century 21
Queenswood Realty
250-477-1100**

**Distress Sales
Bank Foreclosures**

Free list of bank owned properties. Receive a free computerized printout with pictures and addresses. Visit www.victoriarepos.com or call 250-382-1816 direct.

**Jim Parsons
RE/MAX Alliance
250-386-8875**



New ML 281493 \$999,000

MT TOLMIE \$999,000

*6 acre lot on a quiet dead end street
*Bordering Oak Bay
*1930's character home
*Value is in the land
*MLS 281493
www.geoffmclean.com

**Geoff McLean &
Associates PREC
RE/MAX Camosun
250-744-5551**



New ML 281178 \$169,000

QUADRA

\$25K below assessed value!! 1 bdrm w/a balcony that is treed & private. Amazing location walking distance to amenities, close to UVIC and Camosun & on bus routes. Complex offers a pool, sauna, hot tub, games room, library, exercise room & more!

**Tony Zarsadias
The Condo Group
Burr Properties
250-382-6636**

New Reno's

New ML 281739 \$459,500

**OPEN HOUSE SUN 3-5
1545 PEARL STREET**

3beds, 1bth, great family home Quiet lane/close to Hillside Mall New hardwood, tile & carpets \$459,500

**Brad Maclaren
250-727-5448
RE/MAX Camosun
250-744-3301** ★

**Beautiful Bungalow
With Suite**

New ML 281613 \$549,900

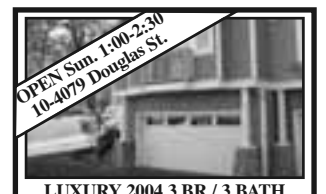
This is a must see. 3 beds/2 baths with a suite on a 9000 square foot lot. Massive list of upgrades.

**Bob Ross
Pemberton Holmes
250-384-8124**

**I Will Pay You A Cash
Rebate Of 1% Of The
Total Purchase
Price!
For Example...**

Purchase Price *Cash To You.
\$300,000 *\$3,000. \$500,000
*\$5,000. \$700,000 *\$7,000.
\$900,000 *\$9,000. This offer applies to ANY property listed with ANY realtor, ANYWHERE in BC. Please call me now at 250-884-3242 or visit www.onepercentvictoria.com

**Viktoria Bekes
One Percent Realty
250-884-3242**



**LUXURY 2004 3 BR / 3 BATH
TOWNHOUSE - \$468,500**

Wonderful corner unit in convenient Saanich East location boasting over 2000 sq.ft.. Great 3 level floor plan w/ open concept bright gourmet kitchen, 9 ft. ceilings, vaulted ceiling in LR, hardwood floors, maple cabinets, tile backsplash, "Gas" FP! MLS 278117.

Blair Veenstra ★
**Smartmove Real Estate
250-380-6683**

