


Jane Logan
presents



**PRIME LOCATION!
Now \$619,000!
5 BEDROOMS!**

Enjoy the tranquility offered by the natural setting and Knockan Hill Park (an "off leash" park) across the street. Ideally located on a "no-through" street of fine homes, yet close to bus and amenities, this bright and spacious home, updated in a warm decor, new laminates and carpets, offers many options. The entry level has a family room, 2 bedrooms, bathroom and a separate entrance. The upper level offers a spacious living room, gas fireplace, dining area, 3 bedrooms and a well designed "eat-in" kitchen that leads to a large view deck. The easy care lot has a fenced yard, offers mature landscaping, an irrigation system, double garage and ample parking. Great value! MLS #272336.


09-27

toll-free 1-877-388-5882 cell 250-920-6868
email jane@janelogan.com web www.janelogan.com

**Great Starter Home
Kinsmen
Gorge Area**

New ML 274040 \$429,900
This charming character home is a perfect cozy starter home or lovely place to downsize. Lots of possibilities to expand liveable space too. Terrific lot with nice patio and room for your veggie garden in the sunny, west facing fully fenced backyard. Located on a quiet, friendly cul-de-sac that goes to the Gorge. Open kitchen and dining area, 2 bedrooms and a possible 3rd, french doors, fireplace and hardwood floors, and a versatile large room down a few steps that can be used as a 3rd bedroom or family room. New roof Nov 2008. Great area for walking or biking near Kinsman Gorge Park and Gorge Vale Golf Course. Shopping nearby at Admirals Walk or Tillicum Mall. Property tenanted until April.

**Laurel Hounslow
Royal LePage
Coast Capital Realty
Oak Bay
250-592-4422**



**Charming
1913 Character
Ocean View Bungalow
\$539,900**

The arrival of this home fresh on the market is certain to cause a stir! All the character features that are so sought after in Victoria are present in this gorgeous 1913 home, plus the many upgrades and thoughtful restoration by the current long-time owners. Once you walk thru, you feel like you are home. New roof, new gas furnace, newish maple kitchen, gleaming fir floors, upgraded bathrooms, and recent exterior paint. The home is a compact two bedrooms, two full bathrooms with a bare bones 2 piece bath in the basement, living room and den at the front of the house, kitchen and dining room at the back of the house, with the ocean view deck thru the French doors off the dining room. Upstairs you will find two bedrooms, and the master has its own ensuite bathroom. Out the back of the home you can see the ships out in the Strait, the Olympic Peninsula in all its glory, and the entire back garden is on solid bedrock. There are pockets of annuals and perennials everywhere, so gardeners will find the back garden a thrilling challenge! The deck is south facing, bathed in sun. The sitting room has a cozy gas fireplace, and the 3/4 basement is ideal for storage and laundry. The home is 1303 square feet finished, with two levels of living space above the 6'6" storage basement, with separate entry. This is the perfect couple house!

**Open Saturday - Sunday 2-4
1381 Lyall Street at Grafton** ★

Fred Hiigi
250-385-2033



NEW PRICE - OPEN HOUSE SUN 2-4
17-1520 COOPER RD



Superb Value \$120,000

- GREAT VALUE!
- 3 beds, 2 baths & den
- Open concept plan
- 2 private decks
- 55 plus park
- Minor cosmetic work needed

Christina Ellis
Direct: 250-857-6045
Christina@ChristinaEllis.ca

09-27

Visit WWW.CHRISTINAELLIS.CA
For more information



*** GREENSIDE AT GORGE VALE *
* PENTHOUSE \$348,000 ***

- Two BR, two full baths
- Two sun decks/ views/ FP
- Private, sunny corner unit
- Hardwood floors/ Maple kitchen
- Secured parking/ extra storage
- Vacant and priced to sell!
- MLS 268794

**Craig Walters
RE/MAX Camosun
250-744-3301**

**One of
the perks
of home
ownership**



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+ our open houses

**REAL ESTATE
VICTORIA**

**Laurel Hounslow
250-592-4422**



**Great for Family with Teens!
\$675,000**

Located on a quiet cul-de-sac, this beautifully renovated home is one of Esquimalt's hidden gems. Large 6 BR family home on duplex zoned lot, 3 BR up, 3 BR down; possibility for a legal secondary suite, nice enough for the nicest in-laws. Offers water glimpses, views of the shimmering city lights and Mount Baker. Fully upgraded & renovated: electrical, plumbing, roof, light fixtures, gas FP, granite & ceramic tile flooring, new & refinished hardwood, granite & marble countertops, large windows & bright interior spaces. Large sunny deck off the DR plus deck on west side. Five minutes to the beautiful Inner Harbour, short walk to French Immersion, elementary and secondary schools, rec centre, library and quaint mall. MLS 270818.

09-27

laurel@laurelhounslow.com

**Price Reduced!!
109 Stoneridge Close
\$649,900 MLS 273233**



Best Price in Stoneridge!! This rare executive home features: 18' ceilings and spiral staircase in bright open foyer. Open flow on main floor through kitchen, great room and dining area. Beautiful low maintenance yard backing onto acres of ALR land and complete with play ground, entertainment size patio and mature landscaping for maximum privacy! Over 2700 sq ft, 4bedrooms on one level, 3 bathrooms, jetted tub in ensuite, Bonus 3rd level with 700sq ft loft space, gas fireplace, double garage, close to all levels of school, bus service to U of Vic and Camosun.

Patricia Kiteke
Direct: 250-686-3155

09-27

Visit www.patrickiteke.ca for more info and floor plans.

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Properties Wanted
Suited or Suitable,
Subdividable or Duplexable,
Small Revenue Properties,
Apartment Buildings,
Buyers Waiting

**Dave Vogel
Access Realty
250-588-8378
dv@accessrealtyltd.com**

09-27


ESQUIMALT

**Esquimalt
\$549,900**

**New ML 273761 \$549,900
OPEN HOUSE SAT & SUN 2-4
838 COLES ST.**

Open & spacious, custom designed character home with quality & detail. 3 bedrooms, 3 baths, maple hardwood floors throughout main floor, ceramic tile detail, 2 fireplaces, open style gourmet kitchen & private corner lot.

**Doug Poruchny
Royal LePage
Coast Capital Realty
250-474-4800** ★



**KAYAK FROM YOUR BACKYARD!
Open House Sat 2-4 • 18 Phillion Place**

First time on the market in over 40 years! Kayak the Waterway from your front lawn! Beautiful Gorge waterfront property off quiet cul-de-sac. Character art deco home with dramatic views of the Gorge Waterway from the living room, dining room, kitchen and eating area. Full height unfinished basement, also with views of the Waterway, perfect for expansion or a suite. Mature easy care landscaping. Centrally located close to shopping and the Gorge Vale Golf Course. Available for immediate occupancy!
Price Reduced to \$899,900. MLS 271220

Scott Garman ★
**Sutton Group West Coast Realty
250-896-7099**
www.garmanandassociates.com

09-27



901 WOLLASTON - SEASCAPE

THIS IS JOHN DEANE'S ORIGINAL 1923 WOODFRAMED "SEA SCAPE" IT HAS BEEN CAREFULLY RENOVATED OVER THE LAST 5 YEARS WHICH HAS ADDED 500 SQ FT TO AN ALREADY GRAND 5 BEDROOM HOME. THE FRONT ENTRANCE IS A WOODFRAMED STAIRCASE W/SHOWN BY CUSTOM WALL SCULPTURE WHICH LEADS YOU TO A STUNNING MAIN FLOOR. THE KITCHEN, WITH ITS DARK BURGUNDY MILLWORK, GRANITE COUNTER AND PROFESSIONAL SINK APPLIANCE, OPENS UP TO A PRIVATE PATIO BAR/BBQ IN LATE AFTERNOON SUN FOR GREAT CONVERSATION. THE HOME'S MAJESTY IS FOCUSED IN THE LARGE DINING ROOM WITH ITS 18' ROOF CEILING AND SPECTACULAR CHANDELIER. THE THIRD FLOOR BEAUTIFULLY OPENED UP SPACIOUS SUITE ROOM WITH ITS WOOD-BURNING FIREPLACE AND A ROCK WITH VIEW TO THE HARBOR AND THE SCENIC OF THE WATER FROM THE MARINA BEACH. THE MASTER BEDROOM HAS AN EXCEPTIONAL SPOUNGE & PILE SUITE + WHITE STEEL CLAY FLOOR TUB AND SEPARATE SHOWER. THERE ARE TWO WONDERFUL BEDROOMS SEPARATED BY A WALKWAY THAT OVERLOOKS THE DINING ROOM. THE SOUTH-FACING BEDROOM HAS ITS OWN PRIVATE BALCONY WITH STUNNING VIEWS OF THE INNER HARBOR AND THE STRAITS OF JUAN DE FUCA. NOT ONLY DOES THIS HOUSE HAVE BEAUTY TO SPARE, ITS FINISHES ARE TOP CLASS AS WELL. SOME OF THE FEATURED FINISHES INCLUDE 2 WAY ZEBRA BUREAU, WOODEN SPORT SIGNS THROUGHOUT THE LIVING ROOM, NEW 100% WATER RESISTANT, WATER-PROOF AND RESISTANT FINISH. ARL 273318

09-27

Offered at \$774,500
COLIN@COLINGAREAU.COM 812-3451



**View Past &
Present Issues**

ONLINE AT:
www.revweekly.com





Esquimalt Waterfront
306 Uganda \$1,295,000

You will be pleasantly surprised to discover this secluded waterfront property just 5 minutes to downtown Victoria! Situated on a 11,291sq ft lot along the Selkirk Waterway, this gorgeous 5,200 sq ft home offers 7 bed/5 bath & is zoned for 2 families. The new addition to the original 1950 character home was built in 2009 with tremendous attention to detail such as R42 insulation between the floors (incl firebreak), top of the line security system, heat pump with AC/air filtration & gas furnace backup, smart wiring for surround sound home theatre projection unit (auto screen), 2 gas Navian hot water on demand units, new 400 amp service on separate meters, hardwood floors, 3 fireplaces & all new hardplank exterior. Nothing to do but relax & enjoy this perfect waterfront lifestyle!

Deborah Kline, MM*
Pemberton Holmes Ltd.
Direct: (250) 661-7680
www.1stinVictoria.com
Toll Free 1 (800) 665-5303



09-28
* Deborah J. Kline Personal Real Estate Corporation



Giovanna
250.477.5353
Email: gio13@shaw.ca
Website: www.homesbygio.ca

SELF-SUSTAINING INVESTMENT 4PLEX
A true investment with little hassle: FOUR, two bedroom, 1 bathroom units. All with individual electric meters and additional common coin-operated laundry room. Currently rented for \$3960 per month (excl utilities) and tenants happy to stay. An opportunity not to be missed! MLS 272877.



Finding The Perfect Home Made Easy

09-28

HOT New Listing
OPEN HOUSE Fri. 10am-4pm
838 Old Esquimalt Road
\$449,900 MLS 273981

Solid 1930's character bungalow on a huge 50 X 160 lot ! FULLY finished basement with separate entrance. Close to shopping, schools, transportation and very close to town. This home is move in ready but your creative touch will make it shine. GLEAMING WOOD FLOORS or Ceramic tile throughout, 2 newly renovated bathrooms, 4 bedrooms, wood burning fireplace, spacious eat in kitchen, equipped with all appliances, single garage with attached shed, fully fenced and landscaped yard, newer roof. Move in and enjoy this terrific property or take advantage of a great investment opportunity to generate over \$1700/mo.



Patricia Kiteke
Direct: 250-686-3155

Visit www.patrickiteke.ca for more info and floor plans.

09-28

Esquimalt
\$224,900

Good value in a small well run building, main floor corner unit.



2 bedrooms, 2 baths, spacious rooms. East facing with pleasant distant views. Quick possession possible. MLS 271764.



Doug Poruchny
250-474-4800

ROYAL LePAGE
Coast Capital Realty

09-28

First Ad!
20 - 915 Glen Vale Road
Open Sat. 2 - 4



Enjoy the commanding 180 degree water views this executive style home that sits atop a hill has to offer. This great alternative to a townhome features one level living with the bonus of a one bedroom in-law accommodation in the walk out lower level that has its own laundry facilities. The main floor features great room living plus two bedrooms both with walk-in closets and two bathrooms. Set on a low maintenance easy care lot and located in a private enclave of similar homes in a setting that is peaceful yet you are minutes to downtown Victoria. Enjoy watching the traffic on the Gorge waterway as the canoes, kayaks and rowers glide by and if you would like a closer look just take the short stroll down to the waterfront path.

MLS New \$635,000
www.cherylbejcar.com for a virtual tour

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250-592-4422
www.cherylbejcar.com bejcar@vreb.bc.ca

09-28



NEW PRICE \$469,000
1270 Park Terrace, Esquimalt
OPEN HOUSE THIS SUNDAY 2 - 4
MLS #272154

Perfect for couple, additional accommodation. Beautifully landscaped garden lot looks over quiet park. This bright & sparkling newer designer home has skylights, vaulted ceilings, gas FP, new 2 yr-old metal roof. 3 Bed, 2 Bath, full basement. Two sundecks, fenced yard. Apple & plum trees in back; eucalyptus, holly & cedar in front, organic gardens. Walk to all amenities. Move right in condition. Only \$469,000.

www.JosephBarryMartin.com

Joseph Martin, Ph.D.
250 474-4176



09-28

OPEN Sat. & Sun. 2-4
920/922 Shirley Rd.



PERFECT INLAW-RENTAL-INVESTMENT SOLUTION!
LEGAL DUPLEX - KINSMAN PARK \$599,999

920 = 3br + 2 bath, family, office, huge deck
922 = 2 br, vintage oak hardwood, patio + deck
Tons of parking for RV/Boat
Fenced back yard
Double of every appliance + laundries + HW/tanks
Steps from Gorge waterway + golf course . ML 273974



Kellie Elder
kellieelder@telus.net
www.kellieelder.com

250-384-7663

Vicky Turner
bvturner@shaw.ca
www.vickyturner.com

ROYAL LePAGE
Coast Capital Realty

09-28

SAANICH EAST

Cape Cod Style Home

New ML 274005 \$614,000
Lovely 5 bedroom Cape Cod style home in prime area close to UVic. French immersion, Gordon Head Rec Centre 5 min away. Huge fenced yard. Updates include roof, flooring, appliances, HW tank. Ready for a new family to enjoy. Asking \$614,000 for this beauty.

Elfie Jeeves
DFH Real Estate Ltd.
250-477-7291



New ML 273983 \$749,000

ROMANTIC EXECUTIVE RANCHER
Resting on a gorgeous .27ac private Broadmead lot, this spacious, updated one level 3 bdrm home offers a bright open plan. Beamed ceiling, floor to ceiling windows, skylights, gas fireplaces, attached triple garage. \$749,000

Ian Heath
Marilyn Ball
Pemberton Holmes Ltd.
250-384-8124

Waterfront Foreclosure!

New ML 273647 \$749,999
OPEN HOUSE SAT. 1-3
4553/ 4559 CORDOVA BAY RD.
Nearly 2 acres of High Bank Waterfront, BOTH properties listed together. Spectacular views of Mt. Baker, 3 bed, 2 bath house needs your ideas! Call Jens Henderson at 250-384-8124 to view or come to Saturday Open House 1-3.

Jens Henderson
Pemberton Holmes
Cloverdale
250-384-8124



New ML 273912 \$749,900

LET THE SUN SHINE IN!
A dramatic family room/kitchen addition with city views, a complete renovation and a tasteful, contemporary decorating palate have evolved into a 3/4 bedroom family home which is unique in today's market. The list of updating is extensive and includes a luxurious 400 sq.ft. master suite and a one bedroom in-law suite. This beautiful home sits on an almost 1/2 acre landscaped lot. Call today for full details.

Bernie Wilkinson
Royal LePage
Coast Capital Realty
250-477-5353

Location-Location On The Golf Course

New ML 273940 \$942,500
Quality built 1981 home adjoining the Cedar Hill Golf Course offering views over the 5th green with the Olympic Mts in the distance and excellent walking trails at your doorstep. 3,300 sqft of accommodation featuring 3 or 4 bedrooms, 4 baths, 3 fireplaces, large south facing deck and extra large garage for the vehicles & workshop. Excellent condition throughout and situated in one of the most sought after residential areas at the end of a quiet street. New listing offered at \$942,500.

Gordon Dovey
DFH Real Estate Ltd.
250-477-7291



ON GOLDEN POND \$748,500

A unique exclusive verdant setting of 7 executive townhomes that are nestled beside a private pond which actually reflects the reality of living ON GOLDEN POND! This tranquil serene setting is best experienced from the deck of this end corner residence which enjoys the finest southerly exposure (all day sun) of this superb 7 unit grouping. Your deck overhangs the water with wonderful views to the interior island within lush landscaping that provides a gorgeous seclusion. Updated kitchen with Corian countertop, open plan living and dining rooms, spacious master with jacuzzi ensuite, all with water views, oak parquet floors, attached double garage, and incredible gardens. This is simply an unforgettable residence first time offered in 22 years. MLS 273172 Please call for your private viewing.
patrick@burrproperties.com

Patrick Skillings
burr properties ltd.
250-382-8838

Cash To You!!

You receive a MINIMUM \$2,000 cash if you purchase ANY property with me as your realtor! If purchase price is \$3000,000 or over, you receive \$2,500. If price is \$400,000 or over, you receive \$3,000. If price is \$450,000 or over, you receive \$4,000. If price is \$500,000 or over, you receive \$4,500. If the purchase price is \$600,000 or over, you receive \$5,500. If purchase price is \$750,000 or over, you receive \$7,750. If one million or over, you receive \$10,000. If two million or over, you receive \$20,000. AND ON UP! For example, a 5 million dollar purchase would result in a \$50,000 bank draft to you. I can also give you access to a free website (Private Client Services) that is far superior to mls.ca (now called realtor.ca). You will see a new property 2-3 days faster and receive all the information a realtor has access to. Please call me now at 250-884-3242 or visit my website: www.victoriaonepercent.com

Viktoria Bekes
One Percent Realty
Vancouver Island
250-884-3242