

GULF ISLANDS



New ML 273391 \$155,000

WATERFRONT FOR \$155K!?
1/4 ownership approx. 750 sq.ft. cottage at Currents on Pender Island situated right on the ocean, s-facing, unobstructed views of Salt Spring & beyond! You can't beat this location! Fully furnished. Let the adventure begin! www.propertyonpender.com

**Sam Boyte
Dockside Realty Ltd.
1-866-629-3166**



New ML 273613 \$549,000

SUNNY OCEAN VIEWS
This custom well crafted west coast home features; a chef's kitchen with contemporary stainless steel appliances and complementary counter-tops, vaulted ceilings, ocean views of Browning Harbour, 3 bedrooms and 3 bathrooms of luxury in the warm Gulf Islands. Come live in Paradise! www.propertyonpender.com

**Dave Jamieson
Dockside Realty Ltd.
1-866-629-3166**

**Cottage
at
Otter Bay!**

New ML 273471 \$87,500

Cottage at Otter Bay on Pender Island. 1/4 ownership - 1 wk month for 10 months + 2 consecutive wks in summer! Sail into marina or short walk from ferry. Walk to Golf & Country Club. Come & enjoy - fully furnished cottage with gas FP + BBA + 2.3 acres of common area, rec centre, marina & 2 swimming pools. Assessment fees all inclusive inc. strata fee + maint + utilities + taxes. Stress free getaway... come and see for yourself.

www.propertyonpender.com

**Tanja Lonergan
Dave Jamieson
1-866-629-3166**



New ML 273872 \$279,000

FEEL THE MAGIC!
Bring the plans for your dream home or cottage to this very desirable lake-front location. Lot offers sunny west / southwest exposures & a great view of the wide part of Magic Lake. Property is mostly level & very useable. Services at street include: municipal water, sewer, hydro, telephone & highspeed internet. Many walking trails & beaches are nearby. Residents in this area of Pender enjoy privileges at Thieves Bay Marina and tennis courts.

www.penderislandrealty.com

**Colin Denton
Pender Island
Realty Ltd.
250-629-3383**



New ML 273357 \$895,000

RARE COMMERCIAL ZONING WITH HERITAGE BUILDING

This unique character building in downtown Ganges offers a high demand live / work opportunity with historic, 2 storey home above a beautiful street level retail / commercial space. Plenty of parking. Private backyard and garden. Light filled and open for a variety of uses. Currently home to a thriving Aveda salon which is also available. See all the details at: www.TheHobbs.ca

**Chris & Darlene Hobbs
Sotheby's International
Realty Canada
250-537-1778**



New ML 273736 \$149,900

ISLAND LIFE AWAITS

This private .47 acre Magic Lake Esates property has the septic tank & field installed, hydro to temporary pole, municipal water hooked up. Distant ocean glimpses of Browning Harbour. Cedar fence at road for privacy. Driveway roughed in to building site. 2 outbuildings, one has been used as a sleeping cabin + small structure with flush toilet. Ideal for summer getaway or site ready to build your home.

www.penderislandrealty.com

**David Sherman
Pender Island
Realty Ltd.
250-629-3383**



New ML 273193 \$446,000

PICTURE PERFECT

Savour the beauty & warmth of this south facing log home, among stately trees & adjacent to park. Sunshine streams in through many large windows. Relax on the decks & enjoy ocean views. Featuring: stone fireplace in living & dining room, lofted MB with jacuzzi & fireplace, vaulted ceiling in LR with skylights & an open mezzanine above. Many updates: NEW deck & railing, ceramic tile, custom stair railings & backup generator. Approx. 2000 sq.ft. of living space; storage & workshop downstairs.

www.propertyonpender.com

**Sam Boyte
Dockside Realty Ltd.
1-866-629-3166**



New ML 273561 \$439,000

PRIVATE AND SUNNY!

Enjoy a hot tub and sauna in complete privacy on this 1.40 acre property which also features a small orchard, guest cabin w/ two built-in bunks, huge fenced veggie garden and garden shed. The three level split home has two bedrooms, two bathrooms, large sunny deck, workshop / storage room, brewing room and much more!

**Pat Akerman
250-537-9977
RE/MAX Salt Spring
800-731-7131**



New ML 273889 \$149,500

VIEW LOT

Located within a short walk to the public access to Magic Lake where one can enjoy swimming, trout fishing, and paddling. The lot runs north to south with a large knoll at the back offering ocean glimpses and views of the Olympic Mountains. Services are at front of lot. CRD water & sewer. This lot has been owned by the present owner for over 40 years.

www.penderislandrealty.com

**David Sherman
Pender Island
Realty Ltd.
250-629-3383**

MALAHAT



New ML 273690 \$649,000

CUSTOM BUILT ONE OWNER HOME ON ACREAGE WITH SHOP + SUITE

Spacious and lovingly cared for one owner home on 1.73 acres greeted by welcoming circular driveway, close to schools and Shawnigan Village. Enjoy over 3,000 square feet of living space with south facing kitchen, huge adjoining deck and sun room, separate big living room and dining rooms and three good bedrooms up. Down is a separate suite, more rooms for upstairs use and over-sized double car garage. New cork flooring in kitchen, new carepts in suite, many extra and custom features including all cedar doors, sprinkler system, easy care vinyl siding, almost new heat pump, 3 year old roof, central vac, marble floor in bathroom, feature floor to ceiling 18' rock fireplace and much more. Separate wired and heated workshop for auto or wood work or ? Rare opportunity for a home in this condition offering so much. Priced for immediate sale.

**Ron Neal &
The Neal Estate Team
Re/Max Alliance
250-386-8181**



**Custom Built
Executive
Home**

New ML 272836 \$659,000

Three year old home in poular Mill Springs at Mill Bay. Has 3 BRs & 2900 Glendoik Way.

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

**Exquisite New Home
Rancher Style With
Additional Rooms
On The Lower
21,000 Sq.Ft. Lot**

New ML 273257 \$699,000

**OPEN HOUSE
SAT. & SUN. 1:30-4:00
613 SENTINEL DRIVE,
OFF FRAYNE RD.**

The future is here, quality construction, attention to detail, homes that were designed to capture the benefits of the lot and the sun exposure. From the minute you drive into this quality controlled subdivision you realize that your home will stand the test of time and not only will be a pleasure to live in but also be the best real estate investment you have made. If you are a discerning buyer looking for quality and space, be ready to act, this home sits on a generous lot of 21,344 sq.ft. and is not matched in any new homes you have seen! Price includes GST. The features of the home include 9 ft. ceilings, crown mouldings, master bedroom on the main level with a large luxury ensuite, formal dining room with fireplace, living room that opens onto a large deck for your summer time enjoyment, fireplace in the living room with built-in cabinet work, office on the main floor. The lower level boasts two more bedrooms and bath for your teenagers or guests, an entertainment room, a large workshop area plus room for a nanny suite. To add the final touch, is a kitchen you will get excited about and the home is wired with a Leurtun Sound and Media package. You have to see this property before you buy anything else.

**Chuck Meagher
Century 21
Queenswood Realty
250-477-1100** ★

Live The Dream



**REAL ESTATE
VICTORIA**

www.revweekly.com

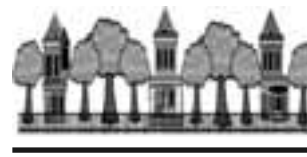


\$84,900

AFFORDABLE LIVING AND MOMENTS FROM THE LAKE!

Enjoy year 2010 coming spring & summer in the open air, and nearby biking trails, and peace and quiet. Delightfully clean and newly renovated - 800 sq.ft. 2 BR modular home in Spectacle Lake M.H. Park. Tasteful updates, new bright kitchen, drywall, quality laminate floors, tile and paint - newer roof. Over 350 sq.ft. of decks and patios on an oversized lot... gardening, barbecues and outdoor summer fun. Family friendly + (2) pets.

**Luana Johnston
Royal LePage
Coast Capital Realty
250-592-4422**



Don't
Leave Your
Real Estate Search
Up to **Chance.**

**CALL YOUR
REALTOR TODAY!**



**REAL ESTATE
VICTORIA**

**JEFF SHORTER &
BOB WHISTLECROFT
PEMBERTON HOLMES**

jeff@jeffshorter.com
bob@bobwhistlecroft.com



250-384-8124



Cobble Hill Tranquility

Beautiful, spacious, custom, near new home with 3 BRs on 2 1/2 acres. Live a lifestyle to be treasured! Radiant heated flooring and a woodstove. Open kitchen/ dining to large LR. Huge master with balcony. Charming, rustic property with loads of different opportunities.

The rear family room is a great games room / play area or can be used as an in-law accommodation. Very quiet dead end street. Just a few minutes to Shawnigan Village and 20 mins. to Langford. Picture perfect! Virtual tour and floorplans at www.ShortWhistle.com \$547,000. MLS 271200. 09-43

**Picking the Right
Neighbourhood**

You have decided to buy a home. You've analyzed your budget, talked to a REALTOR® and figured out what kind of house you want. But, the most important step may have been left until last: picking the right neighbourhood.

Choosing not only the proper community, but also the right neighbourhood, can have a tremendous impact on your family's happiness and the value of your investment.

The first thing many people do when considering a move is drive around various communities gaining a sense of which areas they like. Buyers find out how close the major highways are and if the neighbours keep their yards tidy. Most will make sure they know the location of the closest mall. But what about public transit, colleges, schools, libraries, parks, recreation centres and fire or ambulance stations? Is the local police station close to your prospective neighbourhood? All of these factors can make or break a decision to buy a certain property.

Your REALTOR® can provide you with a wealth of general information on different neighbourhoods. For detailed information, it's a good idea to contact the appropriate agency directly. Here are a few suggestions to consider:

Contact the municipality

Municipalities have a wealth of information on hand. Some distribute brochures and booklets containing the locations of colleges, libraries, ambulance stations, hospitals, parks and transit stops. It's also a good idea to check the location of recreation centres, swimming pools, ice rinks and the like, along with the programs they offer.

Call the local police and fire departments

Ask them how many stations service the community and their locations. Also ask about response time to emergencies.

Contact local School Boards

The Greater Victoria, Saanich, Sooke and Gulf Islands School Districts will be able to give you information on the locations of elementary and secondary schools within their jurisdictions. It's a good idea to mark the routes your children would take and then walk them yourself.

Your REALTOR® and MLS®

Your REALTOR® will be able to offer you general advice and information on many of the above topics. Remember, your REALTOR® has access to the Multiple Listing Service® (MLS®) and can provide you with a customized list of properties available for sale in the neighbourhood of your choice that meet your needs, wants and budget.

**This article is provided by the Victoria Real Estate Board.
For more consumer information, visit our web site at
www.vreb.org**