



1660 Davies
MLS 278958
PRICE REDUCTION
\$1,646,000



Just imagine yourself entertaining friends while staring out onto this vista.
2005 Custom Design
5 Bedrooms, 5 Baths
4566 Sq ft. 7.2 acres
Outdoor Infinity Pool
Old Growth Lumber
Terrazzo Polished Floor
Bamboo and Shoji 16i-lites
Zen Master Bathroom
Call me for a viewing
Colin Gareau at Newport Realty
30-33 812-5451



New ML 280257 \$99,500

CHARMING HOME WITH WORKSHOP!
#50-2817 SOOKE LAKE ROAD - \$99,500

Updated 2 BR, 1 bathroom, large addition plus detached workshop. Solid pine kitchen cabinets, separate dining area and much more! Adult (18+) pet friendly park, pad rent \$500 per month.
www.mobilehomesvictoria.com

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



New ML 281817 \$599,900

2923 GLEN LAKE ROAD \$599,900

Attention to detail and pride of ownership are very apparent here. One of Glen Lakes finest. Set back off the road and nestled in the trees, if you are looking for peace and quiet in a great neighbourhood then look no further. Great value as you consider all the renovations and upgrades that have been done. Newly remodelled kitchen with appliances, built in two zone wine cooler, new thermo windows throughout, new doors. Hardwood (oak) and tile flooring. Updated lights and fans with remote control. Step into the backyard and get ready to entertain or just relax in the jacuzzi hot tub with built in stereo system. 1 BEDROOM MORTGAGE HELPER, rents for \$850 (month-to-month tenancy). Nothing to do but move in and enjoy. Don't let this one get away!!

Adam Hales
Address Realty Ltd.
250-391-1893

Oceanfront

New ML 281889 \$1,234,200
Imagine sitting on one of the many patios and decks this property has to offer enjoying the sounds of the ocean, watching the planes, ships while enjoying breathtaking views of Juan de Fuca, Olympic Mtns., City of Victoria and Mt. Baker. This is a very unique property offering TWO ocean view homes on .64 of an acre. The main home has been distinctively designed with main level living, 3 BR, 2 bath, large kitchen, sun room, walk out basement with a self-contained 2 bedroom suite. The second home is over 1300 sq.ft. and enjoys the outstanding views from all the main living area, perfect for family guest or rental. There is a lower level offers a bedroom, 3 pce. bath. Just step out your door and you are on the path that leads to miles of sandy beach. Lots of parking and many possibilities with this property, our own private residence or B&B live and rent out the 2nd home. This property also has subdivision potential.

Shirley Zailo
RE/MAX Camosun
Westshore
250-478-9600

Rare... Sunny Acreage 1.5 Flat Acres \$648,000

New ML 281903 \$648,000

Rare, sunny 1.5 flat acres, fully fenced and just a short walk to My Chosin Cafe and shops. This unique home has been professionally redecorated inside and out. Wonderful spacious main level with open floor plan, 3 large bedrooms, 2 full bathrooms and huge new sundeck. Downstairs boasts family room, games room, bedroom, office and workshop. Double carport. New heat pump. Call now for your private viewing.

Deborah / Roy Coburn
RE/MAX Camosun
Westshore
250-478-9600



New ML 281491

GOLF ANYONE?

Conveniently located on bus routes, minutes walk to Colwood Corners shopping center, just across from Royal Colwood Golf Course, this bright and quiet 3 BR / 2 bathroom condo, overlooking city and mountains, is a rare find. Functional open floor plan is over 1100 sq.ft.: spacious living room w/ fireplace, modern kitchen, master bedroom w/ ensuite bathroom, in suite laundry. Good size balcony is great for BBQ. Underground parking, storage, rooftop patio, rec facility w/ exercise room are some extras for comfortable living. Quick possession possible. Great lifestyle at an affordable price!
www.olgagorisland.com

Olga Gor
Pemberton Holmes
250-384-8124



New ML 281927 \$459,000

OPEN HOUSE SAT. 2-4 573 PHELPS AVE. LIKE BRAND NEW 3 BR HOME \$459,000

If you're downsizing or are first time home buyers, you're sure to fall in love with this like brand new home! This 1950's home has been completely updated to the highest standards with no expense spared. Gorgeous kitchen features real wood cabinets, stainless appliances, fancy sink & heated travertine tiles. Brazilian cherry hardwood floors grace the living & dining rooms as well as the master bedroom. You'll continue to be in awe as you enter the main bathroom with its heated tile floor, soaker tub & granite topped vanity. Warm designer colours throughout! All new plumbing & electrical (200 amp). The private entertainment sized cedar deck will certainly "wow" you. Easy care, nicely landscaped & subdividable lot. This is a "must see" home.

Sylvia & Corinna Schumann
250-881-5998
Royal LePage
Coast Capital Realty
250-216-0746 ★



New ML 281348 \$349,000

BUILD YOUR DREAM HOME!

Prestigious Bear Mountain offers great opportunity to build your dream home! Surrounded by million dollar homes, Bear Mountain is home to two Jack Nicklaus golf courses, restaurants, fitness centre, world class spa and shops. This ready to build lot is situated on an exclusive cul-de-sac.

Sam Sihota
RE/MAX Camosun
250-744-3301



New ML 281282 \$469,900

LARGE YARD

ROOM FOR IN-LAWS \$469,900
On a quiet no-thru street, this 1999, 2429 sq.ft. home with 3 bedrooms, 2 baths up, wood floors, skylights & 2 bedrooms + den down for the in-laws. Walk to shops, theatre. Private back duplex with garage. Call Dale at 250-478-0808 or visit
www.MovingVictoria.com

Dale Kroppmanns
Kroppmann Realty
250-478-0808

Views

New ML 281862 \$375,000

Imagine sitting on your own front deck, enjoying the city lights, Mount Baker and water views over Victoria. Enjoy watching the planes, birds, plus the cruise ships going by. Unquestionably one of the best view lots. The sunrises are amazing. This lot is flat and ready for your dream home. Just a short distance to the beaches and Royal Roads, all the box stores, and transportation. Nice stone wall greets you as you enter into this lot. New home is the area. All services at the street.

Shirley & Ryan Zailo
RE/MAX Camosun
250-478-9600



New ML 281584 \$639,000

JUST LISTED 639 FAIRWAY AVENUE \$639,000

Overlooking the 2nd fairway of the Royal Colwood Golf Course, this fabulous location is close to every amenity the West Shore location has to offer. Spacious rancher style home with a walk-out lower level, the kitchen and baths, 2 FPs, formal dining, family plus rec room - a must see! Go to
www.VictoriaRealEstate.org for more details.

Carol Geurts
Royal LePage
Coast Capital Realty
250-384-7663



New ML 281858 \$559,000

COUNTRY RESIDENCE

Desirable rural area only minutes to town with enviable 30x30 workshop. A rare offering at \$559,000. Call today.

Vi Brown
250-360-7373
DFH Real Estate Ltd.
250-474-6003

Fabulous Family Home

New ML 281330 \$749,000

In beautiful Bear Mountain. Resort style living offering 3600 sq.ft. of luxury living. Formal, in-line living room, dining room. Kitchen with eating area, family room off kitchen. Water and mountain views! Nanny suite, five bedrooms, five baths. Maple floors. Great value!

Sam Sihota
RE/MAX Camosun
250-744-3301

Hurry! Legal Suite Income!

New ML 281965 \$722,000

Looking for hardwoods, tile, ADDITIONAL INCOME, VIEWS, sunny fenced rear yard, PEACE AND QUIET?? Call to view this lovely home! ENERGUIDE RATED AT 80! Loads of extras. Listed at appraised value of \$722,000. NO HST.

Sandra Patterson
Gary McInnis
Pemberton Holmes
250-384-8124

*** Best Price - Bear Mountain * \$668,800 ***

- 3/4 BRs, 3 baths
- hardwood, granite, tile
- air conditioned/ heat pump
- pampered fenced yard
- double garage/ workshop
- www.craigwalters.net

Craig Walters
RE/MAX Camosun
250-744-3301



PERFECT PACKAGE BEAUTIFUL METCHOSIN NOW \$704,900

A must see over 2 acres. 3 BR, 3 bath, over 2400 sq.ft., many updates, soaring vaulted ceiling in living room with floor to ceiling wood fireplace. Large shop with in-law suite. Truly a must see. MLS 278399.

Lee Johnston
RE/MAX Camosun
250-478-9600



AT THIS PRICE IT'S A STEAL!

Nothing even comes close to this GREAT VALUE for your dollar! Last sale in this complex in June 2010 was \$300K. 1,324 sq.ft. corner-unit, 2 large beds, master with walk-in, 2 full baths. Price has been adjusted for TLC. New low price of \$277,000. MLS 270661.

Kip Lyon
Pemberton Holmes
Cloverdale
250-514-2577



IT'S WATERFRONT ALMOST 1 ACRE WOW \$694,900

Beautiful 4 bed, 3 bath, family home on .84 acre of protected waterfront overlooking Albert Head Lagoon & Victoria Harbour. Watch the Herons and swans feeding in the Lagoon, while boats sail by just beyond with Mt. Baker in the distance. Come see for yourself all, this wonderful property has to offer! MLS 277729.

Lee Johnston
RE/MAX Camosun
250-478-9600



VIEWS CITY! OCEAN! MT. BAKER \$799,997 NOW \$699,997

Beautiful custom home on quiet cul-de-sac in family neighbourhood *Spalike ensuite *1 BR suite \$800 *Hardwood floors *Speakers throughout *2 gas FPs *Hot tub *Gas furnace *Jacuzzi tub *Vaulted ceilings *9 ft. ceilings *Private fenced yard *Huge master BR *2 laundries *Extra deep garage. SELLERS VERY, VERY MOTIVATED plus this home is over 4,000 sq.ft. and very easy to add a second suite if desired. MLS 272813.

Rick Krupa
DFH Real Estate Ltd.
250-474-6003



SIMPLY THE BEST 4 BEDROOMS \$549,888

FAR BIGGER THAN IT LOOKS!!! - This immaculate 4 BR home boasts one of the largest floor plans that was offered by well known builder Limona Homes and it sits on one of the largest lots in the subdivision, plus, it is situated at the end of a cul-de-sac. Features include 4 BRs open concept living, vaulted ceiling, gas FP, great kitchen with stainless appliances, huge family room, fully finished basement, a good size yard and much more. Don't be disappointed by another sold sign - easy to view so call now!!

Peter Lindsay
RE/MAX Camosun
250-744-3301

HIGHLANDS

PORT ROYAL ESTATES- Wallace Drive - OCEAN VIEW Townhome Living

An immaculate 2200 sq.ft. sea view townhome. A quiet corner unit on 2 levels with 2 BRs, 2 full bathrooms, huge laundry area with mini office and sewing centre, sunny kitchen and spacious in-line LR, DR capturing gorgeous ocean views of beautiful Brentwood Bay, the Saanich Inlet and beyond. The lower level features a generous sized 3 BR with full bathroom, a large family room with access to comfortable patio, a small workshop and hobby room. From the moment you enter the sunny courtyard, you will be impressed.

Offered at \$615,000...

Call now to view!
(realestate@gordnhulme.com)



WEST SHORE

Fabulous Views

New ML 281861 \$375,000

Overlooking the City of Victoria, Esquimalt Lagoon, Mt. Baker and the Juan de Fuca Strait. The developer has created a small development to offer the best views from each home. The development is artfully constructed with stone walls, and offers privacy for each home. This is a wonderful location to build your dream home. Close to the beach, schools, shopping. All the services are at the lot line.

Shirley & Ryan Zailo
RE/MAX Camosun
250-478-4828

