

**Big City Glamour Meets Classic Seaside Village Lifestyle.**



1/2 BLOCK TO BEACON AVE MALAHAT SUNSETS



#304 - 9830 Second St. Sidney by the Sea

Stunning 2 bdrm condo in the heart of Sidney by the Sea. Designed with no expense spared for convenience and luxury. Gourmet kit with top of the line appliances overlooking an open living concept. Media den, high ceilings, granite, heated slate tile, huge windows, gleaming hardwood floors, secured parking and wheelchair friendly are just some of the features. Bright sunny corner unit with two balconies. 1/2 block to ocean and Beacon Ave.

ML #271810 **\$599,000**  
Call Rene at RE/MAX - Offered at \$599,000



**Rene Blais**  
RE/MAX Camosun

250-655-0608 • 1-877-730-0608  
Email: reneblais@yahoo.ca  
Website: www.reneblais.com



10-39



**FAMILY HOME BRENTWOOD BAY**

Walk to Brentwood Ferry. Large covered deck with ocean glimpses. Features FP in the LR and rec room. Plenty of potential here in this four BR home which is wheelchair friendly. Close to bus routes and shopping. Call today.

www.johnalmond.com



**John Almond**  
**Bob Miles**  
250-652-2735  
250-216-8824



10-39

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



**PRIVATE COUNTRY RETREAT \$744,900**

Custom built 3 bed/3 bath Arts & Crafts style home. 1.07 acre parcel on the sunny south slope of Cloake Hill. 9' ceilings, stunning solid maple floors, soaring vaults in the bedrooms, sauna, river rock gas FP in the LR & a spacious kitchen w/eating bar. Generous master suite w/walk-thru closet & 4 piece ensuite. Heat pump, detached double garage w/220 volt wiring & nearly 300 sq ft of loft storage. Covered porches, south facing deck surrounded by mature landscaping. Partially fenced yard, micro-drip irrigation, greenhouse, fruit trees & berries. For more photos, a floor plan & a virtual tour visit www.wendyherrick.com

MLS 273254



Wendy Herrick

Real Estate Ltd. 250-656-0131

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Stephen Postings



**CENTRAL SAANICH FAMILY HOME \$549,900**

4 bed/2 bath home offering 2,500 plus sq.ft. of comfortable living space. Many valuable updates & improvements. Newly installed & thoughtfully designed kitchen, entertainment sized south-west facing deck overlooking a newly landscaped yard. Spacious room dimensions including a 25'x12' family room, dining area off the kitchen & a welcoming living room w/wood burning FP. Preferred hot water heating system.

In close proximity to French Immersion elementary school, shopping, transit w/quick access to the hwy. For more photos, a floor plan & virtual tour visit www.wendyherrick.com

MLS 273024



Wendy Herrick

Real Estate Ltd. 250-656-0131

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bruceandtammy.com • bruceandtammy.com • bruceandtammy.com



**AAA Condition - Rancher - \$519,900**

OPEN HOUSE Sat. 2-4  
1851 Pastel Cres.

Immaculate 1978 built rancher on crawl space updated from top to bottom and is located on a private lot on a quiet cul-de-sac in prime area of Saanichton. It has one of the most beautiful gardens you can imagine. Inside the home you will appreciate the wonderful floor plan with a warm comfortable atmosphere, 3 bedrooms and 2 full bathrooms, soft colours, and smart updates. A sumptuous master bedroom and ensuite with soaker tub and separate shower completely remodelled in 2005. Updated kitchen and roof replaced less than 1 year. The large sculptured hedge creates complete back yard privacy for you to enjoy the private sundeck and many exotic plants and flowers.

MLS 273116.  
**Bruce & Tammy Hatter**  
250-477-5353

Royal LePage Coast Capital Realty



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**A SEASIDE RESORT LIFESTYLE**



Kayaking  
Swimming  
Hot Tub  
Sauna

New ML 274442 **\$259,000**

#111 - 10459 Resthaven Dr.

Here is your chance to buy into this amazing waterfront complex "Sandpiper by the Sea" in beautiful Sidney by the Sea at a very reasonable cost. This very large 897 sq. ft. 1 Bdrm with 1.5 Bthrms condo is located on the beautifully landscaped courtyard and overlooks the rec. centre with swimming pool, sauna, exercise area and meeting room. Extras include indoor secured parking, kayak storage, workshop, and huge balcony. This strata allows only 5 rentals (total is 68 units), no pets and age restriction is 16 and over. With strata fees at \$198 and taxes of \$112 per month this is luxury living at a very affordable price.

**\$259,000!**

Call Rene at RE/MAX Camosun in Sidney before its gone 250-655-0608



**Rene Blais**  
RE/MAX Camosun

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Website: www.reneblais.com



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**SmartMove**  
REAL ESTATE...The Smart Alternative

**Gary Brown 250-380-6683**



**Fantastic Development Opportunity in the Heart of Brentwood Village \$349,900**

Enter this 7100 sq.ft. fully service lot fronted by a beautiful rock wall to a flat lot easily buildable and sunny property. Ready immediately to build on and financing through the Seller may be available. Also included are house plans for a beautiful 3,000 sq.ft. home. MLS 273720.

10-39



**VALUE PRICED W/WATER VIEWS \$394,900**

Well presented 1,600+ sq.ft. 2 bed / 2 bath West Coast style home. Tasteful updates & improvements including vinyl windows, laminate flooring, updated light fixtures & designer colours. Cozy wood burning insert in the LR, computer nook & an eating bar in the bright kitchen. Although in immediate proximity of the Pat Bay Hwy., this home enjoys an ever changing outlook of Tsehum Harbour's sheltered water ways & mud flats. Spacious southeast facing deck off the living room & a private patio retreat in the rear yard.

For more photos, a floor plan & virtual tour visit www.wendyherrick.com. MLS 273908.



Wendy Herrick



Real Estate Ltd. 250-656-0131

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**HIGHLANDS**

MARK MCDUGALL

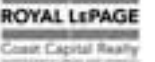


**FABULOUS FAMILY HOME ON 7+ ACRES! \$842,500**

ON ROSS DURRANCE ROAD NEIGHBOURING 100's OF ACRES OF PARK TO EXPLORE! Offering 4 or 5 bdrms on one level, 3 bthrms, a huge master w/ walk in closet & luxurious ensuite, hardwood floors & walls of windows bathing the home in natural light. Outside is a wrap around veranda from which you can enjoy 7+ acres of privacy, nature, wildlife & your own natural pond. Pride of ownership is evident with the owners investing huge amounts of time & money upgrading the home, out buildings & property. Bonus features include a 1200 SQ FT HEAVY DUTY SHOP, wood stoves in the home & shop, worry free metal roof, & a generator for back up power. All located just 5 mins to Durrance Lake, 10 mins to the Red Barn Mkt, & 25 mins to downtown. This is the perfect family home for those looking for privacy, parking, hobbies or room for tots & equipment.

(250) 588.8588

www.MarkMcDougall.com - mark@markmcdougall.com



Coast Capital Realty

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VICTORIA