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**“Do you Want a Lakefront Home”**  
Two Shawnigan Lake choices for you.

Built your own dreamhome on this 1.47 acre lot  
On the west arm. \$849,000.00 (ML 275873)

Or

Own your own private mini-estate that demands  
Attention. This 5000 sq. ft home has its own  
Dock & beach. Call for a complete list of  
Details and amenities. \$1,600,000.00 ML 275896.

30-46



**(250) 592-4422**  
Royal LePage Coast Capital Realty  
1933 Oak Bay Avenue  
Victoria, BC V8R 1C8  
Fax: (250) 592-6600  
Toll Free: 1-877-812-6110

“Winning Service”

**IC & I**



New ML 281750 \$588,000

**FOR SALE  
Sooke Commercial Building**  
Commercial Building (for  
Convenience store, restaurant, gas  
bar). Zoning also permits health serv-  
ices, personal services and vet clinics.  
Located on Sooke Road, near the  
Sooke town centre. 3,194 sq.ft. on 2  
levels with approx. 1,597 sq.ft. of  
retail on the main and a 3 BR resi-  
dential suite below. Many upgrades  
done on building. Parking for up to  
12 vehicles. 0.58 acre. Priced below  
assessed value. Asking \$588,000.

**Ed G. Sing  
Andrew Holenchuk  
RE/MAX Camosun  
250-744-3301**

**Business in Royal  
Bay  
\$249,900**

Outstanding opportunity to own your  
own business. Beautifully finished  
833 sq.ft. commercial space at  
Latoria Walk. This unit is zoned for  
live/work. Currently being run as a  
very successful pilates studio, but can  
be utilized for any Schedule D uses  
such as professional offices, travel  
agent, doctor, dentist, graphic design,  
hair/beauty salon, picture framing or  
professional therapist. Ongoing sig-  
nificant expansion at Olympic View  
and Royal Bay make this an ideal  
time to start your own business. This  
unit is offered at well below  
appraised value and assessed value.  
Don't miss out on this fantastic  
opportunity!

**Jason Kahl  
Kahl Realty  
250-391-8484**




New ML 281938 \$540,000

**WEST SIDNEY BUSINESS  
23-2075 HENRY AVENUE**

End unit in a 32 unit warehouse/  
industrial/ manufacturing complex.  
Units range from 1620 to 1674 sq.ft.  
on main w/ mezzanine above. All  
uses must comply with Sidney's  
Industrial zoning bylaw. Great oppor-  
tunity for small business or investor.  
Offered at \$540,000. MLS 281938.

**Bill Knowles  
DFH Real Estate Ltd.  
250-656-0131**

**Be Your  
Own Boss!  
9810 Fourth Street**

Well established take out business in  
the heart of Sidney, steps off Beacon  
Avenue and complete w/ beautiful  
gated private outdoor courtyard seat-  
ing. Revenue is such that your hard  
costs are taken care of within the first  
few days of the month. Sidney sum-  
mer market is just steps away. Low  
cost lease, great location and well  
known. Offered at \$80,000.  
MLS 278708.

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




**Claire Yoo**  
**Sutton Group West Coast Realty**  
**250-479-3333**  
**claireyoo@shaw.ca**



Well Located Building in Downtown \$1,399,000

Investment property (grocery store + restaurants) in Sidney \$1,500,000.

Post Office with Dry Cleaner in a Prime Location \$229,000  
Ideal for a couple. Open 9 am to 5 pm Mon.-Sat.

Restaurant in Shopping Centre \$120,000  
Well established family restaurant in place. **SOLD**

Wellbeing Store/Health Supplement Store \$49,000  
Located in a mall and easy to run.

Bagel Cafe in Downtown \$199,000  
Well established business. Open M-Sat 8-5. Sun closed. Easy to run.

Hair Salon near UVic \$169,000  
1,346 sq.ft. 8 chairs, 2 shampoos, 2 nail stations, 1 foot spa, 1 massage room,  
and 3 high-speed internet stations.

Downtown Convenience store / Takeout Sushi Store \$99,000  
Surrounded by offices and shops. Nicely setup, and easy to run. Open M-F 9-6.  
Sat 10-5. Sun closed. Teriyaki grill also installed to serve hot food.

Salad Bar in Downtown \$388,000  
No chef needed. Easy to run and excellent income.

2 Restaurants in Downtown \$115,000 & \$135,000  
Good location and nice ambiance.

Pizza Place in Oak Bay \$59,000  
It is located in Estevan Village. Walking distance to Willows Beach.

Grocery / Ice Cream Store in Langford \$20,000  
New store. Bring your ideas for the space.

30-46



New ML 281539 \$1,750,000

**HERITAGE MANSION IN JAMES BAY  
\$1,750,000 243 Kingston**

The HATERLEIGH HERITAGE INN. A fine example of a turn-of-the-  
century, restored, Victorian mansion located in the heart of the tourist dis-  
trict in beautiful downtown Victoria. Situated on a quiet residential street,  
only 2 blocks from the Inner Harbour, this property, offers 8 bedrooms,  
plus 8 bathrooms. The most stunning stained glass windows in any private  
residence in British Columbia, architectural moldings, spacious  
parlor/living room with fireplace and formal dining  
room. Each suite offers a unique striking visual  
theme utilizing classic wallpaper, ornate plaster  
moldings, circa decor and opulent finishings. Private,  
luxurious ensuite baths in all but one suite.  
www.sylviaherrien.ca

**SYLVIA THERRIEN**  
Personal Real Estate Corporation  
**Newport Realty  
250-385-2033**



30-46

**REAL ESTATE  
VICTORIA**

**Deadline Changes  
For BC Day Monday August 2<sup>nd</sup>**

**PROOFS: Fri July 30, Noon**  
**DISTRICTS: Tues August 3, 10 A.M.**  
**AGENCY: Tues August 3, Noon**

**this  
summer**



**take the  
plunge**

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real estate interests

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**REAL ESTATE  
VICTORIA**

**Creating Curb Appeal  
Can Help Sell Your Home**

What's curb appeal? It's that certain something about your home  
that catches the eye of the passer-by and makes them want to take  
a closer look. If you're selling your home, curb appeal can quickly  
draw prospective buyers in for the first time. Without it, buyers may  
pass up on the chance to see inside and will miss what might have  
been the perfect home for them.

Your REALTOR® can give you numerous tips and suggestions to  
help you make that first impression really count. Here are a few  
ideas.

Keep your lawns neatly trimmed and edged. Trim trees and shrub-  
bery to get rid of overhanging branches that might obscure a poten-  
tially good view of your home, or pathway leading to the front door.  
Turn over the soil in your flowerbeds. If there's little color in your front  
garden, make a splash with a display of inexpensive annuals, flower  
boxes and wooden tubs. Clay and plastic posts can also be filled  
with flowers and small shrubs and displayed in the yard or by the  
front entrance to give the feel of a warm welcome.

Birdhouses and feeders, dried flower wreaths and hanging baskets  
on the front porch can give your home countryside curb appeal.  
Keep your porch, driveway and front yard clutter free. Remove  
garbage bins as soon as possible after pick-up, and avoid any build-  
up of junk mail.

Repair or replace broken steps or walkways. You might be used to  
the uneven paving or rickety stairs outside your home, but they could  
be hazardous to visitors, as well as unsightly. Your home's roof,  
chimney and exterior should look sound and well-cared for. Freshly  
painted woodwork is often well worth the time and money invested  
in it.

**A good spruce-up can make a big difference**

If painting is unnecessary, your home will still benefit from a good  
spruce-up. Wash down window frames and clean your windows to  
make them sparkle. Scrub the front door and polish the house num-  
bers, letterbox, doorknob and knocker. Open blinds, curtains or  
shutters to give your home an inviting, welcoming look.

These are just a sample of some of the ways you can create curb  
appeal. Your REALTOR® can give you many other, customized tips  
to make the most of your home's unique charm. In addition, your  
REALTOR® can offer an objective view of any repairs and improve-  
ments that might be necessary to enhance the likelihood of selling  
your home. Creating curb appeal may just be the feature that sets  
your home apart from the rest.

**This article is provided by the Victoria Real Estate Board.  
For more consumer information, visit our web site at  
[www.vreb.org](http://www.vreb.org)**