



Roy TEASDALE
472 Trans Canada Highway
Duncan, B.C. V9L 3R6



Tel: 250-748-7200 Toll Free 1-800-976-5566
www.royteasdale.com email: royteasdale@shaw.ca
Virtual tour plus more photos royteasdale.com



DUNCAN MILL BAY

OPEN HOUSE, SUNDAY, MARCH 7 1-4 PM 2617 BRUCE RD.

(Approx. 4 miles north of Mill Bay; look for Bench Road (left side), follow the arrows) ★



Renovated, could be 4 bedroom home, huge master bedroom, full en-suite & large walk-in closet & gas fireplace, spacious living room, Pellet stove, another full bathroom, den, 8x10 garden shed, 12x30 workshop, double enclosed garage, .045 of an acre, near new roof, quiet area, a pleasure to show this immaculate home (should be featured in the better homes and garden magazine, wheel chair friendly, formal dining room (20x23). Located south of Duncan, commute to Victoria and save thousands of dollars on the purchase of this home compared to Victoria prices.

\$479,000

MLS

09-49

Roy Teasdale 1-800-976-5566 250-748-7200



**Z Shirley and Ryan
ZAILO**
Personal Real
Estate Corporation

CALL US AT 250-478-4828
For more information visit www.shirleyzailo.com



**OPEN HOUSE SUNDAY 1-3
2003 INGOT**
Country living on 2.48 acres. Enter down a long driveway leads you to this beautiful 4 BR, 4 bathroom home. Spacious tile entrance to the right, an entertainment size LR with beautiful river rock fireplace and oak hardwood floors to the left is the dining room with lots of windows bringing in the natural light, through to a great kitchen with lots of counter & cupboard space which has a patio off which overlooks the rolling grasslands, property is fully fenced with a custom 6 ft. wood fencing. Master ensuite is a generous size with a huge 5 piece ensuite. 3 more good size BRs plus a 4 piece bathroom, there is a media room w/ wet bar, this area would be great for guests, or nanny suite. Huge 2 car garage, lots of parking. Hard wired generator. ★
MLS 272551 \$799,900.

Re/Max Camosun

IC & I

**Prime Business
Opportunity
Sidney BC**

New ML 273343 \$59,900
Located in Sidney's largest strip mall, approximately 1200 sq.ft. of leased space with exterior and interior access. This retail "Dollar Store" offers a great opportunity for a business minded individual or couple with gross sales scratching the half million market giving an owner an opportunity for a great income and capital return. Offered at \$59,900 plus inventory. MLS 273343. (www.roberthahn.com)

**Robert Hahn
RE/MAX Camosun
250-744-3301**



**Cafe & Eatery
Selkirk
Waterway**

New ML 273758 \$139,900
Prime location, exception business, presently operated 5 days a week, 10 hours a day and has exceptional good will value due to its owner operator. Has approximately 5 years of history in an almost new building offering pristine decor with a mediterranean flavour and expensive leasehold improvements. This is a well run, well organized business with a demand for expanded hours. Offered at \$139,900. MLS 273758. (www.roberthahn.com)

**Robert Hahn
RE/MAX Camosun
250-744-3301**



**OWN YOUR OWN BUSINESS!
\$25,000**

Priced for a quick sale! Owner says SELL! Great opportunity to be your OWN BOSS. A very well established, easy to run and profitable SUNTANNING STUDIO. Good central Esquimalt location, excellent visibility, steady clientele, accessibility and lots of parking. This is a turn-key, ready to go business with good equipment in place. (5 tanning beds). MLS 265721. Call PETER CRICHTON AT (250) 889-4000 or DES DENNIS at (250) 477-7291 for details. See pictures at www.VictoriaHomesOnline.com

**Peter Crichton
250-889-4000
Des Dennis
250-477-7291
DFH Real Estate Ltd.**

**Mayfair
Mall
\$75,000**

Platinum Lounge in Mayfair Mall. Geared towards Youth Market and Hip-Hop culture - music and clothing; ticket re-seller for local music concerts. Hip-Hop artist CD's. Trendy store, well presented and well run. Profitable too! They have exclusive lines for clothing which are a good traffic draw. Owners are going their separate ways so a perfect opportunity to move into this desirable location and expand this well established business. Owner will stay onto train and assist you in buying decisions for renewing stock. (4 times a year - day trip to Vancouver). Easy to run with 2 people. Call for your appointment to view. Please do not disturb store staff. MLS 273540. Call PETER CRICHTON AT (250) 889-4000 or DES DENNIS AT (250) 477-7291 for details. See pictures at www.VictoriaHomesOnline.com

**Peter Crichton
250-889-4000
Des Dennis
250-477-7291
DFH Real Estate Ltd.**

REAL ESTATE
VICTORIA

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**OWN YOUR OWN
COMMERCIAL OFFICE SPACE
GREAT INVESTMENT
START \$134,900**

Brand new 3 storey building with elevator. Located in an enviable location right in the centre the Sooke town core in high visibility area. Cheaper than rent, add value to your business by owning your own space. Some units leased, good rental income. Several units left to choose from. Immediate possession. Ideal for art gallery, office space, small business etc. Call for details.

**Shayne Fedosenko
Pemberton Holmes
250-384-8124**

**Water
2 Wine
\$45,000**

Buy a job? Yes, this is a nice way to earn one's living, operating a successful U-brew store. This is perfect for an owner-operator; the hours are good, the clients are loyal and they only see you when they're happy and doing what they like! This shop is successful and there is still room to grow! Call now for information. MLS 272322. Call PETER CRICHTON AT (250) 889-4000 or DES DENNIS AT (250) 477-7291 for details. See pictures at www.VictoriaHomesOnline.com

**Peter Crichton
250-889-4000
Des Dennis
250-477-7291
DFH Real Estate Ltd.**

**BUSINESSES
FOR SALE**

**I SPECIALIZE IN THE
SALE OF RESTAURANTS
& COFFEE SHOPS.**

**IF YOU WANT TO KNOW
MORE CONTACT ME.
I HAVE BEEN SELLING
BUSINESSES IN GREATER
VICTORIA FOR 20 YEARS**

**NEW LISTINGS
AUTOMOTIVE PAINT
REPAIR BUSINESS**

16 years in business repairing chips & scratches on cars for dealers & private customers. One or two man operation in leased premises in Victoria. Good income Potential for growth \$29,000

PATISSERIE & BAKERY
Well established retail business located in Oak Bay. Good income for owner/operator. Very busy take out business. Excellent reputation in the area. Suit baker who wants to work for him/herself. Good income. \$115,000

CURRENT LISTINGS

**VICTORIA SIGN
BUSINESS**

Long established sign business in operation for over 25 years. Well equipped with modern equipment. Easily run by 2 people. Good income, spacious premises. Current owner willing to stay on for a few months to train. \$95,000

WINE MAKING BUSINESS
Fully licensed turnkey operation located in Saanich In business for over 12 years 1,360 sqft of space. Good rent. On site parking. Extensive client list. 1 or 2 person operation \$49,000

**VICTORIA COFFEE
& BAKE SHOP**

A Victoria institution for over 12 years this unique business is located close to downtown in Antique Row. Mostly take out with limited seating inside but more seating in beautiful rear private garden patio. Everything made from scratch on premises. Easily run with limited staff. Excellent income \$115,000.

**Roy Stuart
Century 21
Queenswood Realty
250-477-1100
www.roystuart.ca**

AGENCY

**Last & Best Lot
(was held off market)
De Mamiel Creek Estates
2 Acres 3 min Drive to Sooke
Village \$220,000 + GST**

Best lot of phase 4. Wide open lot for home and sep. garage. Lots of south & west sun. View of Sooke Hills. Easy access to thousand of acres of space to explore, fish, camp, etc. Bring your plan (must be approved) & builder or call 4 plans & prices. Build now or use as an investment (think of how the value of 2 acres 3 min from downtown Victoria rose over the years). MLS 273256.

**Don Burnham
Re/Max Camosun Westshore
250-478-9600**



**1294 Carmichael Court,
3,600 Sq.Ft. Updated
Family Home with Full
Height 3 Bedroom Suite
\$699,999**

This home is perfect for the extended family or very large mortgage helper. In a wonderful, 15 minutes from downtown, this home has a new roof, granite countertops, Jennair stove, newer appliances, hardwood floors, tankless hot water heater and much more. Call Steve at 250-360-6069. MLS 272181.

**Steve Blumberg
Fair Realty
250-477-3831**



**Prestigious Gorge Pointe
Waterfront Living**

This beautiful, spacious (1160 sq.ft.) 2 bedroom, 2 bathroom condo overlooks the water on the west side of the building. A few features to mention are underground secured parking, secured storage, gated entry, exercise room, in-suite laundry, gas fireplace, a guest suite and even a boat dock. See you Sunday. MLS 273070.



**SHANE KING
REAL ESTATE CONSULTANT
250-661-4277
www.shaneking.ca**

**VICTORIA'S 1ST REAL ESTATE TEAM
250-384-8124**

**Lots of Room
and Privacy!**

Just reduced by \$30,000! Located at the end of a quiet cul de sac in Brentwood, this 4 or 5 bedroom home has lots of space. Main floor is designed for family living! Upstairs you will find 4 bedrooms & a large 5th bedroom or office with its own private deck. There is lots of room for the growing family or the one that won't leave home! Lots of storage space or room for a workshop. The south facing rear yard is great for the summers and to enjoy privacy which is made even nicer with Municipal Park along the side. There is parking for RV or boat. More info at www.981northaw.com



**Ron Kubek Team
Keller Williams Realty
250-652-5098**

**ARBUTUS RIDGE OPEN HOUSES
SUNDAY MARCH 7TH 1-4PM**

541 Cedar Crescent - Better than new! Beautifully renovated level entry home with spectacular ocean views ★

544 Marine View - WOW! gorgeously updated ocean view home with new kitchen, baths and spectacular master suite ★

Trans Canada hwy north, right on Hutchinson Rd and follow the signs.

Vancouver Island's best 50 + community north of Victoria

**Debra Christianson
Sutton West Coast Realty 250 709-0111**

DON BURNHAM

REMAX CAMOSUN Westshore

Call 250-516-1510

daburnham@shaw.ca

More pictures at www.donburnham.ca



\$569,900

**1989 HOME ON 2 ACRES
15 MIN. FROM VIC GENERAL.
1 Br Suite. Lots Of Parking.
REDUCED. NEW PRICE \$569,900**

Enter this postcard perfect setting via the driveway that curves around the pond to a level 40x40 parking area. This is an ideal setting for the self-employed contractor with equipment and vehicles, or a mechanic looking for a place to put up a vehicle shelter / shop. Approx. 1200 sq.ft. on the main, 800 sq ft on lower level including suite and 400 sq feet of crawlspace for storage. CALL ME TODAY. MLS 270884

**JAMES BAY Cottage!!
NOW Only \$545,000**

OPEN HOUSE Sun. 2-4
531 Simcoe St.

Immaculate 2 bedroom character cottage that's situated steps from the ocean, downtown shopping, in charming James Bay! Freshly painted and ready to move into, the house offers gleaming oak floors, coved ceilings, updated kitchen with grand new cabinets, countertops, new appliances, new bathroom fixtures, large windows, separate garage... neat as a pin! Back yard is private & fully fenced with sunny southwestern exposure, great for summer BBQs. THIS IS A GREAT starter or retirement home! Call now! MLS 273311.



**Doug Sunray
Century 21 Queenswood Realty Ltd.
250-477-1100** ★

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thing
you read.

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**2 SEPARATE
ACREAGES
Available in
Highlands!**

Enjoy beautiful views, leisurely walking trails, nature & wildlife. (Possibility of buying 8 acres, 24 acres, or buy both together.) Property is well treed, secluded but not isolated: wonderful Highlands experience!



**Elena Plotnikoff
Pemberton Holmes Ltd.
(250) 384-8124**

**HOT NEW LISTING!
One Level Rancher**

Perfect starter home with level, easy care yard. A short walk to Oaklands Elementary or Hillside Mall. 3 bedrooms / 1 bath with newer family room addition with skylights & bamboo flooring. Nice and bright! Only \$479,000.

**Shelley Saldat
250-589-4014
Pemberton Holmes Ltd.
250-384-8124**

09-50



Don't sleep on it



**Call your
realtor today!**

