

JOHN VERNON
 "Your Real Estate Professional"
 SOOKE'S #1 REALTOR FOR 14 CONSECUTIVE YEARS*
250-642-5050
 RE/MAX camosun westside *VREB MLS
 John@JohnVernon.com www.JohnVernon.com



6531 Lanark Road

INSPIRED OCEAN VIEW HOME BETTER THAN NEW ONLY \$289,900

Beautifully finished 2009, 2BR, 2BA, ground floor strata duplex w/ocean views. Open-concept 22'x14' living/dining area w/laminate floor & sliders to ocean view patio & gardens. Maple kitchen w/dbl ss sinks, b/i MW & DW. Main 4pce BA w/slate tile floor. 2 BRs incl MBR w/2pce ensuite & ceramic floor. Landscaped yard w/garden beds, shrubs, flowers & cascading window boxes. NHW & no strata fees. Possibly Sooke's Best Buy. MLS 279406. Photos: www.johnvernon.com



2383 Church Road

THE PERFECT FAMILY HOME AND ROOM FOR MOM ONLY \$374,900

Spacious & lovingly maintained 4/5BR, 3BA, 2026sf home includes 1BR suite for mom with its own private entry. LR w/floor-ceiling brick

FP. DR opens to huge 33sf partly covered wrap-around deck. Bright kitchen has eating area & also opens to deck. MBR w/ensuite BA. Storage rm/shop & carport. Large, level, sun-drenched, SW-facing, landscaped .17ac w/fenced & gated backyard & a variety of flowers, mature shrubs & fruit trees. MLS 281087. Photos: www.johnvernon.com



6778 Foreman Heights Drive

BEAUTIFULLY UPDATED RANCHER \$389,900

Sparkling & updated 3BR, 2BA, rancher on .22ac. LR & in-line DR. Gourmet kitchen w/new cabinets, counters, backsplash & sink. MBR has 3pce ensuite w/step in shower. 2

more BRs & laundry/storage. Single garage + RV pkg. Recent updates including BAs, flooring including ceramic tile, laminate & new carpet in BRs. Freshly painted, new light fixtures & interior doors. MLS 275689. Photos: www.johnvernon.com



2368 French Road

FABULOUS "FERN RIDGE" QUALITY, PRIVACY, VIEWS & VALUE \$399,900

"Fern Ridge" an updated 3BR, 2BA 1673sf custom, quality home on .43ac w/ocean & mtn views. Sunken

LR w/brick FP, open beam ceiling & picture window views. Oak country kitchen w/bay window eating area & door to deck. Formal DR too. MBR has w/i closet, ensuite BA & a bay window framing ocean & Olympic Mtn views. Garage w/shop area + RV pkg. Yard w/pond, beautiful rockwork & paths winding thru spectacular gardens. MLS 280926. Photos: www.johnvernon.com



8590 West Coast Road

STEPS TO THE BEACH 1.14AC OCEAN VIEW COUNTRY RETREAT \$499,900

Inspired 3BR, 2BA, 1819sf ocean view retreat on 1.14ac just steps to the beach. Oak & ceramic tile flooring, fir doors, windows & trim &

fresh designer paint. Open concept LR & DR w/walls of windows, propane FP & island kit. MBR has w/i closet, b/i dressers, soaker tub & French doors to huge ocean view deck. Sunny, s-w facing, fenced, gated, landscaped, 3 decks, pond & trails thru forest to horse stable/paddock. MLS274265. Photos: www.johnvernon.com



2601 Seaside Drive

INSPIRED WEST COAST CONTEMPORARY RANCHER PANORAMIC OCEAN & MOUNTAIN VIEWS \$544,900

Sparkling 3BR, 2BA, 2029sf rancher on .98ac w/babbling brook & ocean & Olympic mtn views. Solid burnished

oak floors in main living areas & walls of ocean view windows. LR w/pine vaulted ceiling, floor-ceiling granite FP & sliders to full-length 500+sf stamped concrete ocean & mtn view patio. DR w/woodstove opens to patio. Euro style kit has w/i pantry. MBR has w-i closet, 4pce ensuite & sliders to patio. Lower level w/family room. Dbl garage. MLS275605. Photos: www.johnvernon.com



5753 Sooke Road

OCEANFRONT RESORT "GROUCHES" LAIR" PRICED BELOW BC ASSESSED VALUE \$1,489,000

Invest in a stunning 1.86ac Commercial Recreation Zoned-CR1 oceanfront property in Saseenos.

Family owned since 1972. 7 cabin/units, cafe/restaurant, licensed bar, kitchens, office & management living area. Develop a new executive dream resort/spa or offer tourist cottages. This oceanfront property w/sunny, southern exposure & magnificent views of Sooke Harbour, the Olympic Mtns & 132' of beach. Upper lot of .60 acre (separate title) w/frontage on Sooke Road also for sale. MLS279675. Photos: www.johnvernon.com

COMPLIMENTARY EVALUATION CERTIFICATE
 If you are considering selling, it is imperative in today's changing real estate market that you have accurate and up to date information about the value of your home. Call John NOW for your FREE, no-obligation, market evaluation. John guarantees thorough, courteous, professional service and proven results - ALWAYS!

30-39

ERINAN ESTATES



Spectacular Oceanview Properties

...your opportunity for life in this Jewel on the West Coast!...

- Large +13,000 sq ft easy build lots
- Underground sewer, water, gas & high speed internet
- Extensive trail system in this master planned community
- Upscale prestigious feel
- Wide curving boulevards, plantings, sidewalks, streetlights
- Character & integrity of land preserved in mature native trees & rocky outcrops

Premier lots starting at \$169,900



Sales Center Open Saturdays & Sundays 1-3pm

Shelly Davis

Web: www.ShellyDavis.ca
 Email: ShellyDavis@shaw.ca

250.642.6361

Royal Lepage Coast Capital Realty

Marlene Arden

Web: www.SookeListings.com
 Email: MarleneArden@SookeListings.com

30-39

PEMBERTON HOMES
 ESTABLISHED 1987

RETIREMENT / STARTER \$359,000

Whether you are just starting out or winding down, this lovely 1425 sq.ft. rancher is sure to please. This beautifully kept 3 bed / 2 bath home exudes warmth and pride of ownership. The rooms are spacious and bright with skylights, the property faces south for lots of sunshine, the living room and 2nd master have propane fireplaces, and there's loads of parking. All this and the home is at the end of a dead end road. Priced to sell. MLS 281394.

Sheila Duncan 250-384-8124
 VICTORIA'S 1ST REAL ESTATE TEAM
 1-800-665-5303

6846 Rose Lee Place is One Suite Deal!!!

On a quiet cul de sac in the Sooke core, this classic Colonial style home features a 2 bedroom main floor suite (currently rented for \$950/m.) The 1996 home has 6 Bedrooms(incl suite), 3 Bathrooms, large Rec room(with sep entrance)bright kitchen with sliders to sunny deck, fireplace, double car garage & .34 of an acre which has the room for future development (separate lot-duplex potential) Great family home. \$479900

Tory Thompson
 One Percent Realty Vancouver Island
 250-818-2471 www.ToryThompson.com

PEMBERTON HOMES
 ESTABLISHED 1987

STUNNING OCEAN VIEWS! SEASIDE STREET! \$650,000 PUBLIC DOCK AND ED MCGREGOR PARK STEPS AWAY!

OPEN HOUSE Sat. 2-4 6656 Horne Road

Town draft OCP has this property as one of two only to be rezoned to live-work high density zoning!!! Call for PDF re town docs!! (18 homes on this land!!)***Never use this - or years later sell or develop for a huge profit!!! Big house has new paint, light fixtures and flooring - ready to enjoy and rent the big suite OR B&B!! Steps to town centerpiece Ed McGregor oceanside park and the Rotary Club public pier and wharf's crabbing or salmon casting! (grab your kayaks and swimsuits!) Youtube the Rotary's Wharf!!! Be play smart and be investor smarter - In Sooke's core-of-the-core's location! The smart super fun that pays for itself and looks after you in your future retirement!!! Call Stacey direct before it sells! 250-889-5994 24hrs! MLS 279709

Stacey Scharf
 250-889-5994
 250-384-8124

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

LOTS & ACRES

MAGNIFICENT 6.11AC FARMLAND PANORAMIC OCEAN & OLYMPIC MTN VIEWS \$599,900 4670 OTTER POINT PLACE

Rare, very gently sloping, mostly cleared in native grass pasture, completely useable, sunny, s-facing, 6.11ac w/views of Juan de Fuca Strait to Olympic Mtns & located on quiet cul-de-sac just 8 min to Sooke Ctr. Native perimeter vegetation & several stands of mature trees enhance privacy & provide cover for your livestock. Many easy building sites & high yield drilled well & hydro, phone, cable & high-speed internet avail at road. MLS 279780
 Photos: www.johnvernon.com

John Vernon
 RE/MAX Camosun
 250-642-5050

VERY RARE 131 ACRE ORGANIC FARM HELGESEN FARM SIMPLY STUNNING \$1,499,000 6698 HELGESEN ROAD

Organic farm estate. 1st time on market in 62 years, 131 verdent, mostly level acres intersected by salmon bearing, Demamiel Creek. 60ac in hay & native grass pasture & balance in 2nd growth forest w/some towering old growth trees. Hydro, phone & mun water to elevated home site w/old orchard. 1920 farmhouse & barns require major restoration. Mun sewer avail at road. Surrounding Sooke Hills create micro climate perfect for agricultural pursuits. Agricultural RU-3 zoning permits min lot size for subdivision of 9.88ac. Property in ALR. MLS 281421
 Photos: www.johnvernon.com

John Vernon
 RE/MAX Camosun
 250-642-5050

2008 HOME ON 5 ACRES!

Five acres of peace, privacy, seclusion. Call it what you will - but you will LOVE this like new 2008, 2 storey home w/ 3 BRs/ 2 bath on upper; 4th BR/ DEN/ OFFICE and laundry on lower level; PLUS a legal 2 BR/ 1 bath suite. Too many features to list. \$788,000. MLS 275044.
 www.derekraaten.com

Derek Braaten
 Sutton Group
 West Coast Realty
 250-479-3333

View Royal Building Lot \$269,900

Centrally located building lot. Zoned R-1. Near the Casino on the Old Island Highway. Close to all amenities and on bus route. This lot is like a little piece of country in the city.

Lyle Kahl
 Kahl Realty
 250-391-8484

A New Home For Xmas! Lots 2/3 1954 Barrett Drive

Within walking distance to Panorama Rec Centre and the new Kelset Elementary, 2 sunny 1/2 acre lots to choose from and ready for you to build on. Outside the restrictions of Dean Park you can feel free to create your dream design. All sorts of options to suit a large family home and possible income helper. Well suited for a level entry home with full height walk out basement. Private, low maintenance cul-de-sac w/underground services, all incl & 11 m inside property line. Each offered at \$399,000. MLS 277689/690

Ann Watley
 DFH Real Estate Ltd.
 250-656-7779

REAL ESTATE VICTORIA

DEADLINE CHANGES For BC Day Mon August 2nd

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

The Best of the Lake

Act Fast They Won't Last Long!

New Pricing!
on selected lots.

Exclusive Lakefront and Lakeview Lots in sunny Honeymoon Bay

Stin-Qua is located on the sought-after sunny and sheltered south end of Lake Cowichan where lakeside lots are the most desirable.

These 16 exclusive lots range in size from .25 to .74 acres, and all are fully serviced and secure with individual docks for everyone.

now priced from only **\$159,900**

1.800.663.2121 www.stin-qua.com

RE/MAX KARL LEONG CAMOSUN

STIN-QUA
LAKEFRONT COMMUNITY



EXECUTIVE LAKEFRONT ESTATE \$799,900

7850A DAVIDSON ROAD
Stunning 2007, 5BR, 4BA, 3508sf home w/2BR suite. 5.58ac mostly natural w/approx .5ac landscaped fronting Kemp Lake. Slate, tile & solid maple floors. 20' vaulted ceilings w/lots of windows. Granite kitchen w/custom cherry cabinetry. Open living & dining areas w/French doors to lakeview deck. 28'x13' MBR has w-i closet, heated tile floor, 5pce ensuite w/his/her sinks in granite vanity, sit-down shower, heated lakeview jet tub & French door to deck. Dbl garage w/part finished bonus room above. Heat pump & elec FA furnace. Dock too.
MLS 281158
Photos: www.johnvernon.com

John Vernon
RE/MAX Camosun
250-642-5050



"TIGH BEAG-NA-MARA" ON GORDON'S BEACH AMAZING OCEANFRONT COTTAGE \$479,900

8719 WEST COAST ROAD
Fabulous architecturally designed cottage on Gordon's Beach on the waters of Juan de Fuca Strait. Fir floors, LR w/brick FP & dbl sliding doors open to covered & glass enclosed oceanfront patio. Oak kitchen w/dining area. Upstairs is MBR + sleeping loft. Sundeck w/hot tub. Storage shed/shop & landscaped, fenced & gated yard. Approved sewage sys. Share purchase of Orveas Bay Estates. MLS 280823.
Photos: www.johnvernon.com

John Vernon
RE/MAX Camosun
250-642-5050

Lands End Waterfront \$1,329,999

Lovely home with lots of character and nearby guest cottage. Enjoy the spectacular views while sitting in the hot tub on the main deck or relaxing on top of the boat house at the waters edge. All in pristine condition. Quick and easy to the Ferry Terminal, Sidney & Airport. MLS 281046.

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



View Lot Saanich Inlet \$299,000

Build your dream home on this spectacular .39 acre view lot that overlooks beautiful Brentwood Bay with a stunning view of the Malahat mountain range. The area is developing and there are gorgeous upscale homes in this exclusive area. Incredible sunsets, as property faces west overlooking Finlayson Arm. Fishing and boating are nearby, with access to beaches. Gowland Park is walking distance away, with incredible hiking / walking trails. This is the perfect lot to build your dream home. Perc test just completed and waiting building permit.

John Romashenko 250-588-9246
Saanich Peninsula Realty 250-656-0145

WATERFRONT



New ML 281848 \$295,000

ALL FURNISHINGS & BOAT WITH MOTOR INCLUDED JUST TURN THE KEY & YOU'RE HOME!!! \$295,000

Here's your chance to join a vibrant waterfront community with this truly wonderful float home which is located in Fisherman's Wharf in James Bay. Enjoy wonderful views of harbour activity, sea life and downtown. This 1995 built float home offers 1 BR + den which boasts a recently updated kitchen and a full lower bath with a brand new maximum air bubble tub, 2007 washer and dryer, hardwood flooring and a cozy wood burning FP. Take advantage of the lower deck where you can tie up your 8' Sorrenson boat with 2 HP Honda outboard and have a BBQ which is all a part of this home. Appointments are easily arranged so come and view this unique home today!!!

Shaunna Jones
250-888-4628
Royal LePage
250-592-4422



WEST COAST COTTAGE FULLY FURNISHED \$259,000

Salmon fishing, hiking, kayaking, beach combing, and just relaxing. Only 2 hours from Victoria, 1 hour from Sooke. True Westcoast lifestyle can be experienced at this pretty, freshly renovated and decorated 2 bedroom cottage fully equipped and furnished. Just bring your toothbrush! (currently vacation rental) MLS 278375

Roy & Deborah Coburn
250-744-3301
RE/MAX Camosun
250-478-9600



"PARADISE" AT HONEYMOON BAY LAKE COWICHAN JUST \$189,000

Paradise Village RV park, 12 acres of fabulous lakefront setting with over 500 feet of waterfront, private marina, boat launch, firepits and a beautiful sandy beach. Your home is a well maintained 1991 custom coach fifth wheel unit with a full cover for boat and trailer. Call Roy for full details at 250-812-1989. MLS 279952.

Roy Coburn
250-812-1989
RE/MAX Camosun
250-744-3301

Sweet Home!

Prospect Lake

One of a kind lakeshore estate with a grand house, private cottage, and over 300 feet of the best lakefront along Prospect Lake. The property is 10.17 acres with captivating views of the water and surrounding parklands, mature forest, rocks, a pond, roaming deer and wildlife. Tudor style, 3995 sq. ft house with coved ceilings, French doors and skylights. There is good visibility of the lake in all the west-facing rooms and a great view from the back deck. The private guest cottage is 1 bedroom with kitchen and living room, laundry, full bathroom, and a patio to enjoy the view. Situated on the deep side of the lake, this location is great for recreational boats, kayaks, canoes, and swimming. Approximately 15 minutes by car from lakeshore to downtown Victoria. \$1,999,000. MLS 281851

Kevin Ramsay
250-217-5091
www.sweethomevictoria.com
Fair Realty

Sweet Home Victoria

MASSIVE PRICE REDUCTION

South Fairfield \$489,000

Great Builders Terms with Low Interest Rates. Owner Builders Welcome! Fee simple, fully serviced building lot bordering Oak Bay and Victoria. This gorgeous property is situated in the well established heart of South Fairfield and close to all amenities including shopping, restaurants, schools and healthcare. A short stroll through the picturesque neighborhood takes you to the beautiful beach overlooking our amazing coastline. Build your dream home up to 3000sqft with legal secondary suite under the current R1G Zoning. Call today for your information package and private tour. Building lot is subject to HST. ML 278257,278258

Jamie Koren
Pemberton Holmes Ltd.
250-384-8124
www.jamiekoren.com



This mid century modern home is located on a one third acre waterfront lot overlooking Portage Inlet. Launch your kayak from your private dock or just take in the outstanding nature views this property offers. Beautifully landscaped lot with attractive rock outcroppings and mature landscaping, and easy access to the water. The tidy home is well maintained and features three bedrooms, two full baths and a family room. There is a workshop for the home hobbyist plus a single garage. Be a part of this special community on a secluded cul-de-sac, and relax with your morning coffee while enjoying the fascinating nature show this special property offers! \$869,000. MLS 279331.



MORLEY BRYANT 250-477-5353
Royal LePage Coast Capital Realty

NOEL HACHÉ

Waterfront 6700 Sq.Ft. \$1,695,000

Superb 2007 custom built lakefront home. Seldom are homes of this quality offered for sale. Featuring an eighteen foot foyer with custom crafted curved staircase and three storey water wall. Excellent main floor offers polished slate floor, a terrific kitchen with edge grain fir cabinets, tiled backsplash, granite counters, walk in pantry and adjoining family room with a barrel vaulted ceiling. Wonderful separate DR features a built in 1000 gallon salt water aquarium and custom acordion style wood doors opening to an entertainment sized deck with concrete tiles. Terrific home office is complete with built in desks and cabinets. The upper level offers spacious BRs, spa like ensuite and additional bonus room. One of a kind 2009 award winning home theatre, billiards room, music studio and exercise room complete the lower level. MLS 279682.

RE/MAX Camosun 250-744-3301

REAL ESTATE VICTORIA

Deadline Changes For BC Day Monday August 2nd

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