



**Open House Sat. 1-3
2392 Sunriver Way** ★

Just move into this fabulously updated Willow design Sunriver home. The greatest floor plan featuring rich colors and hardwood floors. Vaulted ceiling and inline formal dining with China cabinet inset. Powderroom. Huge kitchen with large island, appliances, tiled backsplash and casual eating area. You will love the mudroom off the wrap around deck for the kids. Family room off the kitchen with 3 sided FP, 2 back. Master boasts huge walk in closet, full ensuite and private deck. 2 BRs and open loft/ den area overlooking both living and family rooms. Bright full size unfinished basement for that growing family or inlaw suite. Cannot build this any cheaper. Check out our upgrades. Possession asap.



Plenty of privacy on this park-like property. You will just love this 13+ acres located approximately 30 minutes west of Victoria. Borders crown land and park land. Custom West Coast style cedar home feature 2 BR, 2 bathroom. Country kitchen with open dining area. Living room boasts vaulted ceilings, wall of windows and cozy wood stove. Wood accents throughout wrap around deck. Sunny south facing views high overlooking Sooke Basin, Strait of Juan de Fuca and the Olympic Mountains beyond. Loft has nice office / TV area. Separate small studio bldg. All zoned RR1 allowing subdivision into 1.0 ha lot; municipal water. Mostly treed, some merchantable timber; selective clearing will open excellent high views with real value.



Established B&B

You will be awestruck by the breathtaking views this custom built 4 BR, 4 bathroom post and beam home offers. A gourmet kitchen, soaring vaulted ceilings, radiant heated floors, and the most elegant modern bathrooms are just some of the features that will impress. Perched deliberately on a picturesque hillside, nature is right at your doorstep. Enjoy as your own private sanctuary, or bestow this gift on others and utilize the amazing self contained spa-inspired B&B. Lavishly appointed with Jacuzzi tubs, overstuffed bedding and an unforgettable view, this B&B can be run on a part time basis replacing a full time income. With its proximity to all that Victoria has to offer, you won't find a better opportunity to live, recharge and relax. \$849,900. ML 271141.



Horse Lovers & Hobby Farmers!

Large, 5 BR, 2 BA, 3059 sf home on 4.07 ac. Beautiful oak flrs. Dbl French doors to huge LR w/ stone FP & propane insert. DR opens to oversize cov deck. Downstairs: 2 BR suite w/ priv entry. Newer 56'x36' 4 stall barn, older 33'x30' barn, 185'x66' riding ring, 5 paddocks, fenced & gated. 2 garages, 24'x12' greenhouse, 2 chicken coops, garden beds & fruit trees. Beautifully mature landscaping. Classic gated entry w/ white railed fence bordering curved driveway. A must see!



Rare Find!

3615 sq.ft. "The Hemlock" rancher w/ full finished basement & 1/2 offers 1 BR suite. This layout is not available for most lots in Sunriver as the footprint is so large. Main floor features open living room w/ upgraded gas FP. Inline formal DR. New carpet & warm designer colours. Country kitchen w/ maple shaker cabinets, eating bar & nook. Patio overlooking protected greenspace. Family room as well with gas FP. 3 large BRs on main. Master w/ walk-in and lovely ensuite. One other with cheater ensuite. Downstairs features 2 other very large rooms, another BR &/or media room/ den. Great space. Separate 1 BR suite for the extended family. Separate 1 BR suite for the extended family. Double garage/ workshop area. All located in cul-de-sac. Sure 2 please. ML 273275. Priced @ \$534,900.



Tennis Anyone?

Large home located on private yet pretty .97 acre place. Over 2800 sq.ft. of comfortable living. 4 bedrooms plus den, 3 bathrooms. Skylit island kitchen. Separate dining room with slider to huge entertainment size deck. Living room features floor to ceiling stone fireplace. Huge recreation and attached family room. Concrete tennis court. Great B&B potential. Enjoy rural living at its best. Priced at \$439,900.



Another fabulous project offered by Champagne Ventures. A well known and respected Local Builder. Move in shortly to this 3 bedroom plus den, 3 bathrooms duplex. Home offers open living room with fireplace and in-line formal dining. Bright kitchen w/ maple cabinets and breakfast area. Slider to south facing deck. Perfect for those summer BBQ. Nicely fenced back yard for children or pets. Skylight staircase. Bedrooms all upstairs and all generously sized. Master with large walk-in closet and ensuite. Den for that home office / computer area. Quality products and finishing throughout. Separate laundry room off single garage. Be the first to call this home. Price includes net GST no HST here!!!! Priced at \$339,900.



Make your first home your dream home!! Sunriver Estates is the perfect neighbourhood. You'll love this Driftwood designed home with front veranda. Tiled entrance den or formal sitting area. LR with gas FP. Bright Maple kitchen with breakfast nook. Formal DR. New wood laminate floors and very nicely presented. French door to fenced and nicely landscaped yard. Upstairs includes 3 well proportioned BRs. Master with walk through closet full ensuite. Garage/ workshop. Loads of parking and a flat lot. One of the most affordable homes available in Sunriver today. Ideal home to start and raise your family. Priced to please @ \$414,900.

GREAT LOCATION FAMILY HOME!

This 1999 family home has loads of potential. 4 large bedrooms, 3 baths, 2 storey home. Over 2500 sq.ft. of comfortable living. Main floor includes bright kitchen with high ceilings. Formal living room with gas fireplace. In-line formal dining room. Master features walk-in closet and ensuite bath. Ground level entrance with separate laundry room. Huge rec room with attached family room. Great opportunity to make equity in this home. Single car garage with workshop area. Fully fenced and landscaped back yard. corner lot in nice waterfront subdivision. Priced to please \$449,900.

Tammi Dimock 250-642-6361
tdimock@shaw.ca



Royal LePage Coast Capital Realty



**WATERFRONT T/H
\$159,900**

1 bdrm, 1 bath, 642 sq ft, townhome on the oceanfront for \$159,900. The southeast facing patio doors make this a sun-drenched, inviting place to call home. You can enjoy the ocean sports at your doorstep, hiking trails are all around you. This is a great personal home or buy and rent it as an investment. Close to all amenities. Come see this very affordable home before the mortgage rules change on April 19th. Easy to view with Keith Ferguson of ReMax Camosun 250-744-3301. More info at www.victoriahomesforsale.com

Visit www.victoriahomesforsale.com or call Keith for an appt. 744 - 3301



Keith Ferguson
250-744-3301

www.victoriahomesforsale.com

RE/MAX
Camosun



Queenswood Realty Ltd.



**STUNNING HOUSE WITH OCEAN VIEWS!
\$679,900**

OPEN HOUSE SUN 2 -4
2204 Henlyn Drive
(W. on Sooke Rd, past John Muir School, R. on Grant, L. Henlyn.)

An easy-care acreage with great views and vantage points, secret pathways and spring flowers (over 300 new Perennial plantings) this executive home will win your heart. Listen to the waterfall that borders the property, watch the eagles soar from the expansive Cedar decking-cook up a storm in the Cook's Kitchen updated with new countertops, stainless appliances, butcher block island and pot-rack. Dine in the open-plan DR, with romantic back-lit glass block feature-or cuddle by the cozy woodstove in the Great room (with den) that opens up to the kitchen and DR - and has walls of windows to enjoy that view-with South Sea Island ceiling fans to warm the whole home. 2 new bathrooms-the Master has soaker tub, 2 sinks - and That View. A 2nd level with 2 further BRs (or office) laundry room - could have 3rd bathroom - and a massive 13x50 storage area... couple that with a BONUS 27 x 27 garage/ workshop with toilet/ sink and R/I heated walls. For couples or families... this is a really special home - new septic field, easy driveway, turnaround parking. It's a great buy in an area that's becoming highly sought-after. Don't miss this one. MLS 271467

Ruth Stark
250-477-1100



09-41



New ML 273930

\$565,000

**TOTAL WOODLAND PRIVACY
ON 1 ACRE RIGHT IN SOOKE!**

OPEN HOUSE Sat. 1-4
7141 Cedar Park Place, Sooke

Beautiful, big & bright '02 home (w/ suite) on 1 lovely private acre. Huge deck off the dining area is south facing & extends the indoor living space to the natural woodlands. The outdoors has overheight storage, greenhouse, lots of RV parking. The neighbourhood is lovely & quiet on no-thru street. Master BR has its own princess balcony, ensuite & walk-in closet. This home is immaculate, spacious, modern and very much 'HOME SWEET HOME'. This hidden gem is a rare find. Please call Ellen 250-818-6441.

CALL ELLEN BERGERUD
SOOKE'S COMMUNITY SPECIALIST
250 642 3252(pager) or 250 818 6441(cell)

REMAX CAMOSUN
email: ellenbergerud@shaw.ca
visit: realestatesooke.com

09-41

LOTS & ACRES

**Great Level Building Lot
Steps from Florence Lake
\$229,900**

New ML 270632 \$229,900
Last remaining in this small subdivision close to all amenities. Easy build with sewer, water and all services ready at lot line. Seller can also build to suit.

**Niels Baartman
Pemberton Holmes
250-474-3344**



**NEW ACREAGES
"THE WOODS AT OTTER POINT"**

Now registered. 32 (now 16 (+/-) left). Drilled wells, very flat 2 (+/-) acre parcels. Easy builds. \$149,900+. Off Otter Point Rd. in Sooke, just past Young Lk. Rd. Only 6 mins. to Sooke town core and all amenities. Buy now and beat the HST. Go to web-site www.shayne4sooke.com

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



**OPEN HOUSE
SAT. & SUN. 1:00-3:00
WEST COAST RD.**

**DEVELOPER BLOW-OUT!
ACREAGES STARTING \$79,900**
All with access to trails to get to beach. Starting \$79,900, waterfronts \$399,900. In Jordan River (some lots allow 2-3 residences). Jordan River is approx. 30 mins. past Sooke on main road. Developer motivated. Wells in, hydro at property lines. Go to web-site for price lists and map. www.shoresatjordanriver.ca

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

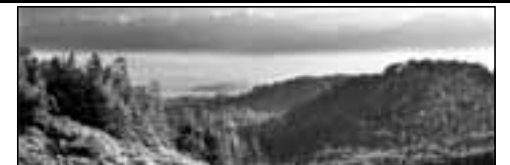


**Need a house
with a really big
backyard?**



www.revweekly.com

Ash Mountain Estates - Metchosin



10+/- acre lots located at the end of a paved, quiet, dead end road. Access to Matheson Lake Park & the Galloping Goose Trail. Lots are Freehold, hydro to property line, approved septic areas and drilled wells in place. Priced from \$324,900

Sutton Group - West Coast Realty
Victoria 250-479-3333 Cowichan Valley 250-748-5000
www.pennymcfarlane.com

09-41

EXCEPTIONAL LOT IN PATRICIA BAY AREA OF NORTH SAANICH

Lot Area - Approx 11,000 Sq. ft.

72 Foot Road Frontage

Bright, Sunny and Easy to Build
on Quiet End of Tsaykum Road

- > Sewer to Property Line
- > Westerly Views Over Patricia Bay
- > Financing Available to Qualified Purchaser
- > MLS# 273043

For More Information Call

DON KING
Gordon Hulme Realty Ltd.
250 656 4626 / 250 516 1202

2 LOVELY ACRES

Rare estate acreage in the desirable Prospect Lake area. Come and build your dream home at the acreages at Oak Meadows. Amazing 2+ acre lot just 3 minutes from Victoria General Hospital. Ten minutes from Victoria. Part of a 9 lot development with common waste water treatment plant off site. Beautiful meadows, Garry oaks and a peaceful setting will only enhance your investment set amongst million dollar plus estates. \$810,000. MLS 270519.

Harry Fowler
DFH Real Estate Ltd.
250-474-6003

BUILDING LOTS!

"Runnymede Nest"
R1G 5000sqft+

Victoria's only 4 lot, fee simple, fully serviced subdivision bordering Oak Bay and Victoria Municipalities. There has never been a better time to build your dream home as now. Low interest rates, no HST until July 2010 and finally construction costs have come back down to reality. Hurry this amazing opportunity will not last! Please call Jamie Koren for your full information package.



Jamie Koren
Pemberton Holmes Ltd.
250-384-8124

www.jamiekoren.com

WATERFRONT

Magnificent 5.93 Acre Oceanfront in East Sooke

New ML 273764 \$1,100,000
This magnificent oceanfront acreage is on the sheltered side of Sooke Basin. Secluded 5.93 acres at the end of a cul-de-sac insures privacy. Driveway has been cleared as have several building locations high up on the property for maximum view. There is over 500 feet of shoreline with deep water moorage potential. Build your dream home on this gorgeous hunk of west coast waterfront! Water, electricity, phone and cable are at the lot line. Close to East Sooke Regional Park and just a 25 minute drive to Langford shopping. \$1,100,000.

Ted Tyrrell
DFH Real Estate Ltd.
250-477-7291



KENILWORTH - A RARE OCEANFRONT GEM 7.45 AC OCEANFRONT ESTATE & SUBDIVISION POTENTIAL 6134 EAST SOOKE ROAD

First time on the market in 41 years, this 7.4 ac Kenilworth Estate represents the quintessential oceanfront homestead & a rare opportunity to acquire one of the region's last remaining large, unspoiled, oceanfront acreages with the potential for subdivision. Current RR-5 zoning permits minimum lot size of 0.99 ac & 1 SGF or 1 duplex per lot. Stone gates frame the entrance & the driveway easily winds thru mature forest & opens to nature. The 3 dwellings include a custom cedar 2320 sf 2 BR, 3 BA oceanfront home w/ bachelor suite, a 2nd 1272 sf oceanfront cottage w/ 2-1 BR suites & a 3rd 910 sf 1 BR, 2 BA garden cottage. Paths winding thru garden & forest open to your own private cove w/ pebble beach. An astonishingly rare find & an outstanding value. MLS 273533. Photos: www.johnvernon.com

John Vernon
RE/MAX Camosun
250-642-5050



New ML 272585 \$649,900

UNPARALLELED WEST COAST OCEANFRONT A ONCE IN A LIFETIME OPPORTUNITY \$649,900 + GST LOT 10 LIGHTHOUSE POINT ROAD

Unparalleled, inspiring, sun-drenched, south-facing 1.20 ac oceanfront estate w/ stunning 180 degree views over Juan de Fuca Strait to the Olympic Mtns & 145' of ruggedly beautiful & easily accessible shoreline. Finished driveway to prepared gently sloping bldg site. Drilled well & common sewage disposal to lot. Underground hydro, phone, hi-speed internet & digital cable at road. Welcome to Sheringham Point, a master planned & painstakingly executed exclusive gated enclave of 15 oceanfront & 2 upland acreages in a pristine natural environment. Hiking, beachcombing, whale watching, sailing, surfing, kayaking & world class fishing at your door. 20 min to Sooke & 75 min to metropolitan Victoria. BONUS: current Rural A zoning permits a guest cottage in addition to primary single family residence. MLS 272585. Photos: www.johnvernon.com

John Vernon
RE/MAX Camosun
250-642-5050

Living On The Lake \$425,000

OPEN HOUSE SUN. 1-4 #16-2046 WIDOWS WALK

This may be the best kept secret on Vancouver Island. Great investment for a fully maintained recreation property as a turn key end unit at Shawigan Beach Resort. Price includes everything from designer interior furniture right down to the dishes and cutlery. This is a prime end unit with lake views from the double patio that leads to a fabulous lakefront lifestyle with beach, boat launch, dock, tennis court, 4 hole golf course and indoor pool. This is a rentable unit or personal use only dream spot. Open this Sunday, don't miss out.

Don Bellamy
RE/MAX Camosun
Peninsula Properties
250-744-3301



Giovanna

250.477.5353

Email: gio13@shaw.ca

Website: www.homesbygio.ca



Revenue Property with Potential to Grow...

Revenue acreage in Port Renfrew with over 350 feet of waterfront. Two separate waterfront homes with access to the San Juan River via a private dock. There are 4 waterfront RV and 30 car parking spaces for West Coast Trail visitors as well as a license for a mobile home park. A value-packed property which should not be missed! MLS 272492.

Finding The Perfect Home Made Easy

Waterfront



Experience this private and serene Ocean front retreat in most desirable North Saanich. Enjoy the stunning views across the water to Piers and Salt Spring islands from this lovely and well maintained pan abode home. One level living with the bonus of a full walk out lower level for a total of 2400 square feet of comfortable living. Be front row and centre to the ever changing ocean vistas from the large windows in all the principal rooms. This tranquil property is approximately .80 of an acre and is a lovely mix of planted and natural gardens with your own beach access. A little piece of paradise.

MLS 272949 \$1,300,000.00
For a virtual tour: www.cherylbejcar.com
Cheryl Bejcar & Associates...
"Pronounced bates-er"

#1 Royal LePage Realtor in Victoria
Top 1% for Royal LePage in Canada



250-592-4422

www.cherylbejcar.com



bejcar@vreb.bc.ca



RARE OCEANFRONT

This rare & remarkable lowbank oceanfront home is being offered for the 1st time since 1950. Rare because offerings on this quiet road very seldom occur & remarkable for its views that are ageless & beautiful. Walk down to the pebbly beach & enjoy the seals & small islands that dot the cove. At low tide some of the islands are accessible by foot. On a clear day the majestic Olympic Mountains go on forever and in the winter magnificent storms. Enjoy ship traffic from fish boats to the occasional aircraft carrier. This 2731 sq.ft. home has 3 BRs & 1 bath + 1 BR / 1 bath suite, huge rec room & more! A good update would make this a superb long term investment that you will never want to leave. Come crab, fish & create your own great memories here. \$1,350,000. MLS 273430.

Harry Fowler
DFH Real Estate Ltd. 250-477-7291



HIGHBANK WATERFRONT - .56 ACRE

Unobstructed, breathtaking ocean and mountain views. Highbank waterfront property features .56 acre flat property located on a no-through road and just a short stroll to Whiffen Spit Park. A quaint one bedroom with den cottage is perfect for a weekend getaway or rental property. Great holding property, duplexable lot, and south facing exposure. MLS 273586 - 7049 Richview Dr. \$679,000 (below assessed value)

Leah Victoria Werner
DFH Real Estate Ltd. - Westshore 250-474-6003

Dreaming of a waterfront property?



REAL ESTATE
VICTORIA

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