

LOWBANK BEACHFRONT 1.65 ACRES PRIVATE SANDY BAY

Very rarely do you find a low bank beachfront property of this quality on the eastern side of Vancouver Island. Due western exposure, sandy beach, warm water, exclusive, private bay, sandstone shoreline, this property has it all! There are cottages and summer homes amongst the giant Fir and Arbutus trees along with multi-million dollar homes on the waterfront acreages. If you are looking at retiring or building the ideal summer retreat this property is a "must see". \$1,275,000.

John Bodnar
250-385-2033



WATERFRONT VALUES

The Peninsula seems to be the preferred location for a waterfront property. Suggest Sooke — and for many this seems like an incredulous suggestion. Sooke? Oh no! It's so far! — *It is the same distance!*

Where can you find almost 2 acres of walk on (no steps) oceanfront and a beautiful home with large separate garage workshop for \$1,250,000? In Sooke!

I challenge you to compare! Call me and come and see for yourself.



Vi Brown, B.A.
Associate Broker

Residential, B&B
Waterfront, Hobby
Farms, Commercial

Direct:
250-360-7373
Office/Pager:
250-474-6003



Real Estate Ltd.

www.askvibrown.com vi@askvibrown.com

GULF ISLANDS



New ML 273433 \$65,000

SUNNY PIECE OF PARADISE!!

Sunny little patch of paradise on Pender Island can be yours at this low price. Well below assessed value. This property must be seen. www.propertyonpender.com

**Tanja Lonergan
Dave Jamieson**
Dockside Realty Ltd.
1-866-629-3166



New ML 274167 \$619,000

LIVE ON THE LAKEFRONT

In this almost brand new approx. 2000 sq.ft. custom built home with many extra features inc. designer kitchen with granite counter tops and stainless appliances, 5 ceiling fans, huge sunny decks, dock and sandy shore. www.propertyonpender.com

Sherrie Boyte
Dockside Realty Ltd.
1-866-629-3166



New ML 274384 \$459,000

IDEAL ISLAND HOME

Majestic custom designed 2 BR Viceroy Home with views of Buck Lake. Stainless steel appliances, gas cook top, built in wall oven and microwave are all included. Two rock FPs, bamboo floors throughout, heated tile floors in both bathrooms. Wide, 45' deck runs across the entire front of the home. Unfinished lower level can be developed into more living space as well as storage. www.penderislandrealty.com

Rob Southey
250-629-3383
Pender Island Realty
Ltd.
1-888-629-3383



New ML 273450 \$198,000

BUILD YOUR DREAMHOME IN BLACKBIRD HILL ESTATES

This 1.86 ac. parcel is ready to develop with many potential building sites, serviced by community water system and private well, hydro and telephone available from Barred Owl Road. www.SaturnaRealty.com

Marian Dombovary
Dockside Realty Ltd.
1-866-539-2121



New ML 274227 \$595,000

AUTHENTIC SALT SPRING

Hand crafted 3 BR home on magical 1.96 acres with orchards, gardens and 750 sq.ft. of decking. Upgrades include new metal roof, renovated kitchen, bathroom, laundry room, maple flooring and much more. 3 large skylights and 20 windows bring the outdoors in. Very private and sunny! Visit www.SaltSpringGuide.com Call for e-brochure!

Jan Macpherson
250-537-9894
RE/MAX Salt Spring
1-800-731-7131



New ML 274197 \$589,000

HOME, COTTAGE & ACREAGE!

Secluded south Pender Island home and "panabode" guest cottage on 2.47 acres. Elegant contemporary home has B&B potential or room for family and guests. Main living area is on the upper level and features a country style kitchen with family room and wood stove with walk outs to a substantial deck. The living/dining area is more formal with a fireplace and skylights in the entry area. Poets Cove Resort & Spa nearby. www.penderislandrealty.com

David Sherman
250-629-3383
Pender Island Realty
Ltd.
1-888-629-3383



MALAHAT



New ML 274091 \$199,900

BUILD YOUR DREAM HOME TODAY

One of the most spectacular ocean view lots at Arbutus Ridge. Terrific view of Saltspring Island and through Satellite Channel. Enjoy Canada's finest adult community.

Gary Brown
SmartMove Real Estate
250-380-6683



Real Estate Victoria

The first
thing
you read.

www.revweekly.com

OCEANFRONT AT THE MARINA 1867 Marina Way, North Saanich



This classic 2 Sty. Estate Home on the waterfront offers finishing and architectural details throughout its 4288 sq. ft. that will please the most discriminating buyer. Features 4 Bdrms with ensuite Bthrms., 5 fireplaces, triple garage, 2 Sty high living room all on a beautifully landscaped 1/2 acre waterfront lot with over 1,000 sq. ft of patio & balconies.

MLS#268613 - Offered at \$1,570,000
Owner will consider property in trade



Rene Blais
RE/MAX Camosun

250-655-0608 • 1-877-730-0608

Email: reneblais@yahoo.ca

Website: www.reneblais.com



Attention
Families
Wanting to
Share!
Custom Built
2008!

Unique 2008 custom built 4600 sq ft home on half an acre. This exceptional home consists of two suites of approximately the same size & quality making it ideal for family members who want to share. In addition there's a large bonus area above the garage that would be perfect for a nanny or teenager. The discerning buyer will appreciate the truly exceptional quality, style & attention to detail that went into creating this country oasis. Two full sized gourmet kitchens boasting gorgeous wood cabinets, granite counters, coffee bar, pantry & high end appl. 6 bedrooms, 5 baths. Vaulted ceilings, 3 stonework fireplaces, solid maple floors. 3 car garage with workshop (220V), multiple decks & patios. Efficient heat pump for heating & a/c and even a back up generator. Lovingly landscaped. Too much to list, you must see it for yourself.

1124 Fern Ridge Dr, Mill Bay. (Shawnigan Lake-Mill Bay Rd, left on Deloume, right on Gibbs Pl, left on Fern Ridge) \$829,900



www.1124FernRidge.ca

**Jenny & Richard
Stoltz**
Re/Max Camosun

Jenny & Rich

250-744-3301

www.SpousesSellingHouses.ca



250-477-7291

DFH Real Estate Ltd.



OCEAN FRONT

Unimaginable views from almost every room in this 2001 custom built 3800 sq. ft. home located on 3.46 acres of high-bank waterfront. Level entry country bungalow with hillside walkout lower level offers 5 spacious bedrooms including a large master suite with a smashing ensuite (even the shower has a view window!)

Arrange your appointment today
for your exclusive showing.

10-50

terry@frieseandmoore.com dorothee@frieseandmoore.com

CALL US AT 250-478-4828



**Shirley and Ryan
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Lending



Jason Zailo

For more information visit www.shirleyzailo.com



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.

10-50

Re/Max Camosun





**OVER
75% SOLD**

- ✓ Gorgeous Valley & Mountain Views
- ✓ Full Municipal Services
- ✓ Fully Landscaped
- ✓ Shaw Cable
- ✓ All Appliances
- ✓ Full Ownership

Shawnigan Station

Priced from \$319,900

Main Level

Lower Level

The Austin
3 Bedroom • 3 Bath • Plus Den & Rec Room
Finished Area: 1770 sq. ft.

**Feature Home
\$379,900**

<p>The Morgan 2br/2ba - 1036 sq. ft. MLS 271841</p>	<p>The Highview 4br/3ba - 1,846 sq. ft. Double garage & shop</p>	<p>The Sherwood 2br/2ba - 1,285 sqft. Double garage</p>	<p>The Acadian 2br/2ba • plus den 1219 sq. ft.</p>
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QUALITY FEATURES:

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| <ul style="list-style-type: none"> ✓ Average 5,000 Sq. Ft. Lots ✓ 3 Colour schemes ✓ Gas fireplace ✓ Forced air high efficient gas furnace ✓ Natural gas hot water tank ✓ Low flow toilets ✓ Frigidaire range ✓ Over the range microwave/fan ✓ Frigidaire 18 cubic ft. frost free fridge ✓ Frigidaire dishwasher | <ul style="list-style-type: none"> ✓ Double stainless steel kitchen sink ✓ Frigidaire washer/dryer ✓ 30 year fiberglass roof shingles ✓ Attractive hardi-plank siding ✓ Fully fenced back yards ✓ Shaw cable package ✓ Full wood trim on windows & doors ✓ Landscaped front yards with turf & gardens |
|--|---|

The Estates at Shawnigan Station
Located at 1058 South Shawnigan Lake Road
ONLY 12 MINS FROM LANGFORD PARKWAY



GARY BROWN
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gary@smartmove REALTY.com



VISIT OUR SHOW HOME
Saturday & Sunday 1pm - 5pm

www.shawniganstation.ca