

Dallas Place Ocean View
\$689,000



This is the ultimate concrete & steel ocean view building and this is the signature southwest corner suite that makes you feel that you are perched atop the ocean with water spreading out before you to the east, south & west! You really won't find a purer ocean view suite anywhere with panoramic views of the Juan de Fuca Strait & the Olympic Mountains. Present retired 19 year owners are giving up an immaculate suite with an updated Laslo Rossini kitchen, 2 stylish updated full bathrooms, wood burning fireplace, ensuite laundry, and large tiled solarium sun room that allows for the most incredible sunsets possible. Small pets welcome. Heat & hot water included in monthly assessments. Private allotment garden possible. MLS 273269. Private viewings arranged promptly by calling.

Patrick Skillings burr properties ltd.
250-382-8838
patrick@burrproperties.com

10-27

BOORMAN'S
 SINCE 1933

Mike Boorman 250-595-1535
 "Serving Victoria for 4 Generations"
 www.mikeboorman.com



Victoria West Rancher
Just Listed \$449,900

Tidy 1987 built 3 BR rancher. Conveniently located in Victoria West. Immaculate move in condition! Gorgeous wood floors throughout the living and DR, corner wood burning FP. New kitchen flooring. 3 BR layout is ideal for a young family. Main bathroom has 2 doors. One from the master room and another off the hallway. Carport attached and fenced rear yard. No step level entry. Close to downtown. New MLS.

BOORMAN INVESTMENT CO. LTD.

10-27



CHARACTER HOME
PRICE REDUCED
NOW \$599,000

This wonderful home is loaded with character and is located within walking distance of the shops and restaurants, plus there is the added bonus of separate studio/ workshop/ home office. Period features and modern updating makes this home a must to view - don't be disappointed by another sold sign - call me now!

Peter Lindsay
RE/MAX Camosun
250-744-3301



STROLL INTO OAK BAY!

Updated rancher just a few minutes walk from the Village! A 1700 sq.ft.+ rancher featuring bamboo floors, new windows, new bathrooms and a fabulous gourmet kitchen with superb custom millwork. Entertainment sized LR with bay window, formal dining area, family room with kitchen with FP and adjacent sunroom overlooking private backyard. Ample storage plus garage, all on an easy care level lot. Minutes to village, library, seniors centre, parks and scenic marine drive. \$689,900. MLS 271586. Visit www.tonyjoe.ca

Tony Joe
RE/MAX Camosun
Oak Bay
250-370-7788

Pets Welcome!

Fernwood House
\$399,900

This cute little 1 BR house on almost 6 ft. basement is updated, sunny and bright w/ fenced backyard. Sure beats a condo! A neat little gem in a great area that offers fabulous value! Call today before it's sold. MLS 274157. DFH Real Estate Ltd.

Rick Couvelier
250-477-7291
Couvelier & Associates
 "More than 35 Years of Real Estate Experience"
 www.couvelier.com

10-27

FAIRFIELD

VISIT THE BEAUTIFUL MOSS ST BLOSSOMS! Wonderful 4 bdrm, 3 bthrm home. Features include wood floors, large Master with walk-in closet & en-suite & a family room that opens onto a private deck & a beautifully landscaped yard. Garage has extra space for an office or studio. Enjoy walking to excellent Schools, Cook St Village & Dallas Rd. \$795,000 245 Moss St ML270422

OPEN HOUSE!
 Sunday, March 14, 1:00 - 3:00



Call for a private viewing
 250-385-2033
Dolores Todd

10-27

OAK BAY

New ML 274364 \$774,900

UPPER HENDERSON 4 BEDROOM HOME

Prime location in Upper Henderson/ Mt. Tolmie area of OAK BAY. This upgraded and renovated 4 BRs x 3 BAs home has 2,744 sq.ft. of finished living space and is situated on a 78x147 ft. lot (19,365 sq.ft.) with south exposure. The home has all the features of a custom home built in 1959, including beautifully maintained oak floors. The main level floor plan offers a kitchen with south exposure, DR, formal LR, 3 BRs, with master BR having a 2 pce. ensuite. The lower level has a large BR, rec room, plus a family/ games room. The upgrades over the years include: thermo windows, kitchen renovation with cork floors, Maple cabinets and granite countertops, updated bathrooms, new H/E gas furnace, and sprinkler system. \$774,900.

Pat Meadows
Royal LePage
Coast Capital Realty
250-592-4422

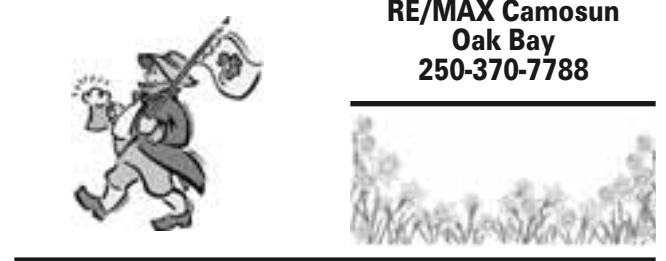
OPEN SUN. 2-4
312 NIAGARA ST JAMES BAY
\$759,900

Delightful architecture in this new character home. Featuring 2 storey cathedral ceiling in the dining room, gas fireplace, cherry wood cabinets, granite counter tops, hardwood floors, 3 bedrooms, 3 bathrooms and 1900+ sq. feet. Lots of storage (1000 ft crawl space) A large master with a 5 piece ensuite & in-floor heat, built in 2006 with 10 year new home warranty. One block to the ocean and walking distance to the Inner Harbour. An easy care home that has it all! See you Sun. Or call now for a private viewing

The Key to your New Home
DEBBIE HARGREAVES

250.384.8124
 www.debbiehargreaves.ca
 Associate Broker with

10-27



NEW LISTING Mortgage Helper

OPEN HOUSE Sun. 1-3
1286 Kings Road

Immaculate 2 Br, upper level with level entry third BR or home office with it's own outside door. A 2 BR suite with excellent tenant is a great income source. New windows and roof approximately 6 years old. Updated main kitchen and bath. Mainly new floors. Everything ready to move in and enjoy. Well priced at only \$598,000.



Marie Blender
Newport Realty 250-385-2033

10-27

Best Buy in Fairfield

This half strata duplex represents excellent value at \$519,000. Fantastic location, a deep, south-facing yard, good 1950s construction with some attractive vintage detail intact AND spacious additional accommodation at the garden level. The property does need attention and is priced accordingly. Call me about this, Fairfield sleeper.

Patricia Parkins
250-385-2033

10-27

OAK BAY \$609,000

Bordered on both sides of the street with weeping birches the advent of spring makes this street one of Oak Bay's most attractive. Enjoy this superb location close to all amenities complete with rear lane access to a separate garage. Solid 1942 bungalow boasting period character features including coved ceilings, oak and fir floors blend with substantial upgrades: new perimeter drains, sewer and water lines, thermal windows, front and rear decks, 2 new full bathrooms and new convection heaters throughout. Bright walk out lower level with a full bathroom has huge development potential. Don't miss this opportunity to live in one of Victoria's most desirable neighbourhoods at an affordable price. MLS 273121 patrick@burrproperties.com

Patrick Skillings
John McMillan
burr properties ltd.
250-382-8838

1892 Heritage Home
Prime Oak Bay
Beautiful Views

Extremely rare and valuable 1892 Heritage home, "JOLIMONT" built of the finest materials by period craftsmen atop one of Oak Bays most prominent hilltops affording amazing year round views of Oak Bay, Willows Beach, the San Juan Islands and Mt. Baker. This residence is superbly styled with 4 BRs/ 3 bathrooms, 11 1/2' ceilings, ornate period detailing, woodwork and craftsmanship second to none - first time on the market in over 25 years! Private lawn and 'summer house' overlook beautiful gardens - offered at \$1,395,000 - Call John today. MLS 273425.

John Bodnar
250-385-2033

Newport Realty

10-27

Coming Soon! \$229,000

Don't miss this opportunity to get into the market with this 1br 1bth condo at 211-1371 Hillside Ave. In move in condition, new carpeting, large bedroom and sunny deck. All 6 appliances included. Close to transport, schools, and shopping! www.jimbailey.ca contact Jim or Katie for details.



Jim Bailey
Royal LePage Coast Capital Realty
250-592-4422

10-27

Updated Oak Bay Ocean View - \$1,149,000

This well maintained family home offers great views of the ocean, islands and Mt. Baker from all principal rooms. Character features such as inlaid oak and fir floors, leaded glass French doors and built-ins combine with a beautiful new open plan kitchen, new hot water heating, new mudroom, fresh paint throughout, new window coverings and more to make this excellent value for an ocean view property in south Oak Bay. Large LR with a feature FP and sunroom positioned to soak in the view, a cross-hall DR with built-in leaded glass cabinetry that opens to the brand new kitchen and family room adjacent - a full bath and a bedroom complete the main level. Three BRs and another full bath up and a partially finished lower level with a full bath, laundry and space that's great for teens, in-laws or a nanny. Main level has good access to the very private fully fenced backyard, large deck and separate single garage. The beach and a small park are right across the street, and Oak Bay village, shops, services and the marina are just a short walk away.

Wendy Moreton
250-385-2033

Newport Realty

10-27

PEMBERTON HOLMES

Victoria Oceanfront

Beautiful home spectacular ever changing views, sandy walk on beach. 3500 sq.ft. of spacious and bright living close to downtown in popular area. Bonus area with two BR suite with patio. South facing huge master BR with deck. Call today for your information. Virtual tour on www.johnalmond.com.

John Almond 250-216-8824

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 1-800-665-5303

10-27

Access Realty

Properties Wanted
 Suited or Suitable,
 Subdividable or Duplexable,
 Small Revenue Properties,
 Apartment Buildings,
 Buyers Waiting

Dave Vogel
Access Realty
250-588-8378
 dv@accessrealtylvtd.com

10-27



SOUTH OAK BAY EXECUTIVE HOME

\$1,450,000
494 Victoria Avenue



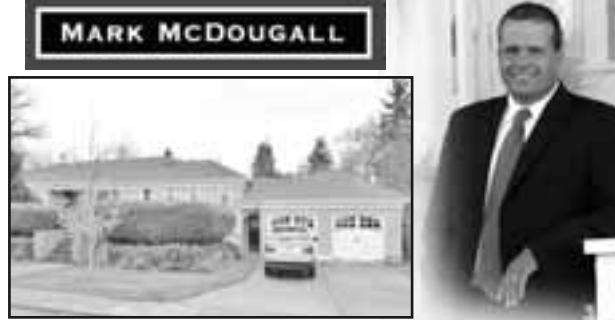
Fabulous executive home in the heart of South Oak Bay – set on a very private large lot – over 200' deep – SOUTHWEST EXPOSURE – extensive use of outdoor lighting in the backyard! Although just built in 1995 – this home has undergone extensive renovations over the last several years including a new commercial grade roof, all decks have been resurfaced and new glass railings, brand new kitchen with quartz countertops, upscale appliances – Sub-Zero fridge, Dacor 36" 5 burner gas cook-top, double wall ovens, warmer oven, glass tile backsplash – the list is endless. Very open design – over 3200 sq.ft. – 3-4 bedrooms, separate office, gorgeous masterbedroom with a deck overlooking the totally private backyard, many skylights, extensive crown mouldings, stained maple hardwood floors throughout the main floor. Nothing to do but just move in and enjoy! An absolute jewel in one of Victoria's finest neighbourhoods – Join us at the Open House or call for your private showing!



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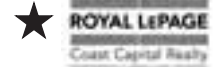


New ML 273185 \$899,900

STUNNING OAK BAY EXECUTIVE HOME! \$899,900

OPEN HOUSE SAT - SUN 2-4
2644 Cadboro Bay Rd (corner of Pacific/Cad Bay)
 READY TO MOVE IN!!! Absolutely everything has been done in this home from top to bottom. Over 3400 sqft of modern updates combined with the character & charm of 1946, featuring 5 bdrms, 3 bthrms, hardwood, granite, coved ceilings. Generous entertaining rooms, a luxurious master with ensuite, a spacious home theatre, and room for the inlaws or nanny. Mature landscaping, a DOUBLE GARAGE, a large level lot with fabulous curb appeal makes this a home to be proud of. All this located close to Estevan Village with shopping, restaurants, parks & great schools close by. Call for an appt to view or stop by the Open House.

(250) 588.8588



www.MarkMcDougall.com - mark@markmcdougall.com

Beautiful Gibraltar Bay - View Royal

New ML 274448 \$875,000
 Large, sun filled home in the exclusive, serene Gibraltar Bay Estates neighbourhood, with its custom designed homes, interlocking brick sidewalks and quaint streetlights. Beautifully landscaped, you can enjoy morning coffee or evening wine on the wrap around veranda. The main includes open concept formal living, DR, den/ library, stunning Maple kitchen with sit down island, three generous sized BRs, large closets, FP and laundry. Above is the master with walk-in closet, double sink ensuite, FP and sitting area with ocean view. Finished downstairs plumbed for additional accommodation. Six appliances, crown mouldings, high end blinds, Lifebreath Clean-Air System, double car garage are but a few of the many features of this lovely home. Call to view. MLS \$875,000.

Brian McQuarrie
Pemberton Holmes
Cloverdale
250-384-8124

VIEW ROYAL



New ML 274282 \$649,900

OPEN HOUSE SAT 2:30-4:30
315 BESSBOROUGH AVE.
PRIME LOCATION

Just a block away from public beach access sits this quiet 6 bdrm home on a private corner lot. Features include large sunken living room, bright open kitchen with large eating area overlooking the private rear yard. Outside has two huge tiered decks overlooking a flat backyard. Perfect for the kids.

Gary Brown
SmartMove Real Estate
250-380-6683 ★



OPEN HOUSE SUN 2-4
23-1498 ADMIRALS ROAD
AMAZING VALUE \$119,900

55+ and looking for your own home. You can't do better than this. See it for yourself this Sunday. MLS 271983

Kim Emerson
Newport Realty
250-385-2033 ★



Great opportunity - nice 2 BR mobile with lots of room and close to shopping, etc. Families, pets and rentals OK. A perfect starter or retirement. \$114,900. ML 270853.

Bob Innes
DFH Real Estate
250-477-7291



So Captivating You'll NEVER WANT TO LEAVE!

OPEN HOUSE Sun. 2-4
1250 Beach Drive

A wonderful combination of a seller's vision with a design by one of Victoria's foremost architects, Pamela Charlesworth, makes this 2005 reno to be desired by all who recognize and appreciate quality. Near Oak Bay Village golf club, a flexible floor plan with a huge master BR suite w/ study, 'forever' ocean views from most rooms, one level living if required, an ideal home for either casual or formal entertaining! 3-4 BRs, 3 baths and a sunny yard with fruit trees and mature landscaping. MLS 274410.

Don't Delay, Call or Email Betty 'K' Today!
 betty@bettyk.ca ★

Betty 'K'
Sutton Group West Coast Realty
250-479-3333

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BOORMAN'S

Mike Boorman 250-595-1535
 "Serving Victoria for 4 Generations"
 www.mikeboorman.com

Oak Bay Character Home
New Listing - \$939,900 ★

OPEN HOUSE Sun. 2-4
1639 Monterey Avenue
 Superb 2 storey 1910 character residence situated on a gorgeous 75'x120' south facing private lot. Wonderful Oak Bay location one block to the Avenue. Recent upgrades include roof, double glazed windows, wood floors and landscaping. Formal LR with original FP, DR with beamed ceilings. Gorgeous glass conservatory addition, large windows throughout. Den and family room off the kitchen... 3 BRs up with large bathroom and plenty of dormer closets. Basement with laundry, 2 pce. bath and storage. Detached laneway garage. New MLS 274410.

BOORMAN INVESTMENT CO. LTD.



Jane Logan **MACDONALD REALTY VICTORIA**

presents

Now \$599,000!
5 BEDROOMS!
PRIME LOCATION!

OPEN HOUSE Sat. & Sun. 2-4
88 High St
 Enjoy the tranquility offered by the natural setting and Knockan Hill Park (an "off leash" park) across the street. Ideally located on a "no-through" street of fine homes, yet close to bus and amenities, this bright and spacious home, updated in a warm decor, new laminates and carpets, offers many options. The entry level has a family room, 2 bedrooms, bathroom and a separate entrance. The upper level offers a spacious living room, gas fireplace, dining area, 3 bedrooms and a well designed "eat-in" kitchen that leads to a large view deck. The easy care lot has a fenced yard, offers mature landscaping, an irrigation system, double garage and ample parking. Great value!
 MLS #272336. ★

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LUXURY HOMES