

**OAK BAY**

**Oak Bay Estevan Character**

**Location, Location, Location!**

**New ML 281909 \$699,000**  
**OPEN HOUSE SAT. 2-4**  
**2621 MUSGRAVE STREET**  
 View this delightful home as soon as you can. Large LR and DR. Nicely fitted kitchen with large eating area. Well maintained home and landscaped lot. Such a special location for your discerning family choice.  
**Peter Norman**  
**250-858-6471**  
**Royal LePage**  
**Coast Capital Realty**  
**250-384-7663** ★

**Elegant 1910 Heritage Residence Complete Renovation**

**New ML 281532 \$2,243,000**  
 This stately manor won many Care Awards including Best Residential Renovation over \$750,000. Rich wood floors, 10' ceilings, crown mouldings, original light fixtures and FPs which all contribute to the breathtaking beauty of the home. The chef's kitchen features imported granite countertops and Heartland Classic Collection appliances. Landscaping includes multi-tier concrete patios w/ water features, firepit and built in BBQ. Billiards, media room, wine cellar! www.lesleefarrell.com  
**Leslee Farrell**  
**Macdonald Realty**  
**Victoria Inc.**  
**250-388-5882**

**New ML 281754 \$585,000**  
 Drastically reduced to sell! Located in one of the most desirable neighbourhoods in Victoria, this charming little house is right where you want to be! The quiet street & family oriented neighbourhood is ideal. Don't miss this amazing opportunity!  
**Colin & Lisa Holliday-Scott**  
**Royal LePage**  
**Coast Capital Realty**  
**250-384-7663**



**OAK BAY OCEAN VIEW \$249,000**

Truly a charming attractive top floor SE corner character ocean view suite with superb views over the marina and Oak Bay (newer underground wiring has removed the power and telephone poles). Absolutely immaculate move-in condition with coved ceilings, refinished hardwood floors, newer updated kitchen (Corian countertop) and bathroom and granite electric FP in a spacious comfy LR. There is a peaceful magical feeling living here. Very well maintained building with a new roof and the very affordable monthly co-op fee of \$250 includes heat and hot water. Come and see why this is a wonderful place to live. You won't find a better ocean view home in this price range. MLS 278526 patrick@burrproperties.com  
**Patrick Skillings**  
**burr properties ltd.**  
**250-382-8838**



**SOUTH OAK BAY 2 BEDROOMS \$259,000**

This is an exceptionally bright southwest corner suite with windows to the south, west and north set in a wonderful residential neighbourhood across from Windsor Park. This absolutely immaculate residence in move in condition has gleaming oak floors in the living and DRs and pristine fir floors in the BRs. Half a flight of stairs and you are home overlooking your very charming co-op garden. You have the original clean chic kitchen to work with, updated bathroom and the original linear coved ceiling. No pets, no rentals and 45+ age restriction. Very delightful affordable place to live. Co-op monthly fee includes heat, hot water and laundry. Call to discover your own south Oak Bay Shangri-La. MLS 279771 patrick@burrproperties.com  
**Patrick Skillings**  
**burr properties ltd.**  
**250-382-8838**



**New ML 281823 \$814,500**  
**OAK BAY HOME NEAR UVIC**

Located in the Henderson/ Cadboro Bay area of Oak Bay. This large custom built '50s home has a west facing backyard that backs onto the University Endowment Lands. Along with the larger than average main floor living space, there is the addition of a newly updated enclosed wraparound sunroom area. The kitchen area has been fully renovated from the studs out! The home has been very well maintained over the years and pride of ownership is evident. The other most recent upgrades include: new Lennox heat pump and electric furnace, 200 amp electric service and vinyl windows. The gardens are well established and have had many years of TLC, including an inground multi-zone sprinkler system. Overall a fine home in a very desirable area to live.  
**Pat Meadows**  
**Royal LePage**  
**Coast Capital Realty**  
**250-592-4422**



**CHARACTER HOME PRICE REDUCED NOW \$575,000**

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**



**MINUTES TO EVERYWHERE!**

All the amenities of Oak Bay just minutes from this spacious 1200+ sq.ft. adult corner concrete construction condo. Updated with designer colours, the suite offers 2 BRs, 2 patios and an entertainment-sized LR and dining area. Secured parking, same floor storage, workshop and a recreation room in the complex. MLS 276989. \$389,900. Visit www.tonyjoe.ca  
**Tony Joe**  
**RE/MAX Camosun**  
**Oak Bay**  
**250-370-7788**



**OPEN HOUSE SUNDAY FROM 2-4PM**  
**2407 Estevan Avenue**

This beautiful Wallace P. Latimer 1913 Arts & Crafts 5 bedroom 2 bathroom house has been lovingly maintained over the years and exudes charm as soon as you reach the front steps. Beautiful detailing inside includes original stained glass windows, built in cabinets with original hardware, all of the detailed finishings and gorgeous hardwood floors. The kitchen and bathrooms have been updated over the years so are very functional for today's families. Downstairs has been completely renovated with lots of space to enjoy for the larger family with separate entrance. This property is fully fenced with relaxing spaces including a side porch and also a back and side patio with fully landscaped private gardens.  
**"Your Realtor for Life - Guaranteed Service & Results"**  
**Price \$939,900**



**EMMA DIXON-WILL**  
*Making it happen... for you!*

**250-370-7788**

[www.victoriahomes thatsell.com](http://www.victoriahomes thatsell.com)



Camosun



**ROB GARRY**

**Beach Drive! Ocean View!**



Located in the prestigious RUDYARD KIPLING, this 2 BR, 2 bathroom suite FEATURES RECENT UPDATING! Nothing to do but move in! INCLUDES appliances and window coverings and has a VERY LOW MONTHLY maintenance / tax assessment! Very LARGE rooms! Lots of SPACE! Unique KITCHEN pass-thru to dining area! Evening STROLLS on the OCEAN side! Walk to OAK BAY shopping! Vacant for IMMEDIATE possession! \$489,000. MLS 281313.

**Rob Garry 28 years award winning**  
**Real Estate Sales in Victoria.**

**PEMBERTON HOLMES 250-384-8124**

[www.robgarryrealestate.com](http://www.robgarryrealestate.com)

**HOME & BEAUTIFUL LOT TO BUILD**

**OPEN Sat. & Sun. 2-4**  
**2285 Woodlawn Cres.**

Here is a very special and exciting opportunity to own this fabulous 1909 home in Oak Bay. Nestled high, overlooking your landscaped and terraced garden with a lot next door big enough to hold your own tea party or build another residence. This 3 BR home has been in the family for many years and takes you back to the simple elegance of a bygone era. It has been well cared for, maintained, and you will be delighted with the quiet location of this home, with the convenience of Oak Bay Village just 2 blocks away. \$1,350,000. MLS 280484.



**Sonya Stewart 250-516-5008** ★  
**Coldwell Banker First Victoria Realty**  
**250-383-1500**

30-22



**Steps to the Beach!**

**OPEN HOUSE Sat. 1-3**  
**520 St. Patrick**

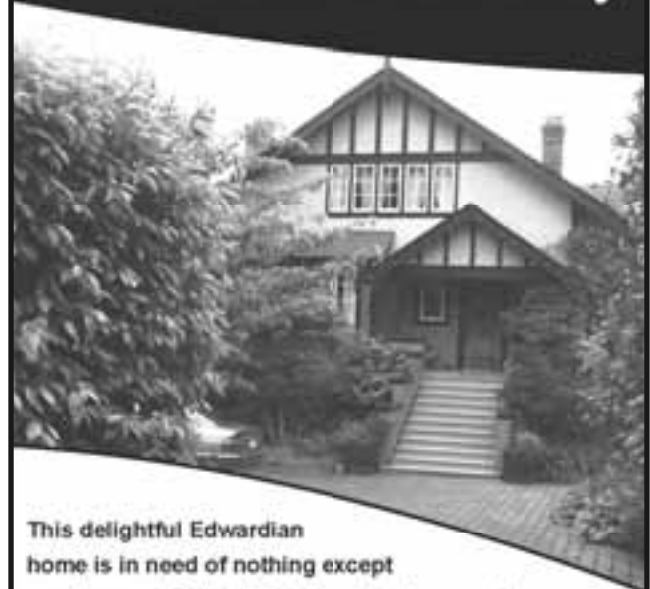
Location, Location in south Oak Bay! Just 5 houses from the beach at McNeill Bay and a private west facing fully fenced backyard! Traditional 4 BR, 2 bathroom PLUS home with many updates. New wood thermopane windows, refinished Oak and Fir floors, new driveway and fully developed on three levels. Formal LR with FP and separate dining room. 200 amp service, recent roof and vacu-flo system roughed in. Enjoy the garden view from the back deck, newly weatherproofed. Plum and pear trees, lower patio areas, insulated and dry-walled studio in back. Very low utilities. An ideal family home close to everything and priced to sell! MLS 281200.

**Bruce Gibson**

**250-385-2033**

**Newport Realty**

**South Oak Bay**



This delightful Edwardian home is in need of nothing except you & yours. Built in 1913, the current owners have updated with the best of materials & taste. It is a home well suited to catering indoors or out with a huge dining room with fireplace, beams & paneling. The spectacular kitchen opens through French Doors onto a large deck that overlooks the wonderful West facing garden. The living room features a granite fireplace & built-ins. Separate den with fireplace, a music room & four bedrooms on the upper floor, this is a house you will love. Close to the Marina & Golf Course.

**Offered at \$1,448,000 912 Newport Ave MLS 280927**  
**Call for your own private viewing at 250.385.2033.**

30-22



**JOHN WEST**

integrity | strategy | vision



JOHNWEST.CA



## Uplands with Style



Rarely will you find such quality one level living on a beautiful .44 of an acre in the heart of Uplands. From the grand marble entry with soaring ceilings and columns, to the formal living and dining rooms; to the kitchen that is open to the family room and to the luxurious master suite, quality is evident. This is one level living at its finest in one of Victoria's most prestigious neighbourhoods.

MLS 277565 \$1,959,000  
For a virtual tour: [www.cherylbejcar.com](http://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  
Royal LePage Coast Capital Realty



[www.cherylbejcar.com](http://www.cherylbejcar.com) [bejcar@vreb.bc.ca](mailto:bejcar@vreb.bc.ca)

30-23

## Uplands Tudor \$1,680,000

Large tudor home on spacious lot. 5 bedrooms, 6 bathrooms, 2 family rooms, large living and dining rooms.



Indoor pool and sauna. Substantial electrical upgrades, new deck. Plenty of parking for boat or RV. Plus double garage. MLS 280381.



**Zane Willis**  
Sutton West Coast Group Realty  
250-479-3333

30-23

## Outstanding Opportunity

30 years in this same location, licensed full service tea room restaurant. Was runner up in 2007 for small business of the year on Vancouver Island by the Business Examiner. Located on a prime corner in the heart of the Oak Bay Village. Known worldwide for its charm and uniqueness it has repeated tours and visitors year after year in addition to a loyal local following. Owner will cooperate in a smooth transition. Ideal for a family. MLS 279693.



**Vic Smith**  
Sutton Group West Coast Realty 250-479-3333

30-23

## VIEW ROYAL

### .41 Acre Waterfront Lot View Royal \$449,900



New ML 281656 \$619,000

#### VIEW ROYAL THE PLATEAU

IMMACULATE 2008, two-storey, 4 BR, family home on cul-de-sac. Popular floor plan w/ living on the main and 4 BRs up PLUS: main floor den/ office, 9-ft. ceilings, HARDWOOD floors, gas FP, island kitchen open to deck w/ park-like outlook, att'd garage and crawlspace! Roomy MBR w/ large walk-in closet and private deck w/ mtn. glimpses. Flexible possession. Balance of warranty! [www.derekbraaten.com](http://www.derekbraaten.com)

**Derek Braaten**  
**Dominique Tregurtha**  
Sutton Group West Coast Realty  
250-479-3333

New ML 281875 \$449,900  
This is a perfect home site, .41 acre waterfront lot with 82 feet fronting onto Esquimalt Harbour, a beautiful setting with tide in or out and the easiest access to city or highways from the Western Communities. The large gently sloping building envelope allows for a walk out lower level with the home set close to the water and view. All services including gas are at the lot line. Privacy is guaranteed with the south lot line boarding designated parkland and 140' off Hart Rd. towards the water on a shared driveway. No HST payable.  
220 HART ROAD

**Roland Stillings**  
**Jeremy Stillings**  
RE/MAX Camosun  
250-744-3301



New ML 281868 \$269,000

#### 2 BR VIEW ROYAL TOWNHOME ADULT COMPLEX \$269,000

Excellent value for 2 bed townhouse, (40+ complex). Country like lovely setting with park area. Nicely tucked away off main island highway. Nice open space, loads of light. Pleasant view to gardens. Indoor cat allowed.

**Mike Van Nerum, PREC**  
Century 21  
Queenswood Realty Ltd.  
250-477-1100

### A Hop, Skip & A Jump From Eagle View School \$557,900

New ML 281711 \$557,900

This 4-5 BR home has 3 BRs on the main and a BIG FAMILY ROOM downstairs. 3 FULL BATHS. Huge double garage. Quiet cul-de-sac, barely a stone's throw from the GALLOPING GOOSE. Lots of recent upgrades.

[www.karenjensenrealestate.com](http://www.karenjensenrealestate.com) for photos and more info.

**Karen Jensen**  
RE/MAX Camosun  
250-744-3301



#### LOCATION, LOCATION, LOCATION!!!

114 FRASER LANE \$159,000

Spacious 2 bedroom, 2 bathroom plus large den. Open concept with "private quarters" at either end of home! Family park, pet friendly, pad rent \$325 per month. [www.mobile-homesvictoria.com](http://www.mobile-homesvictoria.com)

**Eileen Jespersen**  
250-686-4820  
**Pemberton Holmes**  
250-384-8124



#### VIEW ROYAL SUITE POTENTIAL HUGE LOT

This 1970s two level home sits on .36 of an acre at the end of cul de sac. Main floor has a large LR with wood burning FP, DR with oak floors and deck overlooking rear yard, kitchen and two BRs with Oak floors. Downstairs is another LR, BR and 3 pce. bath. \$458,000. MLS 281439.

**Henry Van der Vlugt**  
DFH Real Estate Ltd.  
250-477-7291



## What A Buy! Only \$449,900

\*83 built 3 BR - 3 bathroom home with almost 2,000 sq.ft. of living space. Open and bright with vaulted ceiling design. Near new roof - inside freshly painted. Landscaped low maintenance yard. Located on north through road. Immediate possession. MLS 276108.

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



### TWO HOMES - MUST SELL ONE! Now only \$499,900

- \* Priced for quick sale
  - \* 3 BR, 2 bath
  - \* Suite potential
  - \* Large yard on cul-de-sac
- MLS 278018



**Lynda Veilleux**  
250-818-1101

30-23  
VICTORIA'S 1ST REAL ESTATE TEAM  
1-800-665-5303



### View Royal Home - Brand New Suite

OPEN HOUSE Sun. 1-3  
8 Edwards Estates Road

Custom built family home with suite, situated on a private cul-de-sac in View Royal. This beautiful home offers vaulted ceilings, gas FP, 2 large BRs on the main, 4 bathrooms and a bright, full height 1 BR suite in the basement. New flooring up and down as well as a brand new kitchen in the suite. Enjoy the 45 ft. long deck overlooking the beautiful fenced back yard, perfect for entertaining. Heaps of storage. Conveniently located near transit, shopping, restaurants, golf, recreation and only 10 minutes from downtown. There is nothing to do here but move in and enjoy everything that this fantastic home has to offer. Reduced to \$579,900. MLS 280283.



250-661-4277  
[www.shaneking.ca](http://www.shaneking.ca)

30-23  
**SHANEKING**  
VICTORIA'S 1ST REAL ESTATE TEAM  
250-384-8124

RE/MAX RE/MAX RE/MAX RE/MAX

## \* VIEW ROYAL \* New Listing at Lions Cove \$229,900

Attention SENIORS - here's a freshly decorated 900 sq.ft., 2 BR with 2 baths on the sunny south side of the complex. INSUITE LAUNDRY, 5 appliances, LOTS of storage space, 1 secured parking stall included, on site GUEST SUITE, meals and personal support services available BUT THERE IS NO COMPULSORY SERVICE CONTRACT. ACT FAST!

### An Excellent Family Home 4 or 5 Bedrooms Possible \$557,900

Located at 421 Creed Place, this WELL-KEPT home near HIGHLAND PACIFIC GOLF COURSE has 3 or possibly 4 BRs on the main level, a lovely large kitchen with eating space, spacious LR with FP. Three FULL BATHS. LARGE comfy family room. Double garage and fenced yard. Visit [www.karenjensenrealestate.com](http://www.karenjensenrealestate.com)

**Karen Jensen**  
250-744-3301

RE/MAX Camosun 1-800-663-2121

30-23

RE/MAX RE/MAX RE/MAX RE/MAX

## On the Waterfront!



126 ft of south facing low bank walk-on waterfront in a truly unique setting on a quiet cul-de-sac - yet close to all amenities & convenient to downtown Victoria. Enjoy the amazing water views from all the principal rooms. Features of this 5 bedroom custom built

home include great natural light, formal dining & living room, a kitchen that has oak cabinetry, new flooring, new countertops & s/s appliances & is open to the family room, 2 gas fireplaces & more. The large master bedroom has a luxurious spa-inspired ensuite. Modern renovations completed in 2010 include stunning bathrooms, heated hard wood floors, new doors & windows. Enjoy your privacy in the hot tub on the sunny deck that offers 180 degree water views and just pinch yourself - it is real.

MLS 276651 \$959,000  
For a virtual tour: [www.cherylbejcar.com](http://www.cherylbejcar.com)



**Cheryl Bejcar & Associates...**  
*"Pronounced bates-er"*

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Royal LePage Coast Capital Realty



[www.cherylbejcar.com](http://www.cherylbejcar.com) [bejcar@vreb.bc.ca](mailto:bejcar@vreb.bc.ca)

30-23

## ESQUIMALT



New ML 281761 \$419,888

#### BACKING ONTO GOLF COURSE

Fantastic views of the 11th Fairway of the prestigious Gorge Vale Golf Club await the new owner of this beautiful home. You will enjoy a very open concept with sunken LR, formal DR and very energy efficient gas FP. Many updated have been completed including a completely remodelled bathroom, new laminate floors, carpet, and counter tops. An added bonus is 2 master BRs both complete with walk in closets. Enjoy your huge deck for BBQ's and relax with fabulous views of the golf course. Priced below assessment, you need to see this one! Call now.

**Darren Day**  
250-708-2000  
Sutton  
West Coast Realty  
250-479-3333



#### SIMPLY GORGE-OUS!

This spacious, well kept home offers a great layout with separated BRs, master with ensuite dressing area, bright laundry/ utility room and kitchen with ample work space. The LR features cozy gas FP, large deck and overlooks the courtyard and with nice view of the waterway. Secured parking and close to shopping, parks, the scenic Gorge Waterway and so much more! ML 279746. \$347,500. Visit [www.tonyjoe.ca](http://www.tonyjoe.ca)

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

