



**Charming
1913
Character
Ocean View
Bungalow
Perfect Couple House
1381 Lyall Street
\$539,900**

The arrival of this home fresh on the market is certain to cause a stir! All the character features that are so sought after in Victoria are present in this gorgeous 1913 home, plus the many upgrades and thoughtful restoration by the current long-time owners. Once you walk through, you feel like you are home. New roof, new gas furnace, newish maple kitchen, gleaming fir floors, upgraded bathrooms and recent exterior paint. The home is a compact two BRs, two full bathrooms with a bare bones 2 piece bath in the basement, LR and den at the front of the house, kitchen and DR at the back of the house, with the ocean view deck thru the French doors off the DR. Upstairs you will find two BRs, and the master has its own ensuite bathroom. Out the back of the home you can see the ships out in the Strait, the Olympic Peninsula in all its' glory and the entire back garden is on solid bedrock. There are pockets of annuals and perennials everywhere, so gardeners will find the back garden a thrilling challenge! The deck is south facing, bathed in sun. The sitting room has a cozy gas FP, and the 3/4 basement is ideal for storage and laundry. The home is 1303 sq.ft. finished, with two levels of living space above the 6'6" storage basement, with separate entry. This is the perfect couple house! MLS 274299.

Fred Hiigli

250-385-2033



10-30



**KAYAK FROM YOUR BACKYARD!
Open House Sun 2-4 • 18 Phillion Place**

First time on the market in over 40 years! Kayak the Waterway from your front lawn! Beautiful Gorge waterfront property off quiet cul-de-sac. Character art deco home with dramatic views of the Gorge Waterway from the living room, dining room, kitchen and eating area. Full height unfinished basement, also with views of the Waterway, perfect for expansion or a suite. Mature easy care landscaping. Centrally located close to shopping and the Gorge Vale Golf Course. Available for immediate occupancy! Price Reduced to \$899,900. MLS 271220

Scott Garman

Sutton Group West Coast Realty
250-896-7099

www.garmanandassociates.com



10-30

**Water View
Executive Home**



Enjoy the commanding 180 degree water views this executive style home that sits atop a hill has to offer. This great alternative to a townhome features one level living with the bonus of a one bedroom in-law accommodation in the walk out lower level that has its own laundry facilities. The main floor features great room living plus two bedrooms both with walk-in closets and two bathrooms. Set on a low maintenance easy care lot and located in a private enclave of similar homes in a setting that is peaceful yet you are minutes to downtown Victoria. Enjoy watching the traffic on the Gorge waterway as the canoes, kayaks and rowers glide by and if you would like a closer look just take the short stroll down to the waterfront path.

MLS 274154 \$635,000
For a media link: 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



10-30

**SAANICH
EAST**

**Mt. Doug
\$1,900,000
2 Suites**

New ML 273922 \$1,099,000
Spacious 2007 built home with the ocean on one side and Mt. Doug Park on the other. Over 4400 sqft featuring 6 bedrooms, 7 bathrooms including 2 in-law suites, call now.

**David Rusen
RE/MAX Alliance
250-386-8875**

**\$679,000
Mt Tolmie Home
Steps To UVic!!
4 Bedrm 2 Bath**

New ML 274223 \$679,000
An outstanding location, end of a small cul-de-sac right across the street from UVIC, one block to elementary school and close to all other school levels. Updated and well maintained bungalow with newer cherry cabinets in kitchen & open to familyrm, new hardwood floors, large bow windows, large updated bathrm. Lower level has 2 bedrms (one doesn't have closet), nice recrm with fireplace, 3 pc bath & sauna with a walk out basement (easy to in-law suite), new roof in 2008.

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



**View Past &
Present Issues**

ONLINE AT:
www.revweekly.com

\$449,900 MLS: 273981

**OPEN HOUSE Sun 12-2
838 Old Esquimalt Rd**
Solid 1930's character bungalow on a huge 50 X 160 lot ! FULLY finished basement with separate entrance. Close to shopping, schools, transportation and very close to town. This home is move in ready but your creative touch will make it shine. GLEAMING WOOD FLOORS or Ceramic tile throughout, 2 newly renovated bathrooms, 4 bedrooms, wood burning fireplace, spacious eat in kitchen, equipped with all appliances, single garage with attached shed, fully fenced and landscaped yard, newer roof. Move in and enjoy this terrific property or take advantage of a great investment opportunity to generate over \$1700/mo.



Patricia Kiteke Direct: 250-686-3155
Brown Brothers
Visit www.patrickiteke.ca for more info and floor plans.



10-30



New ML 274202 \$829,000

**OPEN HOUSE SUN 2-4
1000 SOUTHOVER LANE
BROADMEAD 5 BED 3 BATH
WITH SUITES HOUSE**

You'll be delighted with this over 3000 sqft 5 BR, 3 BA executive home. Elegant and gracious design with bright open floor plan. Three wonderful bedrooms on the main floor. Cherry hardwood in the main living areas and a bright family room with French door leading to a sunny deck. Downstairs has a brand new renovated two bedroom self-contained suite that comes with its own patio and sunroom has been rented for \$14000/month. New roof, new hot water tank, new flooring. Excellent Broadmead location steps to the Broadmead Shopping Center, at end of a quiet cul de sac.

**Song Mei Wong
RE/MAX Camosun
250-744-3301**



New ML 273933 \$689,000

GORDON HEAD \$689,000
*4 bedrooms & 3 bathroom family home
*Located on a quiet safe street close to all levels of schools
*Lower level features office, rec rm & bdrm
*Outdoor pool & hot tub on south facing deck!
*MLS 273933

**Geoff McLean & Assoc
PREC
RE/MAX Camosun
250-744-3301**



New ML 273975 \$529,000

**REFURBISHED FARM HOME
\$529,000**

Close to Hillside Mall and Cedar Hill Rec Centre this lovely home was built in 1922. Mostly re-done - new kitchen, gas furnace, original oak floors, two bedroom on main, lower level finished for family room and laundry. Huge new party deck. Bonus: one bedroom extra accommodation! Must to see!

**Doreen Halstenson
Leni Estell
RE/MAX Camosun
250-744-3301**

**Updated
Gordon Head
Great Suite
\$649,000**

New ML 274126 \$649,000
Get ready to be impressed. This 2600 sq ft 4 bedroom 3 bathroom home has been lovingly updated and it shows from the moment you drive up and see the freshly painted exterior and new roof. Some of the other features include updated bathrooms, 2 updated/new kitchens, fresh paint inside and out, new trim, new flooring both up and down and wait till you see the professionally done 1 bedroom suite down that is presently rented to a clean quiet tenant for \$850 per month plus utilities. The basement also features a family room for upstairs usage (presently used as a bedroom). Add to this new decks, staircase plus 2 new 40 gal hot water tanks, 200 amp service and I think you get the picture. Home is located on a quiet street right across from the Francisco Playground.

**David Scotney
Pemberton Holmes
250-384-8124**



New ML 273953 \$639,000

CORDOVA BAY \$639,000
*Super 4 bedrm family home
*Lots of great updating done
*Almost 2200 sq.ft. of living space
*Close to Matticks Farm, Cordova Bay Golf Course
*Separate garage & huge yard!
*MLS 273953

**Geoff McLean & Assoc
PREC
RE/MAX Camosun
250-744-3301**

**Contemporary
Custom
\$1,775,000**

New ML 274180 \$1,775,000
Quality built in 2007 with open floor plan design. 5 bedroom, 5574 sq.ft. on two levels. Large windows to take advantage of the ocean views & natural light. Media room & rec room. Easy care lot. Sought after location, close to park & beach access too. A spectacular home!
www.JEANDUNN.com

**Jean Dunn
250-655-1816
Royal LePage
By the Sea
1-800-326-8856**



New ML 274194 \$499,900

**SWAN LAKE RANCHER
ONE BED SUITE
\$499,900**

Charming rancher, perfect for investor/1st time buyer for mortgage helper. Great for family with need of separate family accommodation. Home well kept & centrally located in Swan Lake area, close to wide range of services soon to be offered in expanding Town & Country Mall. Steps to Swan Lake Bird Sanctuary & ever popular Lochside & Galloping Goose Trails. Great play park nearby. Lots of choices here. Live in Self-contained 2 bed suite with 2 full bathrooms, or in 1 bed adjoining suite & find someone for 2 bed suite. Parking excellent with 2 spaces at front & 2 car carport at rear. May be even room for RV. This almost 5700 sq.ft. lot just right if you have busy life.

**Mike Van Nerum
Pam Whyte
Century 21
Queenswood Realty
250-477-1100**

**.28 Acre in Arbutus
Short Walk to UVic
\$599,000**

New ML 274191 \$599,000
A .28 acre very private lot backing onto the UVic forest land. A wonderful location, a short walk to all school levels including UVic and beach. The home is unique and charming in design with huge open greatroom with stone fireplace and huge bow windows to the private yard, 3 bedrms and 2 baths, all on one level. A totally separated in law suite sits at the end of the lot with a bedrm/living area, its own laundry and private entrance. The current owners have put a lot of effort restoring this home to its full potential but there is still work to be done which is reflected in this fantastic price for large lot in this area. 2430 Sutton Rd

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

**Broadmead
Executive**

New ML 273479
Executive custom built house, builders own, bright and spacious, unique 4 level split, 6 beds and 5 full baths, jacuzzi, 3 gas f/p, 2 decks, 3 patios, tiled roof, 9 ft ceilings and 21 ft entry, R/I surround sound, alarm, detailed interior finishing, very clean and ready to move in. Separate 2 bed suite (can be 3 beds with 2 full baths) with own entrance & ensuite laundry, good mortgage helper or extra space for inlaws. In an upscale, quiet neighbourhood with walking distance to Broadmead Shopping Centre. Public tennis court across the road. Close to the airport/ferries (15 to 20 minutes) 10,000 sq ft lot and house is 4800+ sq ft, easy care yard. Priced below replacement value. Easy to show.

**Alan Pratten
250-891-3025
Fair Realty
250-480-5999**



Great Gordon Head Location!

New ML 274212 \$699,888
OPEN HOUSE SUN 1-3 1748 TRIEST CRESCENT

Lovely 5 bedroom home in a quiet cul-de-sac. 2 kitchens make this a perfect home to take in students. www.gotoyourteam.com

Shelley Stancin Sutton Group West Coast Realty 250-479-3333 ★



New ML 274248 \$959,000

CEDAR HILL \$959,000 SUITE + OFFICE

Beautifully renovated family home with addition suite, office or additional 2 bedroom suite. Main house is 5 bedrooms, 4 bathrooms, main floor master bedroom and 4 bedrooms up. Bachelor suite and office space or potential for another 2 bedroom suite. Quiet no thru rd, close to Hillside Mall.

David Rusen RE/MAX Alliance 250-386-8875



New ML 274428 \$719,900

CORDOVA BAY

Rare. Tranquil. Family home in a quiet cul-de-sac on the Ridge. Near Claremont School. 5 minutes to Beach or Commonwealth Pool. 10 minutes to shops, 20 minutes to downtown or airport. Spacious, light rooms, 4 BRs, 3 bathrooms, living and DR, family room with doors opening to 2 patios. U-shaped kitchen with breakfast space. Laundry/utility room with access to large double garage with work area. 2 gas FPs. Built 1987. Extensive recent renovations. Excellent structural and decorative condition. Secluded garden.

Bruce McCulloch, PREC Sutton Group West Coast Realty 250-479-3333



OPEN HOUSE SAT 2-4 203-991 CLOVERDALE

Beautiful sunset views from this 2 level 2BR 1BA condo at 203-991 Cloverdale Ave. This spacious condo is only \$229,000 with only \$207 in strata fees including heat and hot water, in move in condition! Unit has engineered wood flooring and new carpet. Contact Jim or Katie for details. www.jimbailey.ca

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

Distress Sales Bank Foreclosures

Free list of bank owned properties. Receive a free computerized printout with pictures and addresses. Visit www.victoriarepos.com or call 250-382-1816 direct.

Jim Parsons RE/MAX Alliance 250-382-1816

Newly Listed

Five BR home located on the bus route. 3 BRs on the main with L-shaped LR and dining area, spacious kitchen. 4 pce. bath and 3 pce. ensuite and 2 BR basement suite, with own laundry and entrance. Asking \$529,000. Call Kim to view. MLS 274099.

Kim Eng DFH Real Estate Ltd. 250-477-7291

\$259,999

OPEN HOUSE SUN 1-3 203-3260 QUADRA ST.

This is a well-maintained adult oriented 55+ complex. Nothing to do but move into your lovely 2 bed/2 bathroom condo. Spacious rooms, large walk-in closet, heated flr in kitchen, hardwood flrs & carpet, living room with fireplace & adjoining south facing enclosed sunroom, double paned windows, in-suite laundry, freezer. The building has a library & meeting room. You would be proud to call this home.

Daryl Ashby Cheryl Ashby DFH Real Estate Ltd. 250-474-6003 ★



ON GOLDEN POND \$748,500

A unique exclusive verdant setting of 7 executive townhomes that are nestled beside a private pond which actually reflects the reality of living ON GOLDEN POND! This tranquil serene setting is best experienced from the deck of this end corner residence which enjoys the finest southerly exposure (all day sun) of this superb 7 unit grouping. Your deck overhangs the water with wonderful views to the interior island within lush landscaping that provides a gorgeous seclusion. Updated kitchen with Corian countertop, open plan living and dining rooms. Spacious master with jacuzzi ensuite, all with water views, oak parquet floors, attached double garage, and incredible gardens. This is simply an unforgettable residence first time offered in 22 years. MLS 273172 Please call for your private viewing. patrick@burrproperties.com

Patrick Skillings burr properties ltd. 250-382-8838



2 BR CONDO IN GREAT LOCATION \$269,000

Bright, sunny, spacious, south-west facing, 2 BR condo overlooking front gardens. Not a ground floor suite. Recently upgraded and in move in condition. Charming, well-managed complex in a sought after location near Mt. Tolmie, UVIC, Camosun college, transportation and shopping. Amenities include swimming pool, jacuzzi, rec room. Heat and hot water are included in the strata fees. Safe condo for an excellent value. Call 2009 Presidents Gold Award winner Jim Bailey now for a private viewing. www.jimbailey.ca

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



HIGH QUADRA \$529,000

Great family home in high Quadra that may be perceived to be in a very busy location but this 10,000+ sq.ft. lot spreads out from the road to offer a southerly large and relatively private quiet backyard. The 1979 house is shielded with homes on both sides and set well back from the road, offering over 1300 sq.ft. on the main, a double garage, rear south facing sunny 240 sq.ft. sundeck, new roof, and an 8 foot, 6 inch lower level that has a super family room with a wet bar. The main floor has brand new carpeting throughout and the entire interior has been repainted. This is a large welcoming home with 3 bathrooms and good space to create an in-law suite. Don't let the address fool you! Looking for size & space? Better investigate.

Patrick Skillings burr properties ltd. 250-382-8838

Cash To You!!

You receive a MINIMUM \$2,000 cash if you purchase ANY property with me as your realtor! If purchase price is \$300,000 or over, you receive \$2,500. If price is \$400,000 or over, you receive \$3,000. If price is \$450,000 or over, you receive \$4,000. If price is \$500,000 or over, you receive \$4,500. If the purchase price is \$600,000 or over, you receive \$5,500. If purchase price is \$750,000 or over, you receive \$7,750. If one million or over, you receive \$10,000. If two million or over, you receive \$20,000, AND ON UP! For example, a 5 million dollar purchase would result in a \$50,000 bank draft to you. I can also give you access to a free website (Private Client Services) that is far superior to mls.ca (now called realtor.ca). You will see a new property 2-3 days faster and receive all the information a realtor has access to. Please call me now at 250-884-3242 or visit my website: www.victoriaonepercent.com

Viktoria Bekes One Percent Realty Vancouver Island 250-884-3242



OPEN HOUSE SAT. 2-4 1924 CARNARVON GREAT LOCATION - GREAT FAMILY HOME!

A tidy one owner home, this solid classic 1950s home sits on a gorgeous landscaped property with a fantastic rear yard located close to shopping, parks and schools with easy access to transit. Coved ceilings, FP in LR and dining area off kitchen. Full basement with garage and unfinished areas awaiting your expansion ideas or develop in future for teens or inlaws. Ideal spot for staff of Royal Jubilee Hospital which is just a short stroll away \$549,900. MLS 274361. Visit www.tonyjoe.ca

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



MOVE IN & ENJOY!

Immaculate, spacious one level Sunnymeade home on a fantastic 0.27ac south facing lot. Act quickly on this updated 3 BR home with 2000+ sq.ft. of main floor space; wood floors, formal DR, eating space off kitchen plus lovely 21x12 family room addition with skylit vaulted ceiling. Large mud room and pantry off double car garage. Fabulous office/ family / recreation/ guest room upstairs - great teen retreat! Newer roof, skylights and bathroom. Located on a quiet cul-de-sac off a cul-de-sac. MLS 273310. \$749,900. Visit www.tonyjoe.ca

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



GREAT FAMILY ACCOMMODATION!

A deceiving drive by, this large modern family home features over 3000 sq.ft. Main level has entertainment sized LR, renovated gourmet kitchen with quality custom cabinetry and 3 BRs including master with ensuite. Mid level includes family area or ideal separate living space for independent teens. Lower 2 levels are a lovely nanny suite complete with gorgeous kitchen, large LR and spacious BR plus office/ den or second BR. Fully fenced yard with rear lane access to extra parking; front driveway and double car garage. Amazing metal roof with lifetime warranty plus many other upgrades. MLS 272837. \$699,900. Visit www.tonyjoe.ca

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



NEAR MATTICK'S FARM

2100 sqft family home in sought after Cordova Bay. Features 3 beds, 2 baths with lots of extra living space including dining room, eating area, family room and living room. Beautiful yard with mature trees has huge patio area. Ocean is two blocks away and amenities are within easy walking distance, including Matticks Farm.

Lyle Kahl Kahl Realty 250-391-8484



Stunningly Renovated An Absolute Must See!

OPEN HOUSE SUN 2-4 117-1680 POPLAR

You won't want to miss out on viewing this stunningly updated two bedroom condominium. Seller's have tastefully decorated and renovated this into a very pleasing unit. Nothing left to do but move right in!!! New kitchen cupboards and countertops, renovated bathroom, new windows, and freshly painted throughout. Don't miss out on viewing this whilst it is still available, you won't be disappointed!!! Super safe and secure location, close to shopping, transportation and UVIC. Complex has a pool, sauna and hot tub. Act now! Call John at 250-592-4422. jmcvie@shaw.ca MLS 274243

John McVie Royal LePage Coast Capital Realty 250-592-4422 ★

Ed G. Sing 250-744-3301

Expect Excellence

Gordon Head Rancher Style Home



Family Perfect! Quality built, 2,800 s.f. (1993 built) Executive style home that has all of its principal rooms on one level and a bonus area on a 2nd level located above the garage. Total of 5 bdrms and 4 baths. Nearly all of the bedrooms have their own ensuite. Step into a beautiful foyer with beautiful wood floors, thru double French doors to a formal living room and a separate dining room. Classy oak kitchen with granite counters, adjacent breakfast nook, and adjoining family room. A 2nd recreation room is also possible on the 2nd level. Beautiful decor, skylit interior and lovingly maintained. Double car garage. Located on a semi-private lot in Gordon Head with beautiful grounds. \$755,000 MLS 273659



OPEN HOUSE ★ March 13th 1:30-3:30 pm 1703 Mamich Circle



A prestigious newer quiet cul-de-sac in the heart of Gordon Head. Well designed house offers high vaulted ceilings in living & dining rooms and in the entrance. The main level offers living, dining, a den and a large gourmet maple kitchen with eating area and large family room has french doors to large deck and eating area. 2 cozy gas fireplaces. Upper level offers 3 good size bedrooms and 2 full baths. Nice private backyard.

Katherine Li 250-477-7291

REAL ESTATE LEADERS

Introducing.....

319 - 4490 Chatterton Way



**\$ 449,000
Top Floor !!
Gorgeous Broadmead !
Immaculate !!!**

Absolutely Beautiful "One Owner" Spacious Home in Prestigious Broadmead Terrace !! Well Appointed and Wonderfully Decorated this 2 Bedroom 2 Full-Bathroom Condo Offers Tremendous Vaulted Ceilings, Numerous Skylights, Designer Cabinetry, Gas Fireplace, Gorgeous Ensuite with Jetted Tub, Ensuite Laundry and much more... ! 2 Spacious "Sun Drenched" Balconies with Motorized Awning !! All Appliances and Window Coverings and Screens Included ! "2" Secure Underground Parking Spots !! Plus a Large Separate Storage Locker ! Carefree Lifestyle, Fantastic Neighbourhood, Wonderful Amenities !! Please Call Anytime for Appointment to View !

Introducing.....

**# 10 - 5156 Cordova Bay
\$ 389,500**

One Level Townhouse !!



**OPEN HOUSE SUNDAY 1-3
Just Steps to Shopping,
Restaurants, Sandy Beach !**

Absolutely Incredible 2 Bedroom "One Level" Townhome in Exclusive Cordova Village ! Great Floorplan includes Spacious 4pc Bath, Huge Vaulted Ceilings, Skylites, Cozy Fireplace with Beautiful Honey Onyx Rock, Nice Big Bright Windows Big Patio Doors Lead to a Private Landscaped Patio / Garden Area ! Oversized Single Garage and Private Driveway Parking !! Only Steps to Shopping, McMorrans, Red Barn at Matticks, Beklens Restaurant and of course Sandy Cordova Bay Beach !! One Level Living at it's Best !! All this located in a Very Well Managed Complex!! See You At The Open House ! ★

Introducing.....

307-5110 Cordova Bay Rd.



**\$ 569,000
Gorgeous Views of the Ocean,
Islands and Mt. Baker
Meticulous, Super Spacious,
Upscale Condo !
WOW !! Over 2200 sq. ft. !!**

Incredible Floorplan consists of 2200+ sq.ft. with Beautifully Appointed and Bright Sunny Rooms - including Two Master Bedrooms with Full Ensuites, Large Entertainment Sized Living & Dining Area, Great Kitchen with a Large Family Room/Breakfast Nook & a Separate Den as well! There are 2 Decks to sit out & Enjoy the Sun & Views !! This well-maintained complex also offers a Swimming Pool for your Enjoyment & Guest Accommodations for your Visitors ! Warranty !! This Unique, Charming & Easy Lifestyle has the Size and Style of a House but with all the Convenience of a Condo !!

**Brad Gregory
Remax Camosun 250-744 3301**

10-32



**OPEN HOUSE
SAT. & SUN. 1:30 - 3:30
5068 LAKERIDGE PLACE**

**CUSTOM RANCHER TUCKED
AWAY ON A
QUIET CUL-DE-SAC IN
CORDOVA BAY!!**



Looking for spacious rooms all on one level? Then this lovely custom built executive home should definitely be on your MUST SEE list!! Welcomed by a spacious, bright entry hall leading to a fabulous formal sunken living room, there is a delightful view of the exceptional west facing perennial garden complete with flowering shrubs and trees!! Adjoining is an entertainment size dining room, lovely sunken family room, bright sunroom and west facing deck. The kitchen is well planned with gorgeous corner windows, eating area, and a super laundry room. There are three bedrooms and 4 bathrooms in this home. The master bedroom, with walk-in closet and three piece ensuite opens to the garden view!! Lower level has a bonus room and a 3 piece bath. Perfect for guests!! The list of features goes on and on including power sun blinds, power awning, security system, sprinkler system, hot tub and oodles of custom built in storage. Call today for an appointment to view. mls 274104 \$859,000

See our website for photos, maps and floorplans



Barry Bowes



Margaret Bowes

www.bowesandbowes.ca

250-588-6176



10-32

mark LAWLESS *Making Realty
A Reality*



**2.68 Acres
Blenkinsop Valley
\$1.2 Million**

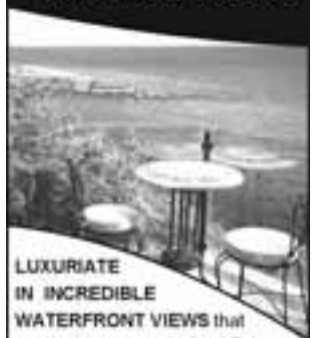
Rare, Blenkinsop Valley acreage offering 2.68 acres of useable and flat land. Existing solid four BR, two bath home on two levels with a bonus full unfinished basement down. Build your dream home in the popular Blenkinsop Valley and only minutes to town and all amenities. The 1956 home could be a great rental while you work on plans for your own special custom home on hobby farm. Bring your horses!! MLS 271107.



**250-744-3301
www.marklawless.com**

**RE/MAX
Camosun**

WATERFRONT



**LUXURIATE
IN INCREDIBLE
WATERFRONT VIEWS** that you've never seen before! This spectacular oceanfront residence rests on a sheltered cove and is surrounded by lush gardens and patios. Offering 5 bdrms, 5 bthrms, a gorgeous Master Bedroom, **SWIMMING POOL, HOT TUB & TENNIS COURT** (strata). Call for your own private viewing.

Outstanding Value at \$2,960,000
4399 Shore Way MLS 271741



**Newest
Reality**

250.388.2033
Dolores Todd

10-32

**Let the
Sunshine In!**

A dramatic family room/ kitchen addition with city views, a complete renovation and a tasteful contemporary decorating palate have evolved into a 3/4 BR family home which is unique in today's market. The list of updating is extensive and includes a luxurious 400 sq.ft. master suite and a one BR in-law suite. This beautiful home sits on an almost 1/2 acre landscaped lot. Call today for full details. MLS 273912. \$749,900.



**Bernie Wilkinson
Royal LePage Coast Capital Realty
250-477-5353**

10-32

**REAL ESTATE
VICTORIA**

**HELPING
PEOPLE**



**FIND HOMES
FOR OVER 34
YEARS**

Stacey Dewhurst's
housesvictoria.com
... Find what you're looking for



**BRAEFOOT
SAANICH EAST**

\$699,900

**OPEN HOUSE Saturday 2-4
1421 Harrop**



Beautifully maintained and updated 4 BR, 2 bath home with stylish inlaw accommodation. 3 BR, 2 bathrooms on the main w/ large living room and dining room ideal for entertaining. Excellent kitchen w/ new appliances, eating area, and access to sunny deck, plus mud room, storage and laundry. Double garage w/ workshop + extra parking, and a lovely, corner lot in the terrific Braefoot area w/ views of Mt. Doug. This family home has been tastefully updated including new roof, extra accommodation, fresh paint, hardwood floors and new bathroom. Visit www.housesvictoria.com for more

10-33

Stacey Dewhurst 250.384.8124



**Foxborough Hills
Broadmead's Most
Desirable Townhouse!**

\$629,900 means affordable retirement luxury. Featuring 2640 sq.ft. of quality finishing plus another 615 sq.ft. of unfinished means there's lots of room for all your home furnishings and hobbies. Designed for main level living with 2 BRs and 2 baths on main (both lovely and big) this townhome also features a large lower level, 3rd BR, 3rd bath, recreation and hobby/ storage rooms. You'll love the VIEWS over Nature Sanctuary that this wonderful end unit provides and of course the sundeck complete with automatic sunshade and the garden patio are designed for outdoor enjoyment. Loads of windows and skylights plus vaulted ceiling, front courtyard and double garage are just some of the highlights. Did I mention the pool, rec centre and guest suites? Call...

**Ross Casey 250-384-8124
Pemberton Holmes**

10-33

Century 21
Queenswood Realty Ltd.

**OPEN Sat & Sun 2-4
3304-2829 Arbutus Road
FABULOUS VIEWS!**

One of the best locations to be found in Victoria! This spectacular sub-penthouse style suite offers one of the most spacious floor plans and largest decks on the Victoria market. Located in the exclusive gated Wedgewood Estates, this 2 bed plus den, 3 bath unit has East, South and West exposure; bring your decorating ideas! Situated in Top of the Mountain, offering ocean views of the strait and passing ships. The amenities include an indoor pool, games room and tennis court. Remediated building with warranty. Well managed. A worthy investment. \$899,000 MLS 272100

**Chris Markham
250-477-1100**

10-33

Trust, Integrity, Reliability
All these traits were a major factor when I was in the media. They are also the hallmarks you can count on from me as your REALTOR®

Call or email me
**Kim Emerson 250-920-6463
250-385-2033**

kim.emerson1@gmail.com

10-33

**1912 Heritage Home
Prime Gordon Head**

Wonderful 1912 Edwardian heritage home and property positioned on 0.80 acre lot amongst fine Gordon Head homes, north of Grandview and West of Ferndale Avenue. This property has been in the original farming Mitchell family since day one and is steeped in history. The lovely home is in good condition and shows well, featuring 5 BRs, 2 bathrooms, 2 FPs, original wood floors, wainscoting picture rails, granite foundation and old world gardens that await the "Golden Touch". Call John on this amazing offering - \$1,050,000.

**John Bodnar
250-385-2033**

10-33

**SAANICH
WEST**

**Country Living
& Working**

New ML 274332 \$1,099,000
Beautiful custom designed and built home offering approx. 4800 sq.ft. of finished space allowing for some unique uses. Good separation of space, currently being used as home and office. The home has 5 BRs and 4 baths on 3 levels including a games room down. A separate office space nearing 900 sq.ft. is complete with small kitchen and bathroom. Behind the home is a wonderful cottage/ studio completely finished awaiting your final touches. Excellent 1 acre property with mix of trees for a majestic look and great privacy. All this located within 5 mins. of Broadmead Village, Camosun College and the lake.

**Don Bellamy
RE/MAX Camosun
250-744-3301**

**Call to View
Priced to sell
\$399,900!!**

This charming, bright, 2 BR home is located close to Swan Lake and the expanding Town & Country Mall. Featuring: wood flooring, FP in the LR, updated kitchen and bathroom, newer appliances, good size master, single car garage, private yard and more - call now.

**Peter Lindsay
RE/MAX Camosun
250-744-3301**

**Christmas
Hill**

Great family home in central location offers quick access to every area of Victoria. Beautiful tree lined street makes this a residence you will be happy to come home to. 3 BRs, 2 bathrooms, vaulted ceilings and move in condition. Call for your personal viewing appointment.

New ML #273982 \$579,900

**LAURIE ABRAM
250-385-2033
Newport Realty**

10-33

**Norma
CAMPBELL**

250.477.5353
www.normacampbell.com

ROYAL LEPAGE
COAST CAPITAL
REALTY

SPACE & POSSIBILITIES

This 1976 immaculate updated home is situated on a quiet street in Gordon Head close to trails & steps to the ocean. The large lot is nicely landscaped with a fenced back yard with a greenhouse & storage shed. The single garage contains a workshop & the property has lots of parking. Main level features LR with bay windows, gas FP with granite trim, 2 steps up to the formal DR with doors to an expansive sunny deck. Lovely oak floors on this level. There are 3 BRs, 2 baths on the main. The walk out lower level offers a huge laundry, BR, 3 pce. bath, large storage area. ML 273973 \$832,000.

10-33

**PEMBERTON
HOLMES**

**OPEN Sat. & Sun. 1-3
918-2829 Arbutus Rd.**

**One Level Townhouse
PRICED TO SELL
\$564,900**

Motivated sellers: New engineered hardwood floors reflect the sunshine streaming thru 1 of 5 skylights adorning beautiful 2 BR 2 Bath unit w/attached 2-car garage. Large DEN/office/bedroom with separate entrance. Bright kitchen w/lots of cupboards. Large Master BR (w/walk-thru closets, jetted tub & walk in shower). Tiled entry leads to grand LR w/cozy rock fireplace. DR w/picture window and sliding doors to patio. Superbly maintained grounds - show stopping complex w/tennis courts, pool, hot tub & clubhouse. Ten Mile Point Gated community in one of the most picturesque settings on Vancouver Island. Don't miss your opportunity to view this rare offering.

**Kevin Starling
250-889-4577**

10-33

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

**OPEN HOUSE
Saturday 1-3
658 Canterbury
Road**

This is a lovely 1950's 3 bedroom home offering approx 1000 sq.ft. plus unfin basement, coved ceilings, double stainless sinks, hardwood in living room, detached garage & carport. You must get inside to appreciate value. Situated on cul-de-sac. Large lot, great for children. There is latent value as it has potential for duplexing or subdivision.

**Daryl & Cheryl Ashby
DFH Real Estate Ltd.
240-474-6003**

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WEEKLY
LISTINGS
FOR
EVERYTHING
FROM
WATERFRONT
ESTATES
TO
URBAN
CONDOS**