



**OPEN HOUSE SAT. 1-3  
485 FOSTER STREET**

Ted Lunt designed stunner. Character new build w/ quality construction and in a beautiful neighbourhood on dead end street less than 1/2 a block to the ocean. Perfect layout w/ French doors leading to a dreamy backyard. H/W and tile flooring, crown moldings and gas FP. Large kitchen and master BR w/ walk-in closet. Ensuite w/ it's own private deck to relax on. Offered at \$595,000. MLS 281107.

**Ann Watley  
DFH Real Estate Ltd.  
250-656-0131** ★



**901 Wollaston  
MLS 273318**

**PRICE REDUCTION**

**\$729,000**

You must get inside this house to appreciate it. It is 1 part heritage 2 parts sophistication Five years of Restoration 3 Bedrooms 2 Bathrooms Professional Kitchen A Stunning Dining Room Just under 2500 sq ft Sun room and Study Low Maintenance Yard Sweeping views of the Harbour Spacious Master BR. & Ensuite

**OPEN HOUSE SUNDAY 1-3  
Colin Gareau @ Newport  
812-3451** ★



New ML 281736 \$749,900

**CEDAR HILL \$749,900**

\*Lovely 3 bedrm 2 level home  
\*Lots of character, nice & bright  
\*Gorgeous gardens! \*Woodworking shop with air extraction system  
\*Must be seen \*MLS 281736  
www.geoffmclean.com

**Geoff McLean &  
Associates PREC  
RE/MAX Camosun  
250-744-5551**

**Custom Built Home  
In Cordova Bay  
With 2 Bedrm  
Inlaw Suite  
6 Bedrm 5 Bath  
\$1,065,000**

New ML 281819 \$1,065,000

Situated on over .36 acre lot at the end of a cul-de-sac of newer homes sits this Custom Built high end finished home. Granite countertops, cherry wood cabinets, Kitchen Aid appliances, winding staircase, high vaulted ceilings, elegant arches, hardwood & tile flooring all lend to the excitement. Radiant hot water floor heating, all rooms wired for satellite & cable and insulated for sound proofing, 4 fireplaces, no expense spared. 2 bedrm inlaw suite down. Excellent tenant willing to stay. Private backyard with fountain, custom lighting, underground sprinkler, very nicely landscaped. Lots of parking and double garage.

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

**Rare Blenkinsop  
Valley Acreage**

New ML 281935 \$2,750,000

Great opportunity to own special piece of property in the fertile and picturesque Blenkinsop Valley. Close to 32 acres with over 20 arable acres and the balance in Oak Meadows creating lovely vistas surrounding the 6000 sq.ft. 7 BR home and 5000 sq.ft. barn. Attention to nature is paramount with 6 large decks and 2 expansive patios soaking in the sunshine. Located so close to town yet offering peace and seclusion with sunrises over Mt. Doug, sunsets over Broadmead and views south over the valley to the Olympics. Please note that this is a newly created property and as such there is no current tax or assessment information. MLS 281935. Offered at \$2,750,000.

**Guy Crozier  
Scott Marchant  
Bill Pettinger  
RE/MAX Camosun  
250-744-3301**



New ML 281036 \$279,800

**MT TOLMIE**

2 bdrm corner unit! Updated throughout. Views of Mt Tolmie from large south facing deck. Bldg includes indoor pool, hot tub, sauna, workshop & rec room. Perfect location walking distance to UVic, Camosun, Mt Tolmie, shopping & buses.

**Tony Zarsadias  
The Condo Group  
Burr Properties  
250-382-6636**



**PEACE & TRANQUILITY  
\$492,900**

PEACE & TRANQUILITY can be found in this spacious 1740 sqft suite tucked away in a private hilltop enclave of Broadmead. With Olympic, City & Ocean glimpses and in pristine condition, this 2 bedroom & 2 bath home offers living & dining room with see thru gas FP. Kitchen with white Shaker cabinetry & sunny morning eating area surrounded by windows, huge master with 4pc ensuite, dramatic windowed 2nd bedroom or office & large laundry room. Within 10 minutes of everything you need including shopping, walking & bicycling trails, tennis courts, a nature reserve, rec center, beaches and downtown.

**Suzanne Mitchell  
DFH Real Estate Ltd.  
250-477-7291**



New ML 281876 \$689,900

**\$689,900 HIGH QUADRA  
3 BED/ 3 BATH/ 3 LEVEL  
SOLID STONE HERITAGE HOME  
SUBDIVIDABLE**

Fine classic Victoria heritage home - "MANOR HOUSE" built by Josiah Bull is named and fashioned after the Huntingdonshire England farm house he was born in. On quiet .344 acre corner lot with beautiful mature shrubbery with subdivision potential. This unique solid stone house with slate roof has retained it character and charm from turn of century. The gated circular entrance drive features a grand fountain and offers much parking. History reveals itself in the stone fireplaces(3), warm wood floors, high ceilings and ornate stained glass. Laundry and play area in basement. A lovingly maintained piece of Saanich history with upgrades of 200 amp electrical, gas furnace, sound system through-out and more. Be a part of the story. Please visit www.karnelove.com for virtual tour and more.

**Karen Love  
Bon Hollier  
RE/MAX Camosun  
250-744-3301**



**1930S CHARM  
FULL BASEMENT, DOUBLE  
CARPORT  
BIG LOT \$399,000**

Wood floors, coved ceilings, formal dining, 2 big BRs and a lovely bright kitchen with eating nook. Separate basement entrance may make an inhome office, hobby or storage. Brand new deck and a huge .22 acre lot with lots of road frontage. At \$399,000 it is a great investment. MLS 279592.

**Roy & Deborah Coburn  
250-744-3301  
RE/MAX Camosun  
250-478-9600**



**NOTHING TO DO BUT ENJOY!**  
Charming, impressive, impeccably kept: this 2 bed, 2 bath home has been updated to a very high standard. Set in a park-like 9,300 square foot lot, this show home is in move-in condition. A lovely, quiet location on a Maplewood cul-de-sac, the property features mature trees, irrigated beds and a large deck overlooking the serene garden with a no-maintenance putting green. Just move in & enjoy! \$589,900 ML 281237. Visit www.tonyjoe.ca

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

**PEMBERTON HOLMES**  
ESTABLISHED 1964

**Bring the Family  
\$479,900**

Affordable family home larger than it looks. Clean, tidy with nice yard. Close to schools, buses and shopping. Don't be fooled, this is a great interior, well maintained with basement undeveloped. Large living room. Very spacious over 1300 sq.ft. with 2 pce. bathroom downstairs. A must to see this one. Call today.

**www.johnalmond.ca**

**John Almond / Chuck Bennett  
250-384-8124** ★

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

**PEMBERTON HOLMES**  
ESTABLISHED 1964

**Entry Level Starter**

**OPEN HOUSE Sat. 1-3  
411 Skinner St.**  
Below 2010 assessment - your chance to enter Victoria's housing market in an affordable, convenient, 2 BR, 2 bath, SxS 1/2 duplex, no strata fees. Bring your updating ideas when you view this cute, clean little character in handy Vic West. One level w/ garage, fireplace. A short hop to town, the water or the mall. This location has it all. Kevin@KevinStarling.com

**New ML 281910 \$344,900**

**Kevin Starling** ★  
**250-889-4577 250-384-8124**

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



**Open House Sun 12-2pm  
904B Old Esquimalt Rd  
\$499,900  
Completely Private.**

Close to everything but has the quiet living feeling. Very private home with a huge back yard to enjoy, lots parking, and a single car garage. A short walk to West Song walkway along Inner Harbour to downtown Victoria. Featuring a spacious, open floor plan with ceramic tile entry impressive laminate flooring on the main, cozy fireplace in the living room & beautiful kitchen with custom cabinetry, newer SS appliances & modern lighting. Upstairs features 3 large bedrooms & beautifully tiled main bath with soaker tub. Fully fenced yard with garden shed. Built in 2008. Call to Preview.

**Chad Loster Personal  
Real Estate Corporation  
REMAX CAMOSUN  
Westshore  
office: 250-478-9600  
cel: 250-884-5016** ★

**SAANICH  
EAST**



New ML 281896 \$609,888

**OPEN HOUSE SUN 2-4  
4412 TANGER  
(OFF TREMBLEY)  
GORDON HEAD \$609,888  
5 BEDROOMS**

Immaculate family home in a sought after Gordon Head location. 3 bathrooms including full ensuite with jacuzzi, family room, updated kitchen, newer hardwood floors. Private fully fenced yard, steps to bus and all levels of schools. Just listed. Act now.

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



New ML 281883 \$839,000

**ELEGANCE, LUXURY &  
LOCATION!  
THIS HOME HAS IT ALL!**

Quality of construction & well designed floorplan main floor offers grand foyer, spacious living room with vaulted ceilings & gas fireplace, formal dining room, gourmet kitchen - Maple shaker cabinets, stainless steel appliances, double wall ovens, no noise dishwasher, breakfast bar, eating area, family room, laundry room & powder room. Upstairs is generous sized master bedroom with luxurious ensuite bathroom & extra large walk in closet, 2 additional bedrooms & full bathroom. Green Certified home with in-floor heating, heat pump, Toto toilets, wood blinds plus so much more. West facing backyard, double garage, underground sprinklers on quiet, new no-thru street. Central location! 2010 home, NO HST!

**Guinevere Howes  
Mike Van Nerum  
Century 21  
Queenswood Realty  
250-477-1100**

**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  
250-386-8875**



New ML 281493 \$999,000

**MT TOLMIE \$999,000**

\*6 acre lot on a quiet dead end street  
\*Bordering Oak Bay  
\*1930's character home  
\*Value is in the land  
\*MLS 281493  
www.geoffmclean.com

**Geoff McLean &  
Associates PREC  
RE/MAX Camosun  
250-744-5551**



New ML 281178 \$169,000

**QUADRA**

\$25K below assessed value!! 1 bdrm w/a balcony that is treed & private. Amazing location walking distance to amenities, close to UVIC and Camosun & on bus routes. Complex offers a pool, sauna, hot tub, games room, library, exercise room & more!

**Tony Zarsadias  
The Condo Group  
Burr Properties  
250-382-6636**

**New Reno's**

New ML 281739 \$459,500

**OPEN HOUSE SUN 3-5  
1545 PEARL STREET**

3beds, 1bth, great family home Quiet lane/close to Hillside Mall New hardwood, tile & carpets \$459,500

**Brad Maclaren  
250-727-5448  
RE/MAX Camosun  
250-744-3301** ★

**Beautiful Bungalow  
With Suite**

New ML 281613 \$549,900

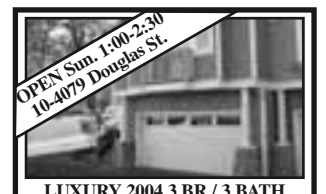
This is a must see. 3 beds/2 baths with a suite on a 9000 square foot lot. Massive list of upgrades.

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

**I Will Pay You A Cash  
Rebate Of 1% Of The  
Total Purchase  
Price!  
For Example...**

Purchase Price \*Cash To You.  
\$300,000 \*\$3,000. \$500,000  
\*\$5,000. \$700,000 \*\$7,000.  
\$900,000 \*\$9,000. This offer applies to ANY property listed with ANY realtor, ANYWHERE in BC. Please call me now at 250-884-3242 or visit www.onepercentvictoria.com

**Viktoria Bekes  
One Percent Realty  
250-884-3242**



**LUXURY 2004 3 BR / 3 BATH  
TOWNHOUSE - \$468,500**

Wonderful corner unit in convenient Saanich East location boasting over 2000 sq.ft.. Great 3 level floor plan w/ open concept bright gourmet kitchen, 9 ft. ceilings, vaulted ceiling in LR, hardwood floors, maple cabinets, tile backsplash, "Gas" FP! MLS 278117.

**Blair Veenstra** ★  
**Smartmove Real Estate  
250-380-6683**





**John Bruce**  
250-656-0131

DFH Real Estate  
www.johnbruce.ca



**CORDOVA BAY TOWNHOME**  
758 CORDOVA BAY ROAD

Downsizing doesn't have to be difficult w/ this upscale home. Over 3100 sq ft of space on 3 levels. Open concept main flr - stay connected whether in the LR, DR, kitchen or family rm. Spacious mstr BD suite & den upstrs. Bonus finished lwr level & 2 car garage. Cls to Matticks Farm, golf courses & easy access to hwy.

Offered at \$725,000  
MLS #279322



**CLASSIC BEAUTY**  
4210 QUADRA STREET

Quality & detail of yesteryear. 5BD/3BA Early 1900's character home in High Quadra offers period details w/ all the modern conveniences. Inlaid flrs & french drs in main living areas. Views from mstr BD balcony are stunning. Great B & B potential! Circular driveway allows easy access to xtra lrg lot. Enjoy the solarium, hot tub, sauna & wine cellar!

Offered at \$785,000  
MLS #279970

30-27



**CHARMING RANCHER**

OPEN Sat/Sun 1-3  
795 Menawood Pl.

**Cordova Bay**  
\$619,000 ★

3 BR/3 bath RANCHER on a QUIET cul-de-sac 2 blocks from Matticks Farm/golf course!! Every room is SPACIOUS, BRIGHT AND IMMACULATE w/huge kitchen, laundry, garage! Bonus - large SUNNY south facing yard has beautiful garden appeal, shed and greenhouse! MLS 279019



**Nicole Burgess**  
**Walt Burgess**  
250-384-8124

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



OPEN Sun. 2-4  
4043 Malton Avenue

**MOUNT DOUG'S BEST NO-STEP RANCHER!!**

**BONUS 3 BR SUITE BELOW - CLOSE TO UVIC!!**  
6 to 7 BR house! Mount Doug's best nearly no-step rancher in top notch Braefoot area, no-thru street! Bonus 3 BR basement suite!! (can be four BRs! high rent mortgage-payer! or use it for family when they visit or stay with you!). Never-move-again retirement perfection!! Architectural street-appeal, no-thru top street, bike or walk to UVIC, golf course, veggie market / nursery and top schools!!! Large better ranchers rarely have a big basement installed under them! - but this one sure does!! Partial new lighting, laminate and nylon berber cpts (July 2010), now add auto zoned U.G. sprinklers, big double garage, huge oak tree and a 'just right' fenced back yard, hot tub and tomato-starter little greenhouse! Like two houses in one! This is it!! Call Stacey 250-889-5994 today! MLS 281298.



**Stacey Scharf**  
250-889-5994 250-384-8124

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

**AFFORDABLE INVESTMENT PROPERTY**  
REDUCED TO \$473,500  
(student suite included)

At this price do the math on this 1993 built modern home in immaculate condition. Just pick up the rent cheques. Home offers gourmet style kitchen, living room with French doors & gas fireplace, solid oak floors, spacious bedrooms including master with ensuite and deck. Fenced back yard. Uptown feel and over 2000 sq.ft. Investors... there is a 1 bedroom self-contained suite in pristine condition. Roof recently replaced. Central to UVic, downtown, freeway and all the major shopping malls. You have got to see this one before you decide... nothing to do... easy care investment. MLS 279990.



**Eamon Coll**  
Sutton Group West Coast Realty  
250-479-3333

30-27

**5984 Old East Road**  
**Cordova Bay \$709,000**

Awesome location in Cordova Bay area, enter your private secured gate to this hidden away gem on .82 of an acre. Zoned A-1. Oak floors through home. Newer cherry kitchen cabinets & stainless steel appliances. Upstairs with 2 BRs. Picture perfect living room and DR. 2 BR extra accommodation down completely self contained. Wonderful private yard with pond and minutes to Broadmead shopping center. Hurry to view. New ml. Asking price \$709,000.

**Ron Bahrey**  
DFH Real Estate Ltd  
250-477-7291  
ron.bahrey@shaw.ca

30-27



**QUALITY CORDOVA BAY!**

- \* Quality custom built 5 BR, 4 bath home in desirable Cordova Bay!
- \* 3590 sq.ft., including LEGAL 2 bedroom in-law
- \* Terrific chef's kitchen with designer quartz countertops
- \* "No expense spared" with 9' ceilings, hardwood floors, crown mouldings +++
- \* Gorgeous master with 5 piece ensuite including steam shower
- \* West facing prof. landscaped back yard
- \* Quiet end of cul-de-sac location
- \* Proudly presented at \$1,098,000
- MLS 280666

Video at [www.HomesVictoriaBC.com](http://www.HomesVictoriaBC.com)  
**Patti Locke-Lewkowich**  
DFH Real Estate Ltd.  
250-477-7291



30-27



**Exclusive**  
**Wedgewood Point \$999,500**

**OPEN HOUSE Sunday 2-4**  
**3913 Gibson Court**

Elegant executive home designed with family in mind. This exception home boasts four or five spacious bedrooms, vaulted ceilings in living room and dining room, beautiful oak panelled den, and bright sunny private back garden. Stroll the winding trails thru majestic trees and have nature at your back door. MLS 278610.

**Rick Allen**  
Newport Realty  
250-385-2033



30-27

**First Ad!**



This 3 bedroom, 2 bath rancher offers approximately 2200 square of quality living space. Built in 1983, the home has been tastefully updated over the last few years and features a great open concept floor plan. Gas fireplace, laminate and tile flooring plus new carpets, Levelor mini blinds, new skylights, updated kitchen cabinetry and countertops plus updated bathrooms are a few of the highlights this home has to offer. Set on a low maintenance garden in the popular Lakehill neighbourhood that is convenient to all amenities. Just move in and enjoy!

MLS New \$619,000

[www.cherylbejar.com](http://www.cherylbejar.com) for a virtual tour

**Cheryl Bejar & 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.cherylbejar.com](http://www.cherylbejar.com) [bejar@vreb.bc.ca](mailto:bejar@vreb.bc.ca)

30-27



Queenswood Realty Ltd.



**CORDOVA BAY BY THE SEA \$519,000**

First time on the market in 32 years! Only three homes to the beach, awaits this very charming seaside cottage style home. Spacious living room w/ cosy wood burning fireplace. Built-in bookcases & oak flooring throughout. Country kitchen with dining area. Two bedrooms & a full basement with drive-in garage. This home is situated in an ideal location on a large 60x151 south-west facing property. Perfect for first time buyers or excellent future building lot with second storey ocean views. Very private beach & cove only steps away. And around the corner walk for miles on a gorgeous white sandy beach. Schools, shopping, golf & the beach all within walking distance from this charming home. The perfect LOCATION. MLS 281137.

**Alison Stoodley**  
250-477-1100



30-27

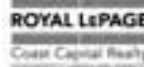


**Fabulous Broadmead Townhome**

This townhome offers the best of both worlds ~ the privacy of a detached home in concert with the well manicured grounds of Quails Run. A design well ahead of its time, featuring a master BR suite on the main level with an additional BR, full bath and loft area up. The dramatic vaulted ceilings enhance the feel of the living and dining areas and the kitchen offers an eating area and office space. You will find three separate patio areas, a dbl garage with a workshop area and extra storage. Offered at \$689,000. Call Grayce to view today! MLS #281513



**Grayce Malone**  
t: 250-477-5353  
graycemalone@shaw.ca  
[www.victoriahomes4sale.com](http://www.victoriahomes4sale.com)



30-27



**BRIGHT, SPACIOUS FAMILY TOWNHOUSE!**  
**\$418,888**

Conveniently situated just steps to UVic, shopping & all amenities, this quiet family friendly 3 bedroom, 2 bathroom townhouse boasts all the features of a single family dwelling at a fraction of the cost. Bright, sunny southern exposure, excellent floor plan, updated kitchen, cozy living room w/ wood burning fireplace & in-line dining area opens to fabulous private back yard. Two large bedrooms upstairs, third bedroom & family room down. You'll love the many recent updates, gleaming wood floors, fresh paint & new carpet. Plus plenty of storage space for the active family! This is a must see property!  
New MLS.



**Adrien Bachand**  
250-384-8124

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

30-27

# Stunning Beauty!



This architecturally designed and custom built home is set on a private .23 of an acre with features that include 13 foot ceilings throughout that soar to 17 feet over the staircase; over sized windows to maximise the great natural light; gourmet kitchen with

maple cabinetry and granite countertops; birch wood floors on the main floor; luxurious master bedroom with ensuite on the main; two more bedrooms up plus the bonus of a one bedroom in-law suite over the garage. Set on a quiet cul-de-sac, the grounds are a gardener's paradise with beautiful landscaping, tall trees, garden beds and patio areas. This is a rare find in an ideal location - convenient to all amenities and just steps to the Cedar Hill Golf Course.

MLS 280877 For a media link: [www.cherylbejcar.com](http://www.cherylbejcar.com) \$919,500



**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)

OPEN Saturday 1-3  
4155 Rockhome



## TRADITIONAL FAMILY HOME

Bright and airy lower level with a "great room" feel. French doors lead out to the patio for easy indoor / outdoor living. The well laid-out kitchen has room for a table and views of the back garden through the bay window. The den on the lower level is a perfect get-away for dad. Nestled on a quiet street close to a park, and the

walking trails to Christmas Hill, this house will quickly welcome you home. Both Rogers School and the Pacific Christian School are an easy stroll away.

**Diana DEVLIN**

RE/MAX camosun 250-744-3301

### Private Home Offering Spaciousness in Park Like Setting



This crisp, clean 1994 built 3 bed / 2.5 bath home offers spaciousness and privacy! Located on a corner lot on a quiet cul-de-sac, it is nestled amongst Garry oaks and rocky outcroppings. This 1.5 storey home features a main level with 9' ceilings, crown mouldings, silent floor system and leaded glass doors. The layout offers a sun filled living and dining room with a cozy gas fireplace, an open skylit family room, maple kitchen, gas stove, laundry and mud room. Upstairs you'll discover a master bedroom, with ensuite / dual sinks / walk-in closet, 2 additional bedrooms and a 4 piece main bath. Downstairs offers great storage in an easily accessible crawl space. A single detached garage rounds out this fabulous offering. MLS 280456.

**Karl Leong Personal Real Estate Corporation**  
250-220-5061  
RE/MAX Camosun 250-744-3301

30-28

### CUSTOMIZE Your New Home!



### Brand New Family Home

**New ML 281455 \$839,000**  
This brand new family home, located on a quiet cul-de-sac, offers hardwood floors in the main level home and lower level suite. Well-appointed kitchen features granite countertops, spacious eating area adjacent to the family room. Main level elegant master bed w/4 pce ensuite, 3 add'l bedrms, 2nd full bath. Well-planned lower level incl rec room w/wet bar, 4th bedrm & full bath, sep laundry rm. Full one bedroom lower suite contains new kit opening into eating area & LR. Everything in pristine condition.

**Sam Sihota**  
RE/MAX Camosun  
250-744-3301

**\$799,000 incl HST**  
**4393 Cedar Hill Rd.**  
Across from Mt. Doug Park

Have your beautiful new 3 BR / 3 bath home built to your needs by an award winning Built Green Builder! Price incl. completely finished home w/ heat pump, hardwood floors, granite countertops, tiled bathrooms & floors, and fully landscaped yard w/ underground sprinklers and appliances! Call for details. MLS 280362

**Nicole Burgess**  
**Walt Burgess**  
250-384-8124



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

## SAANICH WEST



**New ML 281884 \$1,325,000**

### COUNTRY ESTATE WITH SHOP & MORE!

Located at the end of a quiet country lane this Estate home is ideal for so many. With 4 bedrooms in the main home it's ideal for the large family and add a separate 2 bedroom suite for family members or extra income & you have so much. Plus a 39 x 34 shop with 12 ft ceilings & 10 ft doors. The main home features 2nd floor living but also allows for wheelchair access. The formal living with a separate dining room which is connected to large kitchen with eating area & family room. The elegant master bedroom includes a soaker Jacuzzi tub as part of this tiled 6 pce master bath. 2 more bedrooms up including one with its own 4 pce bath. Down you will find 4th bedroom, media room, games room & more. Loads of parking for boats & RVs. A truly fine estate home for the person who desires lots of space for a variety of uses & also privacy yet located just 15 minutes from town. A MUST SEE to appreciate all the fine features of this home! More information available at [www.4786spring.com](http://www.4786spring.com)

**Ron Kubek Team**  
**Keller Williams Realty**  
250-652-5098



**RANCHER**  
**\$475,000**

Well maintained 3 BR, one level home built on crawl space on a level 63'x116' lot with attached garage! Hardwood floors throughout. A comfortable cared for residence.

**Rod Hay**  
**Boorman's**  
250-595-1535



**New ML 281807 \$598,900**

### FULLY RENOVATED CHARACTER HOME

Beautifully updated character home over 2,700 sq.ft. with all the modern conveniences of a new home yet with all the character intact. Beautiful hardwood floors, brand new gourmet kitchen, new windows, gas furnace and so much more. The attic has been transformed into a romantic master suite with cozy sitting area, office area, private ensuite and a west facing deck to enjoy your morning coffee. The lower level has a self contained, 2 bedroom suite for extended families with own walk out patio. The main floor has 9 ft coved ceiling, built in shelving, 3 good size bedrooms and an authentic claw foot tub. This is a great entertaining home with a 620 sq.ft. west facing deck and a totally fenced backyard with lots of garden plots. Fabulous central location!

**Ron Neal & The Neal Estate Team**  
250-386-8181  
RE/MAX Alliance  
250-386-8875



**OPEN HOUSE SAT. 2-4**  
**1232 MARIPOSA AVE.**  
**BEAUTIFUL RANCHER ON QUIET CUL DE SAC**  
**\$499,900**

- \*3 BR, 3 bath on crawl
- \*Nicely upgraded throughout
- \*Newer roof
- \*Oversized garage
- \*Front porch
- \*Nicely landscaped
- \*Fenced yard
- \*Move in condition
- \*Quick possession possible

MLS 280984

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

**Peter Gray**  
250-882-3333  
RE/MAX Camosun  
250-744-3301



**PROSPECT LAKE 5 ACRES**  
**\$947,500**

Surely this is a working man's paradise, a sunlit meadow within the privacy of a surrounding forest close to Beaver and Elk Lake Trails. You have a solid 1974 residence that has a great 3 BR in-law suite on the ground level with a sunny main floor residence with a large southerly deck. Separate large wired 960 sq.ft. workshop, 1150 sq.ft., 5 stall barn with hayloft, two partially fenced horse paddocks and another 300 sq.ft. work/storage area make for the perfect working rural setting. Set between Prospect Lake and West Saanich/Interurban this 5 acre retreat is close to town yet thoroughly private and set apart from the world. Don't expect high end fancy...but solid immaculate affordable rural value. MLS 276985

**Patrick Skillings**  
**burr properties ltd.**  
250-382-8838



**New ML 281659 \$699,900**

**STRAWBERRY VALE - \$699,900**  
Great location for this 2006 family home. 6 BRs with 2 BR in-law suite. Hardwood floors, gas FP and stove, spacious patio and deck off family room. Private yard with fruit trees. Quick possession available.

**Doug Poruchny**  
**Royal LePage**  
**Coast Capital Realty**  
250-474-4800

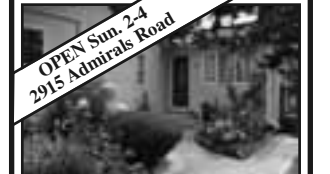


**Tillicum - \$224,900**

- \* Super sunny southwest corner unit
- \* 2 BRs \* Ensuite laundry
- \* Fireplace
- \* Rentable \* Quick Possession Possible
- \* MLS 279885

**Doug Poruchny**  
Royal LePage  
Coast Capital Rlty  
250-474-4800

30-28



### Huge Back Yard For Entertainment

Sitting on .32 of a private acre, set down a long drive, well back from the road, you will find this comfortable and spacious 3 bedroom home. This bright and warm house features two recently renovated bathrooms and a wood burning fireplace in the master bedroom. One level living with a large updated kitchen with eating area; a separate dining area and spacious living room. French doors lead out to a spacious wrap-around deck offering a great place for entertaining. Huge back yard with lots of fruit trees and beautiful landscape is fenced from all sides and makes it ideal for children. The roof is only two years old. Great location - close to Portage Inlet and Gorge waterway and a short drive to town. Note: two crystal chandeliers excluded from sale. Offered at \$499,000. MLS 281318.

**Dan Hagel**  
RE/MAX Camosun  
Oak Bay  
250-370-7788

30-28

## REAL ESTATE VICTORIA

**DEADLINE CHANGES**  
For BC Day Mon August 2nd

**PROOFS**  
Fri July 30, Noon  
**DISTRICTS**  
Tues August 3, 10 A.M.  
**AGENCY**  
Tues August 3, Noon

**Pemberton Holmes**  
ESTABLISHED 1911

**A Rare Gem \$519,900**

**OPEN HOUSE Sat. 11-1**  
**3237 Service St.**  
Steps from St. Michael's, Camosun College and Hillside Mall. 3 bedroom, 1 bath family home. Beautiful landscaped 60x110 ft. lot. Single garage.

Hosted by Clare Markey 250-818-7182

**Nancy Vieira**  
250-514-4750

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

**Century 21**

**Queenswood Realty Ltd.**

**OPEN SAT 2-4**  
**603-2829 ARBUTUS ROAD**  
**OCEAN VIEWS!**

Immaculate 3 bedroom, 3 bathroom townhome offering excellent ocean views. Open design living room, dining room with gleaming wood floors. Large bright windows and patio doors leading to deck with wonderful ocean views. Recent upgrades include kitchen with new cupboards, countertops and eating area. Clubhouse house with pool, hot tub, sauna and tennis court. Convenient to Cadboro Bay Village and the beach. \$729,000 MLS 281638

**Chris Markham 250-477-1100**