



**Blake MOREAU**  
479-3333  
www.move2victoria.com

**Brand New Home  
2 Bedroom Legal Suite**

Come view this 5 bedroom, 3 bath, 2-level new home right across from Florence Lake offering a 2 BEDROOM LEGAL SUITE with its own parking, laundry, and separate entrance. Very open design, vaulted ceilings, wood and tile floors, gourmet kitchen, large deck off kitchen, and deck off master bedroom. Act fast as price includes HST. Offered at \$599,000. MLS 276085.

30-37 West Coast Realty



**MODERN CHIC 2 BED HOME**  
Totally updated - no work to be done. 0.17 acre landscaped yard with spacious deck, new kitchen, wood floors. Great modern feel. This home is a must see! Located on a quiet cul-de-sac in Langford's City Centre.  
Jenn Raappana  
DFH Real Estate Ltd. 250-474-6003



**SUITE DEAL ON  
STONE CREEK PL!**

Spectacular custom home on quiet cul de sac with partial ocean views! Features 6 bed/3 bath plus den. Open floorplan, gourmet kitchen w/granite countertops, h/w floors & gas fireplace. Master has walk in closet & 4 pce ensuite with soaker tub. 2 bed suite has sep laundry, h/w & hydro! (rents for \$1000/m). All appliances are included!

**Tory Thompson  
One Percent Realty  
250-818-2471**



**2057 KENNEDY ST  
\$269,900**

Amazing Ocean & Olympic Mountain views! This 1 bed, 2 bath home is situated on a dead end street, offers wonderful use of stonework, open spaces & designed to let in light. No strata fees. Incl all appliances.

**Tory Thompson  
One Percent Realty  
Vancouver Island  
250-818-2471**

**Ocean View,  
Quiet and Private!**



**New ML 281988 \$434,900**

OCEAN VIEW home on a quiet, private half acre lot with picturesque views of the Sooke Basin and hills, 3 bedrooms and 2 bathrooms (1636 sq.ft.). Large eat-in kitchen with ceramic tile flooring, wood cabinets and bay window. Bright living room with vaulted wood beam ceilings and wood stove. Master bedroom has observatory sun room overlooking the water and has full ensuite and large walk-in closet. Wood trim throughout, cedar exterior, large deck, hot tub, and RV parking. Lower level would make a great workshop or could be developed further and there is additional storage space (645 sq.ft.). New roof, newer appliances, recently painted interior, decks and fences. Well maintained home with great tenants. Have a look at this opportunity today!

30-37

**Diana Winger 250-384-8124**  
www.HOMEinVICTORIA.com  
Connecting People and Property

**OPEN Sat & Sun 11-2  
827 Bear Mtn. Pkwy.**

**OPEN HOUSE, INCREDIBLE  
VALUE!! \$713,888**

Priced \$25,000 below "appraised value", this 6 bedroom, 4 bath home features hardwood & granite tiled floors, south facing sundeck, 9 ft ceilings, 3 fireplaces, forced air furnace with heat pump and extra long double garage. The family size kitchen boasts stainless steel appliances & granite countertops.

Legal 2 bedroom suite rented for \$1500 per month. Corner level lot with a complete irrigation system, fenced yard, and parking for boat or RV. Visit www.greglong.ca for floor plans. MLS 280712.

**Greg Long**  
250-384-8124  
www.greglong.ca

30-37

**OPEN Sun. 12-1:30  
597 Halsbor Drive**

**6 BR & 6 Bath  
Completely Updated!  
Reduced \$499,900**

This wonderful family home features 5 BRs plus a 1 BR self-contained suite. Updates throughout this house include hardwood floors, brand new maple wood kitchen w/ tile backsplash, fresh exterior paint. MLS 278909.

**Gary Brown  
SmartMove  
250-380-6683**

**3.5 Acre Private Estate  
with Luxury 2008 Built  
Custom Home  
\$1,180,000 Metchosin**

This remarkable custom crafted home is situated on 3.5 spectacular acres. Magnificent valley and mountain views, with some ocean views. Bring your living/ decorating ideas to this 4400+ sq.ft. home. Located only 5 mins. from Olympic View golf course, Westshore Centre, all amenities! You can also enjoy your 5 mins. stroll to the beach. We can't forget the separate 22x40 shop perfect for a large RV or the handyman's dream. This home and property has far too many extras too list. Great property, great location, great price!

**Jodie Farup**  
"Expertise you deserve... guidance you can trust!"  
Century 21 Queenswood Realty Ltd. 250-477-1100

**SOOKE**




**New ML 281748 \$599,900**

**THE PERFECT EXECUTIVE  
FAMILY HOME  
DELIGHTFUL DEMAMIEL  
CREEK ESTATES - ONLY  
\$599,900**

Quality built, 2006, 4 BR, 3 BA, 2302 sf heritage inspired exec family home on 1.98 ac. Classic covered front veranda. Open-concept living areas flooded in natural light w/ gleaming mahogany laminate floors. LR w/ wood stove, in-line DR & maple island kitchen w/ French doors to porch & large patio. Den / family room too. MBR has w/i close & 4 pce. ensuite. 31x23 garage / shop + 3 bay carport. MLS 281748. Photos: www.johnvernon.com

**John Vernon  
RE/MAX Camosun  
250-642-5050**

**\$524,900**



**New ML 281290 \$524,900**

**Beautiful 3 bedroom plus bonus  
room home has the perfect  
family layout. Comes complete  
with 2 double garages to meet  
your workshop or studio needs.**

**1634 Elise Close**

**Deanna Noyce**  
Re/Max Camosun  
(250) 744-3301

30-37

**A Home With A View  
Now \$539,900**

**OPEN HOUSE Sat. 2-4  
636 Olympia Ridge**

This fantastic home is over 2700 sq.ft. on easy care lot with stunning views! Offering 4 BRs, 2 baths on 3 levels. Open concept main level, upgraded kitchen with eating bar.

Main level also has its own bed and bath. Upper 3 BRs plus loft office / den. Lower walkout level fully finished with custom home theatre and large family room! MLS 277753.  
NoahDobson.com

**Noah Dobson**  
250-385-2033  
www.noahdobson.com



**New ML 280868 \$289,900**

**SF PORT RENFREW  
16968 TSONOQUA DRIVE**

A BIG house in the heart of Port Renfrew - Victoria's wild West Coast playground. This house is divided into two suites and has an outbuilding. Seller states approx. 3,300 sq.ft. of house. Lot is 8,500 sq.ft. approx. level and about 150 feet from the ocean. If you're into the wilderness, world class fishing for salmon and halibut or just want a retreat and an investment in your future, put Port Renfrew real estate in your portfolio. Check the competing listings - 350 sq.ft. cottage on a lot of only 2,500 sq.ft. or 860 sq.ft. for the same price as this big house. Don't expect perfection - this house is seasonally occupied by fishing guides and looks like a frat house inside - needs an owners touch. But it's big, basically solid and inexpensive. See it!



**OPEN HOUSE SUN. 1-3  
2364 DEMAMIEL  
\$399,900**

**HUGE PRICE REDUCTION - THE  
BEST VALUE IN SUNRIVER  
ESTATES:** The Qualicum is one of Sunriver's most popular ranchers. Backing onto DeMamiel Creek (greenbelt) and having an open outlook to the front this home is in a unique location within the estate. MLS 276033.

**Allan Poole  
Royal LePage  
Coast Capital Realty  
250-642-6361**

**DIRECTLY ACROSS  
FROM THE OCEAN!  
\$1,088,000**

**NEW LISTING!**



Stunning Custom 2009 Residence, 3 BR, plus a 1 BR in-law suite. High ceilings & a gorgeous open floor plan welcomes you on the main floor. Highest quality materials found - hardwoods, heated Italian tiles, Quartz countertops, Separate stainless fridge and freezer. Expansive UV windows, Eclipse doors to expand your living space out to your Impressive Balcony, made for Entertaining! Here you will enjoy your Panoramic Ocean, Mountain and City Views. Call for a showing.

**Jodie Farup**  
"Expertise You Deserve, Guidance You Can Trust!"  
Century 21 Queenswood Realty Ltd.  
250-477-1100

**Brand New! Incredible Location  
\$609,900**



150' to Glen Lake waterfront is this brand new 3 BR / 3 bath home. Boasts incredible great rm w/ vaulted ceilings & a wall of windows looking out towards the lake. Upstairs features a stunning kitchen w/ wood shaker cabinets & SS appliances. MLS 278921.

**Gary Brown  
SmartMove  
250-380-6683**

**Steps to Glen Lake  
\$509,900!**



Completely renovated 5 BR / 3 BA home located at the end of a quiet cul-de-sac & features a large country style kitchen w/ wood cabinets, crown molding, & a spacious LR w/ rock FP. Bonus HUGE covered deck with awesome lake views. MLS 280909.

**Gary Brown  
SmartMove  
250-380-6683**

**Rob Angus  
Address Realty Ltd.  
250-391-1893**




**Beachcomber - \$139,900  
116-1991 Kaltasin Rd**

New and Improved Beachcomber! Artfully decorated 1 bedroom, 1 bath, 642 sqft level entry townhome with patio door onto large patio. Gorgeous views of the water and the Sooke Hills. Unit is bright and has a corner wood-burning fireplace, lots of storage and character. Strata has just updated decks & septic plus the owner upgraded many interior features. The beach is only steps from your own front door and the view is always spectacular. Close to Sooke town center, the Sooke Potholes Provincial Park, SeaParc, hiking, golfing, swimming, sailing and all types of watersports. Sunny southern exposure. An Incredible Deal!

**Keith Ferguson  
ReMax Camosun  
744 - 3301**

30-37



**Ultra Modern Custom**

Now this is a special home!! Amazing construction & quality finishing. Main floor features very cool open kitchen with island & eating area. Formal LR with energy saving woodstove. Cozy deck with south facing waterviews of Sooke Harbour. Oversized entertainment deck. Master bedroom up. Open 2nd BR or family room with Juliette deck. Legal one BR suite downstairs (currently operating as daycare) ground level with great layout. Perfect option for additional income, homebased income or just more house! Fenced & landscaped property. Terrific location, steps to school and village center. This is truly a fun & funky house. You have to get in to fully appreciate it. Step away from the norm! Priced at \$379,900. ML 280861.



**Fabulous 2006 Built Family Home**

You will not be disappointed showing and buying this home. Great floor plan offers gracious tiled entrance, open living room with gas fireplace and beautiful hardwood floors. Oversized kitchen with eating bar, pantry and inline dining room. Private patio area for entertaining. 2pc powder room. Separate laundry. 3 bedrooms up. Master bedroom with walk-in and full ensuite. Double garage with workshop area. Tastefully landscaped and fenced property on quiet culdesac. Short stroll to village centre and bus route. Terrific value and a great place to hang the heart! \$414,900. ML 280088.



**Handyman Special**

3 bed, 1 & 1/2 bath cottage style rancher, vinyl siding over stucco, updated soaker tub bath, new laminate wood style flooring and 2 bedrooms to finish (price reflects this). Large rooms, huge eat-in kitchen and the appliances stay. All this and more nestled into a very unique property surrounded by mature evergreens and on the Victoria side of Sooke Village. Small encroachment at back of home. \$239,900. ML 281015.



**Attention Horse Owners**

Rarely does affordable horse property in a tight horse neighbourhood come available. If your dream has always been this look no further. Flat fenced and crossed fenced 4.75 acres. Fruit trees and vegetable gardens. Various outbuildings, quality custom home offers 3 BRs plus oversized den or 4th BR. Fabulous Master BR boasts walk in closet and full ensuite. Great family home, country kitchen with garden, window box and island. Formal DR, wood floors throughout main floor. Large LR. Wrap around covered deck, full unfinished basement with woodstove. Laundry area. Terrific potential for future growth. Oversized separate garage or workshop. This is the full package, make an appointment today. Priced @ \$649,900. ML 279313.



**Custom Waterfront Home**

Sit back and enjoy the fabulous southfacing water views from this 1987, 1 owner home. Home features over 4000 sq.ft. of elegant living tied to a timeless layout. Oak kitchen boast new appliances, eating bar and granite counter tops. Formal LR and DR. Quality finishing throughout. Wall of windows graces the family room. Views of the Harbour, Basin and Mountains. Separate den and laundry, in-floor heating. Upstairs boasts additional family room w/ deck and woodstove. BRs all comfortably sized. Master BR w/ amazing jacuzzi-tub ensuite and walk through closet. Lower level offers huge space including rec and media rooms. Winemaking room too! Double garage. Beautifully landscaped, literally a yard you could be married in.



**Fabulous Doublewide in Sooke's Finest Parks**

Just move into this 1994 one owner unit. Home features bright oak kitchen with and new floors, appliances and skylight. Formal dining area as well as breakfast nook. Large open LR with gas stove. Perfect for entertaining. 2 BRs and 2 full baths. Master with walk in closet and special ensuite. Boasts 1248 sq.ft. of comfortable living, separate laundry room. Sunny corner lot with private patio area. Tastefully landscaped. Single carport and room for more. Garden shed and storage. Terrific neighbourhood adult oriented. Pets welcome. Easy walk to Transit. Priced to please @ \$189,900. ML 274496.



**Not the Typical Sub-Division Home**

Simply beautiful 1600+ sq.ft. 3 bed, 2 bath rancher. Home boasts a bright kitchen with oak cabinets and new countertops. Elegant livingroom. Tastefully decorated with cozy pellet stove for those chilly nights. Large family rm/4th bdrm. Lots of storage plus 5' crawl-space. Entertainment size back deck perfect for friends. Tastefully landscaped with garden beds and greenhouse covered front veranda. This .39 ac duplex size lot features separate garage/workshop. Loads of room for everything. The list goes on! A must view. Priced \$399,900 ML 280230



**Home Suite Home!**

2007 built immaculate, 3 BR, 2 bath home with another 1 BR, 1 bathroom, inlaw suite. Home features hardwood floors, open concept living. Formal inline DR. Great shaker style kitchen with Maple cabinets with eating bar. Door to sunny deck. Master BR with ensuite and access to deck. Separate shared laundry room. Single car garage and workshop area. New cedar fenced, loads of landscaping. Safe, short walk to 2 elementary schools and middle school and parks. Quiet location of finer homes. No GST or HST here! Priced to please at \$419,900.



**Stunning Ocean & Mountain Views!**

Pristine and extensively updated 2,000 sq.ft., 3 BR, 2BA, executive family home on large, sun-drenched, south-facing .72ac. Park-like setting, including, 300 new perennials. Tiled entry. Vaulted great room with gleaming Brazilian Walnut floors, abundance of natural light and uplifting views. Spacious LR has cozy woodstove with stone surround. Bay DR with patio doors to new wrap-around deck. Perfect for entertaining. Gorgeous oak kitchen with glass block breakfast bar and new counters. Master BR has walk-in closet and 3 pce. ensuite with ocean view from new soaker tub. Office/den and family room. 27x27 garage/ shop has r/i in-floor heat. Over 50K in renovations including new septic field. New price \$549,900.



**Sunny Saseenos**

Fabulous flat and useable acre. Possible development holding. Massive family home with 1 BR suite. Over 3700 sq.ft. of comfortable living. Borders Park (TLC property). Home features gracious large entry with staircase. Entertainment size LR with gas FP. Inline formal dining. Oak kitchen with breakfast nook. Family room off both kitchen and LR, decks off both front and back. Beautifully decorated including new flooring and paint. 4 BR on main. Master with ensuite and walk in closet. Pool table/ media room size recreation room with cozy wood stove. Double garage with workshop area. Fenced and landscaped including fruit trees. Bonus 1 BR suite is bright and beautiful with separate laundry. Vendors want SOLD. Priced at \$599,900.



**Amazing Value**

Just move into this 2006 3 bedroom, 3 bathroom family home. Boasts large tiled entrance. Bright kitchen with tiled heated floors, pantry & eating bar. In-line dining area. Access to fully fenced and private back yard. Perfect for children and family pets. Open comfortable living room features gas fireplace. Laundry room to double garage and workshop area. Loads of parking. 3 bedrooms all upstairs. Master bedroom with walk-in closet and full ensuite. HRV air exchange system. Cul-de-sac location close to schools and city center. Nice neighbourhood. Priced to sell \$389,900.



**It's All About Location!**

On the Victoria side of Sooke. Sun drenched 1.24 acre in Saseenos area. Rancher style home features 3 BR, 2 bathroom and almost 1400 sq.ft. of comfort. Slate tiled entrances. Beautifully maintained home with loads of slate and wood accents. Elegant LR with FP and high grade flooring. Warm family room with cozy woodstove and sliders to oversize patio. Country kitchen open to bay window eating area. Master BR with ensuite. Established horse property as is already fenced, cross fenced with shelter. Located just off the Galloping Goose Trail, what could be better folks? Tastefully landscaped boasting various fruit trees, grapes and kiwis. Quiet cul de sac within minutes to any water adventures. Priced @ \$524,900.



**Magnificent Water & Mountain Views**

A very private, beautifully designed & custom built 2001, 2 storey on 3.26 south facing acres. Featuring 2,435 sq.ft. w/ 3 baths, 3 (or 4) BRs, superb gourmet kitchen with heated tile, vaulted & cath ceilings, massive windows, hardwood & tile flooring, formal DR, many pocket doors well utilized French doors to spacious 1,100 sq.ft. deck, covered verandah to main entrance. Huge high ceiling 1,100 sq.ft. garage w/ workshop & storage, 2 BRs upstairs. Heat pump, forced air electric, wood stove & back-up generator hook-up. Truly an elegant & charming character home with every attention to detail. Imagine the peace and tranquility, truly a lifestyle. Call today for easy arranged appointments.



**Rural Lifestyle At Its Best.**

You will be so very impressed with this rancher. Tucked away on private park-like .94 acre. Home features 3 BRs, 2 baths. Open LR with cozy wood stove and rich hardwood floors. Country kitchen with quaint eating area and sliders to entertainment size deck and BBQ area. Large master with 3 piece ensuite and walk-in closet. Property boasts various outbuildings including greenhouse and wood shed. Established gardens and fruit trees. Barn/ workshop with perfect studio area upstairs. Great parking and RV area. Partially fenced and rolling lawn. Hear the surf and take a short stroll to French Beach Provincial Park. Great option for horses or hobby farm. Terrific neighbourhood. Priced to please at \$419,900. ML 276360.



**Down a Shady Street**

Off Whiffen Spit sits this fabulous oceanfront rancher. Located on a totally useable flat duplex sized .66 acre w/ approx. 114' of beach front. Ready for your reno or bldg plans. Protected from ocean breezes by the spit, yet offering a warm setting to enjoy the swans, geese & numerous shorebirds. Walk the flat pebble beach to Sooke Harbour & its marine activity. Fruit trees, rhodo's & cedars. A serene seaside setting close to all amenities. Investment or retirement! Just a great buy! Seldom found flat oceanfront property with low bank frontage. A rare opportunity to own an oceanfront home close to shopping & amenities yet in a private quiet location. Priced to please @ \$724,900.



**NEW LISTING! Just Move In!**

Beautifully updated two bedroom plus den, two bath doublewide. Approximately 1100 sq.ft. of comfortable living. Separate entrance mud room and laundry area. Bright kitchen with island and appliances. Private rear patio for those BBQs. Open living room is perfect for entertaining. Den / office could be a 3rd bedroom if necessary. Master bedroom boasts loads of closet space and an amazing ensuite with soaker tub. It is all about lifestyle here. Mature landscaping makes it very private. Located in award winning Lannon Creek Park, one of Canada's most prestigious adult parks that welcomes pets. Just off the Galloping Goose Trail. A must for those seeking a relaxed life at an affordable price. Priced to please at \$139,900.



**Great Family Home on Cul-de-Sac**

This 1992 custom home offers loads of options for the owner. Easy in-law suite or just large home for the growing family. Over 2000 sq.ft. of comfortable living. Bright open living room with fireplace. New wood laminate floors. Inline formal dining room. Large country kitchen with new appliances. Sliders to sunny entertainment size deck. Fully fenced & landscaped yard. Master bedroom with full ensuite. Downstairs bedroom with ensuite. Separate laundry room with back yard access. Finished oversized family room with wood stove. New roof. Double garage with workshop area, man door & electric opener. Loads of parking and RV parking. Located on a quiet cul-de-sac. \$2500 decorating incentive being offered. ML 280715. Priced @ \$417,500.



**The Best Value for Your \$ in Sunriver Estates!**

You will just love open layout of the Stonewood Plan. Perfect for entertaining friends and family. the spacious tiled entry leads to the main floor boasting 9 ft. ceilings, crown moulding & wood floors throughout. the formal dining room features French doors opening onto the private & sunny courtyard, ideal for summer gatherings. Oversized LR with gas fireplace. Maple shaker style kitchen with nook and island. Huge master suite w/ walk-in closet and fabulous ensuite. 2 bedrooms share Jack/ Jill bathroom. Bsmt features 1 BR in-law suite; easily converted to rec room if suite not needed. Dble garage w/ loads of parking. Private and low maintenance yard backs onto DeMamiel Creek. Very motivated seller. Priced @ \$499,900.



**Breathtaking Water and Mountain Views**

1995 custom 4 BR, 3 bath home. Features: Lower level with open style entrance, family room with wood stove, den, 4th bedroom, laundry room. Main level has open floor plan, bright kitchen, dining & living room with sliders to large deck to enjoy the sweeping views. Other features are H.R.V. system, skylights, oak kitchen, security system. Double garage, private cul-de-sac. Call today for quick appointments. Priced @ \$459,900. ML 275813.



**Beautiful Acreage**

Previously logged, small corner not logged, creek, hills, valley, great holding, perhaps rezoned to subdivide, adjoining 62 acres also listed, call today, rarely this size of acreage for sale. Priced @ \$350,000 and \$375,000. ML #280864 & 280516.

**Tammi Dimock 250-642-6361**

**www.tammidimock tdimock@shaw.ca**



**JOHN VERNON**  
 "Your Real Estate Professional"  
 SOOKE'S #1 REALTOR FOR 14 CONSECUTIVE YEARS\*  
**250-642-5050**  
 RE/MAX camosun westside \*VREB MLS  
 John@JohnVernon.com www.JohnVernon.com



6531 Lanark Road

**INSPIRED OCEAN VIEW HOME BETTER THAN NEW ONLY \$289,900**

Beautifully finished 2009, 2BR, 2BA, ground floor strata duplex w/ocean views. Open-concept 22'x14' living/dining area w/laminate floor & sliders to ocean view patio & gardens. Maple kitchen w/dbl ss sinks, b/i MW & DW. Main 4pce BA w/slate tile floor. 2 BRs incl MBR w/2pce ensuite & ceramic floor. Landscaped yard w/garden beds, shrubs, flowers & cascading window boxes. NHW & no strata fees. Possibly Sooke's Best Buy. MLS 279406. Photos: www.johnvernon.com



2383 Church Road

**THE PERFECT FAMILY HOME AND ROOM FOR MOM ONLY \$374,900**

Spacious & lovingly maintained 4/5BR, 3BA, 2026sf home includes 1BR suite for mom with its own private entry. LR w/floor-ceiling brick

FP. DR opens to huge 33sf partly covered wrap-around deck. Bright kitchen has eating area & also opens to deck. MBR w/ensuite BA. Storage rm/shop & carport. Large, level, sun-drenched, SW-facing, landscaped .17ac w/fenced & gated backyard & a variety of flowers, mature shrubs & fruit trees. MLS 281087. Photos: www.johnvernon.com



6778 Foreman Heights Drive

**BEAUTIFULLY UPDATED RANCHER \$389,900**

Sparkling & updated 3BR, 2BA, rancher on .22ac. LR & in-line DR. Gourmet kitchen w/new cabinets, counters, backsplash & sink. MBR has 3pce ensuite w/step in shower. 2

more BRs & laundry/storage. Single garage + RV pkg. Recent updates including BAs, flooring including ceramic tile, laminate & new carpet in BRs. Freshly painted, new light fixtures & interior doors. MLS 275689. Photos: www.johnvernon.com



2368 French Road

**FABULOUS "FERN RIDGE" QUALITY, PRIVACY, VIEWS & VALUE \$399,900**

"Fern Ridge" an updated 3BR, 2BA 1673sf custom, quality home on .43ac w/ocean & mtn views. Sunken

LR w/brick FP, open beam ceiling & picture window views. Oak country kitchen w/bay window eating area & door to deck. Formal DR too. MBR has w/i closet, ensuite BA & a bay window framing ocean & Olympic Mtn views. Garage w/shop area + RV pkg. Yard w/pond, beautiful rockwork & paths winding thru spectacular gardens. MLS 280926. Photos: www.johnvernon.com



8590 West Coast Road

**STEPS TO THE BEACH 1.14AC OCEAN VIEW COUNTRY RETREAT \$499,900**

Inspired 3BR, 2BA, 1819sf ocean view retreat on 1.14ac just steps to the beach. Oak & ceramic tile flooring, fir doors, windows & trim &

fresh designer paint. Open concept LR & DR w/walls of windows, propane FP & island kit. MBR has w/i closet, b/i dressers, soaker tub & French doors to huge ocean view deck. Sunny, s-w facing, fenced, gated, landscaped, 3 decks, pond & trails thru forest to horse stable/paddock. MLS274265. Photos: www.johnvernon.com



2601 Seaside Drive

**INSPIRED WEST COAST CONTEMPORARY RANCHER PANORAMIC OCEAN & MOUNTAIN VIEWS \$544,900**

Sparkling 3BR, 2BA, 2029sf rancher on .98ac w/babbling brook & ocean & Olympic mtn views. Solid burnished

oak floors in main living areas & walls of ocean view windows. LR w/pine vaulted ceiling, floor-ceiling granite FP & sliders to full-length 500+sf stamped concrete ocean & mtn view patio. DR w/woodstove opens to patio. Euro style kit has w/i pantry. MBR has w-i closet, 4pce ensuite & sliders to patio. Lower level w/family room. Dbl garage. MLS275605. Photos: www.johnvernon.com



5753 Sooke Road

**OCEANFRONT RESORT "GROUCHES" LAIR" PRICED BELOW BC ASSESSED VALUE \$1,489,000**

Invest in a stunning 1.86ac Commercial Recreation Zoned-CR1 oceanfront property in Saseenos.

Family owned since 1972. 7 cabin/units, cafe/restaurant, licensed bar, kitchens, office & management living area. Develop a new executive dream resort/spa or offer tourist cottages. This oceanfront property w/sunny, southern exposure & magnificent views of Sooke Harbour, the Olympic Mtns & 132' of beach. Upper lot of .60 acre (separate title) w/frontage on Sooke Road also for sale. MLS279675. Photos: www.johnvernon.com

**COMPLIMENTARY EVALUATION CERTIFICATE**  
 If you are considering selling, it is imperative in today's changing real estate market that you have accurate and up to date information about the value of your home. Call John NOW for your FREE, no-obligation, market evaluation. John guarantees thorough, courteous, professional service and proven results - ALWAYS!

30-39

**ERINAN ESTATES**



**Spectacular Oceanview Properties**

*...your opportunity for life in this Jewel on the West Coast!...*

- Large +13,000 sq ft easy build lots
- Underground sewer, water, gas & high speed internet
- Extensive trail system in this master planned community
- Upscale prestigious feel
- Wide curving boulevards, plantings, sidewalks, streetlights
- Character & integrity of land preserved in mature native trees & rocky outcrops

**Premier lots starting at \$169,900**



*Sales Center Open Saturdays & Sundays 1-3pm*

**Shelly Davis**

Web: www.ShellyDavis.ca  
 Email: ShellyDavis@shaw.ca

**250.642.6361**

**Royal Lepage Coast Capital Realty**

**Marlene Arden**

Web: www.SookeListings.com  
 Email: MarleneArden@SookeListings.com

30-39

**PEMBERTON HOMES**  
 ESTABLISHED 1987

**RETIREMENT / STARTER \$359,000**

Whether you are just starting out or winding down, this lovely 1425 sq.ft. rancher is sure to please. This beautifully kept 3 bed / 2 bath home exudes warmth and pride of ownership. The rooms are spacious and bright with skylights, the property faces south for lots of sunshine, the living room and 2nd master have propane fireplaces, and there's loads of parking. All this and the home is at the end of a dead end road. Priced to sell. MLS 281394.

**Sheila Duncan 250-384-8124**  
 VICTORIA'S 1ST REAL ESTATE TEAM  
 1-800-665-5303

**6846 Rose Lee Place is One Suite Deal!!!**

On a quiet cul de sac in the Sooke core, this classic Colonial style home features a 2 bedroom main floor suite (currently rented for \$950/m.) The 1996 home has 6 Bedrooms(incl suite), 3 Bathrooms, large Rec room(with sep entrance)bright kitchen with sliders to sunny deck, fireplace, double car garage & .34 of an acre which has the room for future development (separate lot-duplex potential) Great family home. \$479900

**Tory Thompson**  
**One Percent Realty Vancouver Island**  
**250-818-2471 www.ToryThompson.com**

**PEMBERTON HOMES**  
 ESTABLISHED 1987

**STUNNING OCEAN VIEWS! SEASIDE STREET! \$650,000 PUBLIC DOCK AND ED MCGREGOR PARK STEPS AWAY!**

**OPEN HOUSE Sat. 2-4 6656 Horne Road**

Town draft OCP has this property as one of two only to be rezoned to live-work high density zoning!!! Call for PDF re town docs!! (18 homes on this land!!)\*\*\*Never use this - or years later sell or develop for a huge profit!!! Big house has new paint, light fixtures and flooring - ready to enjoy and rent the big suite OR B&B!! Steps to town centerpiece Ed McGregor oceanside park and the Rotary Club public pier and wharf's crabbing or salmon casting! (grab your kayaks and swimsuits!) Youtube the Rotary's Wharf!!! Be play smart and be investor smarter - In Sooke's core-of-the-core's location! The smart super fun that pays for itself and looks after you in your future retirement!!! Call Stacey direct before it sells! 250-889-5994 24hrs! MLS 279709

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

**LOTS & ACRES**

**MAGNIFICENT 6.11AC FARMLAND PANORAMIC OCEAN & OLYMPIC MTN VIEWS \$599,900 4670 OTTER POINT PLACE**

Rare, very gently sloping, mostly cleared in native grass pasture, completely useable, sunny, s-facing, 6.11ac w/views of Juan de Fuca Strait to Olympic Mtns & located on quiet cul-de-sac just 8 min to Sooke Ctr. Native perimeter vegetation & several stands of mature trees enhance privacy & provide cover for your livestock. Many easy building sites & high yield drilled well & hydro, phone, cable & high-speed internet avail at road. MLS 279780  
 Photos: www.johnvernon.com

**John Vernon**  
**RE/MAX Camosun**  
**250-642-5050**

**VERY RARE 131 ACRE ORGANIC FARM HELGESEN FARM SIMPLY STUNNING \$1,499,000 6698 HELGESEN ROAD**

Organic farm estate. 1st time on market in 62 years, 131 verdent, mostly level acres intersected by salmon bearing, Demamiel Creek. 60ac in hay & native grass pasture & balance in 2nd growth forest w/some towering old growth trees. Hydro, phone & mun water to elevated home site w/old orchard. 1920 farmhouse & barns require major restoration. Mun sewer avail at road. Surrounding Sooke Hills create micro climate perfect for agricultural pursuits. Agricultural RU-3 zoning permits min lot size for subdivision of 9.88ac. Property in ALR. MLS 281421  
 Photos: www.johnvernon.com

**John Vernon**  
**RE/MAX Camosun**  
**250-642-5050**

**2008 HOME ON 5 ACRES!**

Five acres of peace, privacy, seclusion. Call it what you will - but you will LOVE this like new 2008, 2 storey home w/ 3 BRs/ 2 bath on upper; 4th BR/ DEN/ OFFICE and laundry on lower level; PLUS a legal 2 BR/ 1 bath suite. Too many features to list. \$788,000. MLS 275044.  
 www.derekbraaten.com

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

**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**

**View Royal Building Lot \$269,900**

Centrally located building lot. Zoned R-1. Near the Casino on the Old Island Highway. Close to all amenities and on bus route. This lot is like a little piece of country in the city.

**Lyle Kahl**  
**Kahl Realty**  
**250-391-8484**

**A New Home For Xmas! Lots 2/3 1954 Barrett Drive**

Within walking distance to Panorama Rec Centre and the new Kelsat Elementary, 2 sunny 1/2 acre lots to choose from and ready for you to build on. Outside the restrictions of Dean Park you can feel free to create your dream design. All sorts of options to suit a large family home and possible income helper. Well suited for a level entry home with full height walk out basement. Private, low maintenance cul-de-sac w/underground services, all incl & 11 m inside property line. Each offered at \$399,000. MLS 277689/690

**Ann Watley**  
**DFH Real Estate Ltd.**  
**250-656-7779**

