

Open House Sun 2-4
2836 Santana Dr. \$529,000



4 bed & den family home in the beautiful Santana neighbourhood. Family room off the kitchen, living room features bay window & fireplace. On a cul-de-sac close to Willway Elementary School & Eagle Ridge Rec Centre. Well laid out 1 bed suite. Fenced level back yard, with garden shed. 2 car garage, with extra space for your RV. Bring your updating ideas. MLS273909



C: 250-889-8200
T: 250-744-3301

www.VictoriaRealEstateByMarsha.com

UPDATED HOME
\$579,900



This nicely updated 3 bedroom, 3 bathroom home is on a quiet street & shows beautifully from the moment you enter. The main floor has been freshly painted with newer carpet in large living room & dining room. Oak kitchen with newer countertops, eating bar & opens to the family room with sliders to a huge deck & private back yard. Master with walk-in & 3 piece ensuite. Entrance level has shared laundry & large 2 BR extra accommodation with updated bathroom, newer laminate floors plus separate entrance. MLS 273221.

RON MABER
 "Working Hard to Earn Your Trust"
 Phone: 250-474-6003
 Fax: 250-474-0081
 www.realestateinvictoria.com



Hot New Listing!
\$350,000
988 Latoria Rd.



Country style half duplex located off Happy Valley Rd. 3 BR, 1 bath, & separate garage situated on large property. Enjoy private country living only minutes from amenities and schools. You won't want to miss this great opportunity. Call Jim Bailey 2009 president's gold winner for your private viewing.

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

NEW LISTING
GREAT FAMILY HOME

Immaculate family home built in 2007 features a bright and open floor plan with 9 ft. ceilings, large picture windows, living room with fireplace, dining area, eating breakfast bar, great kitchen with new gorgeous glass tile back splash, lots of cabinets and counter space, patio door to spacious deck with stairs to fully fenced, flat, large back yard - lots of room for the kids to run and play all this backing onto the Galloping Goose Trail. Master BR with walk-in closet, 4 pce. ensuite and two more good size bedrooms. Bonus legal 1 BR suite with sep entrance, parking space and OWN LAUNDRY. There is also a DOUBLE GARAGE, underground sprinkler system front and back. Bus stop, Langford Trolley, schools close by. A must see. Quick possession if needed. MLS 273995 \$534,500. 3434 Happy Valley Rd. M. More pics - www.leahvictoriawerner.com

Leah Victoria Werner
 DFH Real Estate Ltd. - Westshore
 250-474-6003



Lovely log home in Metchosin




Gorgeous one of a kind log home on 1.69 acres of partially cleared land in a tranquil setting. Features include separate double garage, 30'x15' above ground pool, fenced yard, wrap around porch, and much more. On the main floor you will find a large livingroom/Diningroom with fireplace insert that warms the whole house, nice kitchen with newer cabinets and stainless steel appliances, 2 bedrooms, a 5pc bathroom, 2pc bathroom & a laundry room. Upstairs is the master bedroom and a loft that is being used as a bedroom. Must be seen to be appreciated call now to view. Purchase any property through me and I give you \$1000 cash! Call Jasmine at 250 727-8437 for more info or visit www.jasmineparsons.com.

Jasmine Parsons 250-727-8437
 One Percent Realty Vancouver Island
 www.jasmineparsons.com




A-3347 Willowdale Road
\$451,900 Duplex Colwood



Great family home in a Great family location!! For new families there are Elementary and Middle schools just a short walk away. Half Duplex first time on the market. This front-to-back duplex has a large front yard accompanied with a private backyard. Fabulous deck for BBQ's as well as entertaining. Has the benefit of a 1BR mortgage helper with a fantastic tenant who is on a month-to-month tenancy. Currently rents for \$900 (utilities included) per month. Very private cul-de-sac with lots of parking. Warm and inviting a must see!! Call today and book an appointment. Flexible motivated sellers. Appointments easily arranged.

Adam Hales
 Address Realty Limited 250-391-1893




OPEN SUN 2-4PM
909 CAVALCADE TERRACE \$499,900

Awesome Olympic Mountain Views - Kitchen Great Room Styling - Soaring Vaulted Ceilings in Living Area - Kitchen w' Eating Bar - Solid Oak Hardwood Floors - 3 Bedrooms on Main - Master w' 5 piece Ensuite - Rec Room Play Room down - Nice driveby appeal-Yard area in Backyard for your childrens play area and useable yard area. FREE \$100 GIFT CERTIFICATE FOR "JACKS" w' your No Obligation Market Evaluation of your Home. ML 272474 Asking Price \$499,000

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

"SUZY'S HOMES OF DISTINCTION"
 WHEN ALL YOU WANT IS EVERYTHING!
250-381-SUZY (7899)
 Personal Real Estate Corporation



Don't Be Fooled
SIZE Does Matter
5,014 SQ.FT.
Fully Finished Custom
Legal 2 BR Inlaw Suite



OPEN Sat. 2 to 4 pm
975 Ironwood Court

... Executive residence. Careful planning and much love and pride of workmanship went into every inch of this home. Harmonious designs that connects with people on a gratifying level. Offering a versatile floor plan with separate family, study and fun areas. THE BISTRO KITCHEN IS A SHOW STOPPER, IT IS THE nerve centre/ hub for the entire house. The cooking area here looks like something you see in a magazine spread. Other spaces are just as fascinating. The main level master wing will also get high ratings: the spa inspired en-suite is spectacular 28'x22'. GARAGE LEGAL 2 BR NANNY INLAW. Sometimes buyers describe the home buying experience as looking and looking at houses until they walk into one they love from the moment they open the front door. This lovingly built home will be an IT for someone, will it be you?

visit www.suzyhahn.com
Ocean City Realty (2003) Ltd.

OPEN Sat. 12:30-2:30
655 Fairway



Royal Colwood Golf Course
\$599,900

This lovely 3 BR/2 bath home has many updates! Including HW in BRs, Euro-style kitchen and large 320 sq.ft. private deck w/ hot tub. Lower level has master BR w/ walk in closet & rock corner gas FP, wine cellar/ game room and room for the in-laws. MLS 272141.

Gary Brown
 SmartMove 250-380-6683



Custom 3 Bedroom, 2 Bath Family Home \$495,000



This home features soaring vaulted ceilings and central wood burning heatilator fireplace. Cozy, bright ambiance features large window in the living room, large spacious kitchen & spacious master suite. Enjoy the tranquil, park-like, private setting. MLS 272780.

Gary Brown
 SmartMove 250-380-6683



1 1/2 Acres Mill Hill!
+ 2400 Sq.Ft. 1994 Duplex!!!



6 BRs, 4 bathrooms, his and hers sides, \$1400 month rent 1 or both!!! Stratify!! Sell 1 and or develop the land!!! Priced to sell sell sell!!!

Stacey Scharf
 Pemberton Holmes
 250-384-8124

OPEN Sun 2-4
3076 Cressida Cres



Beautiful Split-Level Home
\$499,900

This 3 BR / 2 BA home has been updated, including gleaming maple flooring, vinyl thermo windows, bright & sunny kitchen, gas fireplace & designer colours. There's a huge family room plus bonus room on the main floor. MLS 272928.

Gary Brown
 SmartMove 250-380-6683



SOOKE

The Great Escape
Eagle's Perch

New ML 272705 \$4,900,000
 Exceptional West Coast Retreat, aptly named Eagles' Perch, a world class masterpiece combining the strength of West Coast architecture w/ the serenity of Asian influences. The open contemporary plan welcomes you, with the kitchen as a focal gathering area & the rest of the living spaces spanning out from that point. Master suite is breathtaking w/ floor to ceiling windows & spa serenity bath. Ultimately designed for entertaining, one can enjoy the patios, water features, hot tub for 16. Simply www.lesleefarrell.com

Leslee Farrell
 MacDonald Realty
 Victoria Inc.
 250-388-5882



Carrington Place In Sooke

New ML 273355 \$259,900
 New townhouse site (under construction) in the Sooke core (end of Eustace Rd). Starting \$259,900 for 1 bed, 2 bath. Up to \$329,900 2 beds (both ensuited) 3 baths. Granite countertops, single garages, green development. 6 to choose from in Phase I. Call for details.

Shayne Fedosenko
Pemberton Holmes
250-384-8124



New ML 273655 \$529,500

INSPIRED WEST COAST CONTEMPORARY PRIVATE 2.03 AC ESTATE \$529,500

6097 TIMBERDOODLE ROAD

Spacious, 4-5 BR, 2 BA, 2600 sf home on quiet country lane on a private beautifully treed 2.03 ac. Bright, terracotta tiled entry. Huge LR has skylit, open-beamed fir ceilings, gleaming maple floor & a cut stone FP w/ insert & patio doors to 1200 sf wrap-around deck w/ ocean & mtn views. Conservatorium-like DR also w/ maple floor. Spacious Euro kit w/ heated tile floor & Corian countertops, pantry closet & eating area. Oversize MBR w/ adjacent fam room & 5 pce. dual entry ensuite w/ 2 person jet tub & shower. Dbl garage / shop w/ 220 power & water. Chicken coop / run, 4 sheds & fenced garden w/ fruit trees. MLS 273655. Photos: www.johnvernon.com

John Vernon
RE/MAX Camosun
250-642-5050



New ML 273759 \$484,800

INSPIRED EXECUTIVE FAMILY HOME PRESTIGIOUS SUNRISE ESTATES \$484,800

2326 DEMAMIEL PLACE

Beautifully finished "Creekside" plan w/ approx. \$28,000 in upgrades include: transom windows, extra French doors, black walnut & ceramic tile floors, ceiling height maple cabinets, Brazilian granite counters throughout, kitchen island w/ prep sink, stone FP & more. Huge LR has 18' cathedral ceiling, stone gas FP & French doors to patio. FP & more. Huge LR has 18' cathedral ceiling, stone gas FP & French doors to patio. In-line DR also w/ French doors to patio. Gourmet maple kitchen w/ walk-in pantry & restaurant-style stainless steel range hood. Bright den / office. Tiled 2 pce BA & laundry nook. Upstairs: lofted family rm, 4 pce main BA & 3 generous BRs. Vaulted MBR has w/i closet & lux 5 pce granite ensuite. Dbl garage & crawl space. Large, sunny, fenced, gated & landscaped .17 ac backs parkland for privacy. Simply stunning! MLS 273759. Photos: www.johnvernon.com

John Vernon
RE/MAX Camosun
250-642-5050

I think heaven still protects the working man when he can still find value like this

\$468,800 includes G.S.T.

"NEW HOME" OPEN HOUSE SAT. 1-4 pm 3255 WALFRED PL

Bill Carnegie
 Bus: 250-474-6003
 Res: 250-479-9795


Check These Features

- 3 bedrooms
- 3 bathrooms
- Big den
- Garage
- All appliances
- 2 Fireplaces
- R.I. vacuum
- Blinds
- Jacuzzi
- Rear lane
- Cul-de-sac
- 1659 sq. ft.

DFH REAL ESTATE LTD.





Prime Location - Close to Shopping & Schools
\$529,000



OPEN HOUSE Sun. 2 - 4
2746 Dinan Place

Located on a quiet cul-de-sac, this large, fully developed 2400 sq ft home has 4 BRs and 2 bathrooms. The kids will love the fully fenced 11,000 sq ft lot complete with play equipment. Recent updates include sundeck, roof (2 yrs), thermal windows throughout, laminate flooring up and a redone bathroom downstairs. Lovely formal dining-room upstairs and huge family room with fireplace downstairs. Potential for a suite. Just move in and enjoy.

Tony Elwell
 250-884-1963



Own Your Own Home for the Cost of Renting.

New ML 273861 \$190,000
Ground level 2 bed 1 bath townhome. Updated flooring, bath, kitchen with new designer colours. Family complex, rentals, pets ok. Close to transit. Showings easily arranged.

Dennis Guevin
DFH Real Estate Ltd.
250-477-7291

Custom Built Executive Home with Fantastic Ocean Views!

New ML 271173 \$895,000
Beautiful 3 bedroom home with over 2600 sq.ft. of quality finish sitting on 2.5 acres. Additional self-contained living space above semi-detached double car garage. Views of Juan de Fuca & Olympic Mtns.

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



OCEAN & MOUNTAIN VIEWS STEPS TO THE BEACH \$149,000 #11-8177 WEST COAST ROAD

Beautifully updated & drywalled, bright & sunny 1058 sf, 2 BR home has open floor plan. LR w/ woodstove, hardwood floors & sliders to ocean view deck. Huge country kit w/ built in oven & range top. MBR with its own private, ocean view deck. Easy care landscaped & fenced yard w/ babbling brook running through, gazebo & shed. Updated windows, roof, furnace, doors, light fixtures. Nothing to do but move in. MLS 272903.

Photos: www.johnvernon.com

John Vernon
RE/MAX Camosun
250-642-5050



CUSTOM HOME! ACREAGE! SHOP!

With this great set-up you have it all! 2,300+/- sf, 2008 yr built, 4+ bdrm, 3+ bthrm home with a well thought out floorplan. Enormous gourmet style kitchen w/double ovens, 9' ceilings, smartly done island w/breakfast bar. Huge vaulted ceiling in the open concept living-dining room with lavish built-in bookcases & engineered hickory floors. There is also a separate den-office. The familyroom looks back to the flat fully fenced and very private 2+/- acres. Upstairs has 3 good sized bdrms. Master has a 6 piece ensuite. Enormous 25x35 ft, 3 bay, 220 wired shop. \$849,900 7277 Thelmita

Shayne Fedosenko
Pemberton Holmes
250-384-8124



Location! Location!

New ML 273765 \$379,900
3+ bedroom, approx 1,900 sf, well kept, 2 storey updated older home that is nicely located in the Sooke town core close to all amenities, schools and bus. Enjoy the ocean views and the good yard that is perfect for summer BBQs. \$379,900

Shayne Fedosenko
Pemberton Holmes
250-384-8124



New ML 274016 \$649,000

OPEN HOUSE SUN. 1-4 6976 SEA LION WAY WATERFRONT LIKE LOCATION SEA VIEWS & ACTION ON WHIFFEN SPIT!

Prime location for incredible views of both the Sooke Harbour & the Strait of Juan de Fuca. This custom '93 home features gas FP, hot tub, this custom '93 home features gas FP, hot tub, large suite and bright open plan. Watch surfers, ships and seals and constantly changing water & sky scapes. Don't miss this rare chance at buying on an amazing no-thru street on the ocean. Always call Ellen for details and to view.

Ellen Bergerud
250-818-6441
RE/MAX Camosun
Westside
250-642-3252 ★



OPEN HOUSE SUN. 2-4 106-7091 GRANT ROAD ATTRACTIVE 3 BR, 4 BATH HOUSE

Bright, spacious recently built, in excellent condition on quiet cul-de-sac, near parks / school / bus, must see for first time home buyers. \$409,900.

Mac Nanton ★
Keller Williams Realty
250-686-3200



NEW PRICE!

Without a doubt, this is the most beautiful, most spacious, most elegant double wide, manufactured home you will find anywhere. Pride of ownership is evident in every room, in every detail. From the bright kitchen with eating bar, to the master ensuite with skylights and designer touches, you will be impressed. Large living room with feature fireplace, 3 bright bedrooms, lots of storage, entertainment size deck and all located in a quiet safe cul-de-sac, just minutes from amenities. Treat yourself and come for a visit! \$219,900 MLS 271130

Bill Mills
Pemberton Holmes
250-642-3240

Brand New Houses! Sooke Core!

Ranchers, 3 bedroom, 2 bath starting \$359,900. 2 storey houses starting \$409,900. Suite potential? In an area of quality new homes in phase III of Church Hill Meadows. Close to schools and all amenities. Centrally located off Church Rd. Call for details.

Shayne Fedosenko
Pemberton Holmes
250-384-8124



2.48 ACRES CUSTOM HOME & BIG WORKSHOP

Enjoy total PRIVACY and ocean glimpses from this fabulous 1997 QUALITY built, 3+ bdrm, 2 bath, 3 storey home in East Sooke. Featuring a family room PLUS a rec room, spacious kitchen w/generous eating area, living room w/woodstove, beautiful alder flooring and edgegrain fir trim and doors. Large master on the main. Big deck for summer BBQs. The big boy shop is appr 25x33 sf with double doors and lots of power! \$589,900

Shayne Fedosenko
Pemberton Holmes
250-384-8124



BETTER THAN NEW

Spacious and immaculate, 2007 built, 5 bedroom, 3 bath home with room for extended family. Features hardwood floors and luxury carpet throughout. Spacious kitchen with sit-up breakfast bar plus a separate eating area for your dining room set. Living room with vaulted ceiling and gas fireplace. Large master with walk-in closet and ensuite. Fully contained separate area down with 2 more bedrooms, family room, kitchen with F/S/W/D! In-laws? Fully landscaped and fenced. Walking distance to all amenities. \$495,000

Shayne Fedosenko
Pemberton Holmes
250-384-8124



1+ ACRE, \$449,000 2 RESIDENCES??

Rarely does a home on acreage property become available for under \$450,000!! This re-done and well kept 4+ bdrm, 2 bath chalet style home sits on flat, fenced 1+ acre and has a bonus 1,500 sf unfinished area that could be finished (already dry-walled) into 4+ more bdrms and 2 baths. This open concept home features: living room with woodstove, vaulted ceilings, wood floors, separate dining room. Enormous master w/ensuite. 3 bdrm up with den and computer area. 2697 Otter Point, just 3 mins from town core.

Shayne Fedosenko
Pemberton Holmes
250-384-8124



LOCATION, LOCATION

Updated 3+ bdrm, 2 bath older home in the Sooke town core on a no-thru street; walk to shops, bus and schools. 2 bdrms and 1 bath up with bright sunny kitchen and dining room with bay window seat. Living room features fir floors and fireplace. Separate office. Mountain and Sooke Harbour views. Down has 2 bdrms and 4 bath suite or additional family space. Lovely private gardens with fruit trees and BBQ hut. New roof. Quick possession. \$367,500

Shayne Fedosenko
Pemberton Holmes
250-384-8124



RANCHER! SHOP! 2 ACRES! GREAT PRICE \$549,900!!

Immaculate 1,400+ sf, 3 large bdrm, 2 bath, 2007 built home in Demamiel Estates, an area of quality homes on acreages. Features; hardwood floors, huge gourmet kitchen with granite countertops, living room with wall mount TV, woodstove and french doors out to the generous sundeck. House is set back from the road with a long paved driveway. On 2 (+/-) flat, mainly useable acres that borders salmon spawning creek. Double garage plus a 27ft x 20ft workshop. Good well, lots of parking. A rare find!

Shayne Fedosenko
Pemberton Holmes
250-384-8124



www.revweekly.com

KNOTTS CREEK ESTATES & HARBOURVIEW CTR SELLING FAST!!

OPEN Fri, Sat & Sun 1 - 3 Sooke Road

HARBOUR VIEW CTR BRAND NEW CONDO'S, OCEAN VIEWS

...starting \$189,900. Loft ceilings, underground parking. Sooke core. Best of the best! Call for info package or go to www.harbourviewcenter.com ★

KNOTTS CREEK ESTATES BRAND NEW HOUSES, SUITES.

2 storey's. Starting \$399,900. GST & appliances included! Fenced and irrigation. New subdivision in the Sooke core at the end of Caldwell Rd. Call for info package of plans and sites or go to www.knottcreekestates.com ★

Sales office for both developments is on Sooke Rd. On the left coming into Sooke, kitty corner to Sooke Elementary School.

Shayne Fedosenko
Pemberton Holmes
250-384-8124

09-40

Call a Realtor who knows and works in Sooke, East Sooke, French Beach, Jordan River, Port Renfrew. "Call your Advantage in Sooke"

Buying or Selling call today

Tom DeZeng 250-642-6361
Royal LePage Coast Capital Real Estate

email: tom@tomdezeng.com website: www.tomdezeng.com



Welcome to Carmen Grace Court

Better than new 2 level unit. Oceanside living @ its finest! Luxurious and quality built 2 BR + den home, crown moldings, nestled on a lovely landscaped park like setting. This popular Whiffen Spit neighbourhood has beach and seafront access almost at your doorstep. Upgraded finishing! Hardwood floors! Stained glass features! Stainless steel appliances, front load washer & dryer, Hunter Douglas bamboo fitted blinds thru-out, upstairs huge master bedroom, walk-in closet, large 4 pce. ensuite, large 2nd bedroom plus den / 3rd bedroom, central vac system, double garage, crawl space for extra storage. Front & back patios. Call today to view, you will not be disappointed. \$414,900 MLS 272750



Located in Horse Country A Gardener's Paradise!

Gardener's paradise located in horse country. Custom built approximately 2300 sq.ft. 2 level home, 3/4 BR, 2.5 bath, beautiful covered veranda, main level solid oak floors, inlaid berber in living room. Bright modern kitchen, pantry, extended breakfast area overlooks back yard. Family room off kitchen w/ cozy fireplace, sliding doors to back patio. Large laundry. Elegant oak staircase to 2nd level. Large MBR with his & hers walk-ins, jetted tub overlooks gardens. Crawl space, oversized 2 car garage extended for work & beach area. Level 4.33 acre, well treed, large cedars & fir trees plus trails with a truly country feel of peace & tranquility. Approx. 2 acres cleared, many flower beds plus variety of shrubs & fruit trees. 10 mins. from Sooke. Convert to horse property, add barn, rings, trails close by. MLS #260733. Value Plus! \$589,900. Possible subdivide.



The Wild West Coast Port Renfrew

Quaint cottage getaway. Welcome to Port Renfrew, a post-card village approx. 2 hrs. from Victoria & 50 mins. fr. Sooke. Slow down, take winding Hwy. 14 (West Coast Rd.) from Sooke, enjoy French Beach, Sombrio Beach, surfing at Jordan River, one lane bridges, water view plus trees & more trees. Port Renfrew offers world class fishing, world-known West Coast Hiking Trail, camping on waterfront Pacheedaht First Nations campground. Watch the wildlife along San Juan and Gordon Rivers & so much more. Completely updated cottage is located in old Beach town, mins. to parks, waterfront and trails. Approx. 1100 sq.ft. 2 BR, 2 bath, updates include newer wiring, kitchens & bathroom. Wired for generator, energy saver wood stove. BONUS: Detached 25'x25', 220 wired workshop - 10' ceilings. \$274,900. MLS 269885.



Executive Home

Rarely does this home design come available. 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 which is ideal for those summer gatherings. Oversized living room with gas fireplace. Maple shaker style kitchen with nook and island. Large master suite w/ walk-in closet and fabulous ensuite. 2 bedrooms share Jack/Jill bathroom. The basement features newer 1 bedroom in-law suite. Wired for hot tub. Double garage w/ loads of parking. Private yard backing onto Demamiel Creek, this house is a must see. \$519,900.

09-40

Royal LePage Coast Capital Realty



OPEN HOUSE Sat. 2-4 Hosted By Stacey

3098 SARAH DRIVE, SOOKE

New 2008 Bungalow designed for easy one level living. Lots of land just less than 2 acres. Fully deer fenced for your own orchard and gardens in the rich soil! Backing onto DeMamiel Creek. Property is at the end of a long drive. Open concept with a kitchen built for good cooking. Generous pantry area. Beautiful appliances. Double Garage and Shed. Parking for all your toys and RV. Evenings are quiet as you listen to the creek. Sunshine pours in thru the windows, with southern exposure. Trees are set well back for lots of usable space. Black Walnut Kitchen cabinets with Granite counters and Maple Wood floors along with a Pacific Energy wood stove show the classic designs of the high cathedral ceilings off beautifully.

CALL NANCY VIEIRA
250-514-4750
MLS 272468 ★



09-40



**Open House Sat. 1-3
2392 Sunriver Way** ★

Just move into this fabulously updated Willow design Sunriver home. The greatest floor plan featuring rich colors and hardwood floors. Vaulted ceiling and inline formal dining with China cabinet inset. Powderroom. Huge kitchen with large island, appliances, tiled backsplash and casual eating area. You will love the mudroom off the wrap around deck for the kids. Family room off the kitchen with 3 sided FP, 2 back. Master boasts huge walk in closet, full ensuite and private deck. 2 BRs and open loft/ den area overlooking both living and family rooms. Bright full size unfinished basement for that growing family or inlaw suite. Cannot build this any cheaper. Check out our upgrades. Possession asap.



Plenty of privacy on this park-like property. You will just love this 13+ acres located approximately 30 minutes west of Victoria. Borders crown land and park land. Custom West Coast style cedar home feature 2 BR, 2 bathroom. Country kitchen with open dining area. Living room boasts vaulted ceilings, wall of windows and cozy wood stove. Wood accents throughout wrap around deck. Sunny south facing views high overlooking Sooke Basin, Strait of Juan de Fuca and the Olympic Mountains beyond. Loft has nice office / TV area. Separate small studio bldg. All zoned RR1 allowing subdivision into 1.0 ha lot; municipal water. Mostly treed, some merchantable timber; selective clearing will open excellent high views with real value.



Established B&B

You will be awestruck by the breathtaking views this custom built 4 BR, 4 bathroom post and beam home offers. A gourmet kitchen, soaring vaulted ceilings, radiant heated floors, and the most elegant modern bathrooms are just some of the features that will impress. Perched deliberately on a picturesque hillside, nature is right at your doorstep. Enjoy as your own private sanctuary, or bestow this gift on others and utilize the amazing self contained spa-inspired B&B. Lavishly appointed with Jacuzzi tubs, over-stuffed bedding and an unforgettable view, this B&B can be run on a part time basis replacing a full time income. With its proximity to all that Victoria has to offer, you won't find a better opportunity to live, recharge and relax. \$849,900. ML 271141.



Horse Lovers & Hobby Farmers!

Large, 5 BR, 2 BA, 3059 sf home on 4.07 ac. Beautiful oak flrs. Dbl French doors to huge LR w/ stone FP & propane insert. DR opens to oversize cov deck. Downstairs: 2 BR suite w/ priv entry. Newer 56'x36' 4 stall barn, older 33'x30' barn, 185'x66' riding ring, 5 paddocks, fenced & gated. 2 garages, 24'x12' greenhouse, 2 chicken coops, garden beds & fruit trees. Beautifully mature landscaping. Classic gated entry w/ white railed fence bordering curved driveway. A must see!



Rare Find!

3615 sq.ft. "The Hemlock" rancher w/ full finished basement & 1/2 offers 1 BR suite. This layout is not available for most lots in Sunriver as the footprint is so large. Main floor features open living room w/ upgraded gas FP. Inline formal DR. New carpet & warm designer colours. Country kitchen w/ maple shaker cabinets, eating bar & nook. Patio overlooking protected greenspace. Family room as well with gas FP. 3 large BRs on main. Master w/ walk-in and lovely ensuite. One other with cheater ensuite. Downstairs features 2 other very large rooms, another BR &/or media room/ den. Great space. Separate 1 BR suite for the extended family. Separate 1 BR suite for the extended family. Double garage/ workshop area. All located in cul-de-sac. Sure 2 please. ML 273275. Priced @ \$534,900.



Tennis Anyone?

Large home located on private yet pretty .97 acre place. Over 2800 sq.ft. of comfortable living. 4 bedrooms plus den, 3 bathrooms. Skylit island kitchen. Separate dining room with slider to huge entertainment size deck. Living room features floor to ceiling stone fireplace. Huge recreation and attached family room. Concrete tennis court. Great B&B potential. Enjoy rural living at its best. Priced at \$439,900.



Another fabulous project offered by Champagne Ventures. A well known and respected Local Builder. Move in shortly to this 3 bedroom plus den, 3 bathrooms duplex. Home offers open living room with fireplace and in-line formal dining. Bright kitchen w/ maple cabinets and breakfast area. Slider to south facing deck. Perfect for those summer BBQ. Nicely fenced back yard for children or pets. Skylight staircase. Bedrooms all upstairs and all generously sized. Master with large walk-in closet and ensuite. Den for that home office / computer area. Quality products and finishing throughout. Separate laundry room off single garage. Be the first to call this home. Price includes net GST no HST here!!!! Priced at \$339,900.



Make your first home your dream home!! Sunriver Estates is the perfect neighbourhood. You'll love this Driftwood designed home with front veranda. Tiled entrance den or formal sitting area. LR with gas FP. Bright Maple kitchen with breakfast nook. Formal DR. New wood laminate floors and very nicely presented. French door to fenced and nicely landscaped yard. Upstairs includes 3 well proportioned BRs. Master with walk through closet full ensuite. Garage/ workshop. Loads of parking and a flat lot. One of the most affordable homes available in Sunriver today. Ideal home to start and raise your family. Priced to please @ \$414,900.

GREAT LOCATION FAMILY HOME!

This 1999 family home has loads of potential. 4 large bedrooms, 3 baths, 2 storey home. Over 2500 sq.ft. of comfortable living. Main floor includes bright kitchen with high ceilings. Formal living room with gas fireplace. In-line formal dining room. Master features walk-in closet and ensuite bath. Ground level entrance with separate laundry room. Huge rec room with attached family room. Great opportunity to make equity in this home. Single car garage with workshop area. Fully fenced and landscaped back yard. corner lot in nice waterfront subdivision. Priced to please \$449,900.

Tammi Dimock 250-642-6361
tdimock@shaw.ca



Royal LePage Coast Capital Realty



**WATERFRONT T/H
\$159,900**

1 bdrm, 1 bath, 642 sq ft, townhome on the oceanfront for \$159,900. The southeast facing patio doors make this a sun-drenched, inviting place to call home. You can enjoy the ocean sports at your doorstep, hiking trails are all around you. This is a great personal home or buy and rent it as an investment. Close to all amenities. Come see this very affordable home before the mortgage rules change on April 19th. Easy to view with Keith Ferguson of ReMax Camosun 250-744-3301. More info at www.victoriahomesforsale.com

Visit www.victoriahomesforsale.com or call Keith for an appt. 744 - 3301



Keith Ferguson
250-744-3301

www.victoriahomesforsale.com

RE/MAX
Camosun



Queenswood Realty Ltd.



**STUNNING HOUSE WITH OCEAN VIEWS!
\$679,900**

**OPEN HOUSE SUN 2 -4
2204 Henlyn Drive
(W. on Sooke Rd, past John Muir School, R. on Grant, L. Henlyn.)**

An easy-care acreage with great views and vantage points, secret pathways and spring flowers (over 300 new Perennial plantings) this executive home will win your heart. Listen to the waterfall that borders the property, watch the eagles soar from the expansive Cedar decking-cook up a storm in the Cook's Kitchen updated with new countertops, stainless appliances, butcher block island and pot-rack. Dine in the open-plan DR, with romantic back-lit glass block feature-or cuddle by the cozy woodstove in the Great room (with den) that opens up to the kitchen and DR - and has walls of windows to enjoy that view-with South Sea Island ceiling fans to warm the whole home. 2 new bathrooms-the Master has soaker tub, 2 sinks - and That View. A 2nd level with 2 further BRs (or office) laundry room - could have 3rd bathroom - and a massive 13x50 storage area... couple that with a BONUS 27 x 27 garage/ workshop with toilet/ sink and R/I heated walls. For couples or families... this is a really special home - new septic field, easy driveway, turnaround parking. It's a great buy in an area that's becoming highly sought-after. Don't miss this one. MLS 271467

Ruth Stark
250-477-1100



09-41



New ML 273930

\$565,000

**TOTAL WOODLAND PRIVACY
ON 1 ACRE RIGHT IN SOOKE!**

**OPEN HOUSE Sat. 1-4
7141 Cedar Park Place, Sooke**

Beautiful, big & bright '02 home (w/ suite) on 1 lovely private acre. Huge deck off the dining area is south facing & extends the indoor living space to the natural woodlands. The outdoors has overheight storage, greenhouse, lots of RV parking. The neighbourhood is lovely & quiet on no-thru street. Master BR has its own princess balcony, ensuite & walk-in closet. This home is immaculate, spacious, modern and very much 'HOME SWEET HOME'. This hidden gem is a rare find. Please call Ellen 250-818-6441.

CALL ELLEN BERGERUD ★
SOOKE'S COMMUNITY SPECIALIST
250 642 3252(pager) or 250 818 6441(cell)
REMAX CAMOSUN
email: ellenbergerud@shaw.ca
visit: realestatesooke.com

LOTS & ACRES

**Great Level Building Lot
Steps from Florence Lake
\$229,900**

New ML 270632 \$229,900
Last remaining in this small subdivision close to all amenities. Easy build with sewer, water and all services ready at lot line. Seller can also build to suit.

**Niels Baartman
Pemberton Holmes
250-474-3344**



**NEW ACREAGES
"THE WOODS AT OTTER POINT"**

Now registered. 32 (now 16 (+/-) left). Drilled wells, very flat 2 (+/-) acre parcels. Easy builds. \$149,900+. Off Otter Point Rd. in Sooke, just past Young Lk. Rd. Only 6 mins. to Sooke town core and all amenities. Buy now and beat the HST. Go to web-site www.shayne4sooke.com

**Shayne Fedosenko
Pemberton Holmes
250-384-8124**



OPEN HOUSE SAT. & SUN. 1:00-3:00 WEST COAST RD. DEVELOPER BLOW-OUT!! ACREAGES STARTING \$79,900
All with access to trails to get to beach. Starting \$79,900, waterfronts \$399,900. In Jordan River (some lots allow 2-3 residences). Jordan River is approx. 30 mins. past Sooke on main road. Developer motivated. Wells in, hydro at property lines. Go to web-site for price lists and map. www.shoresatjordanriver.ca

**Shayne Fedosenko
Pemberton Holmes
250-384-8124** ★



Need a house with a really big backyard?



www.revweekly.com

Ash Mountain Estates - Metchosin



10+/- acre lots located at the end of a paved, quiet, dead end road. Access to Matheson Lake Park & the Galloping Goose Trail. Lots are Freehold, hydro to property line, approved septic areas and drilled wells in place. Priced from \$324,900

Sutton Group - West Coast Realty
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