



**Norma CAMPBELL**  
Listening Planning Guiding



**New ML 273725 \$589,900**  
Come to view this Marigold 1949 home. Main level features an updated kitchen, separate DR, 4 pce. bath and 3 spacious BRs, LR with FP, plus Fir floors. The newly renovated lower walk out level has 2 BR, living/ dining area, kitchen with door to private patio, shared laundry. Huge storage area. New privacy fence at back. All this on a very pretty lot with tons of parking. MLS 273725. \$589,900.

09-32

**ROYAL LEPAGE**  
Coast Capital Realty  
110 - 4460 Chatterton Way  
Victoria, BC V8X 5J2

**250.477.5353**  
normacampbell@telus.net  
www.normacampbell.com

**Outstanding Value**

**New ML 273642 \$999,000**  
4500 sq.ft. of executive living space on a beautiful 1 acre lot in Ardmore. Immaculate home and grounds attached triple and detached double garages. Personal viewings. Promptly arranged. Asking \$999,000.

**Sandy Medler  
DFH Real Estate Ltd.  
250-477-7291**



**New ML 272870 \$594,900**  
**HUGE 1991 BEAUTY 2 LEVEL AWESOME MARTINDALE VIEWS!**

See Mount Baker from your liv rm, dining, kitchen and deck!! 1830+ sqft upstairs, 1300 down with 2nd kitchen roughed-in for 2-3 bdrm mortgage helper!! Hardwood, new paint and bonus a newer 50 year metal roof on warranty! It's tanner-time! Call Stacey Scharf now.

**Stacey Scharf  
Pemberton Holmes  
250-384-8124**



**New ML 273723 \$159,900**  
**CAREFREE LIVING \$159,900**

This well cared for 2 BR, 2 bathroom plus den double wide mobile home is situated in Central Saanich Estates. This home features 2 large BRs, 2 full bathrooms, dining area with built in china hutch, large living area and kitchen features eating area and 2 skylights. Outside features an open backyard area perfect for gardening or summer BBQ's. This home also features a workshop perfect for handyman. Located in a quiet 55 plus park.

**Megan John  
DFH Real Estate Ltd.  
250-477-7291**



**New ML 273796 \$798,000**  
**THE RESIDENCES AT THE PIER LUXURY SIDNEY WATERFRONT CONDO**

Just a like living in a hotel 365 days a year! This 1,715 sq.ft. condo is ready to be moved in and enjoyed. Gleaming HW and tile floors throughout, a fabulous granite and stainless steel kitchen, 2 BRs plus an office/ den and 2 full bathrooms. Take advantage of the neighbouring hotel that offers a fitness centre, spa and hair salon, fine dining and house-keeping is available. Also enjoy secure underground parking and a caretaker on site. More info @ www.holmesrealty.com. Call to view #203-9809 Seaport Pl.

**Michele Holmes Team  
Holmes Realty Ltd.  
250-656-0911**



**New ML 273720 \$349,900**

**FANTASTIC DEVELOPMENT OPPORTUNITY IN THE HEART OF BRENTWOOD VILLAGE**

Enter this 7100 sqft fully serviced lot fronted by a beautiful rock wall to a flat lot easily buildable and sunny property. Ready immediately to build on and financing through the Seller may be available. Also included are house plans for a beautiful 3,000 sqft home. Don't miss out.

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



**New ML 273804 \$339,000**  
**DOWNTOWN SIDNEY CONDO 202-9711 FIFTH STREET**

Spacious 2 BR/ 2 bath end corner unit with wonderful light at all times of day and on quiet side of bldg. Featuring large DR & LR, bay windows, gas FP and large deck. Well thought out floorplan with roomy master BR, complete with walk in closet and master bath. Large 2nd BR for guests. Full sized in-suite laundry, plenty of parking and storage. Offered at \$339,000. MLS 273804.

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

**Sidney Retirement Rancher 3 BRs, Double Garage**

**New ML 273669 \$609,000**  
1988 built, 1600 sq.ft. finished. Family room off kitchen. 14x10 covered deck off kitchen. Eating area in kitchen. Inline LR, DR with water (ocean) views. New quality laminate in LR, DR, entry, halls, kitchen and family room. Quiet street about 6 blocks to downtown Sidney and about 300 feet to the ocean walkway on Lochside. Very clean and well cared for.

**Gordon Tews  
Mel Jarvis  
RE/MAX Camosun  
250-744-3301**



**\* EXECUTIVE VIEW HOME \* \$1,459,000 \***

- One owner home 4875 sq.ft.
- Designed by "NIGEL BANKS"
- Views from all areas
- Oak, granite and more
- Room for extended family
- Call today for private viewing
- MLS 271493

**Craig Walters  
RE/MAX Camosun  
250-655-0608**



**\*DEEP COVE \$698,500\***

- private, level 1/2 acre, ocean glimpses
- 4 or 5 bedroom pampered home
- walk to the beach/walk to school
- hardwood, heated tile, 2 fireplaces
- call for a private viewing today!

**Craig Walters  
RE/MAX Camosun  
250-655-0608**

**\* Ocean View Cottage \***

- Over 8000 sq.ft. lot
- Clean 2 BR + den
- Partial basement, RV parking
- Great starter or holding property
- FP, mature landscape, more!

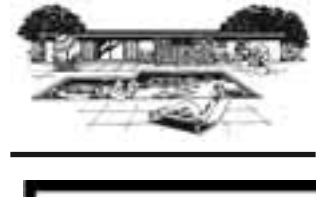
**Craig Walters  
RE/MAX Camosun  
250-655-0608**



**OPEN HOUSE SUN. 2-4 9234 LOCHSIDE DR. SIDNEY SPECTACULAR WATERFRONT PARK**

Enjoy this very modern home extended family living 5 bed, 6 baths and ocean island views from all rooms. This home must be viewed to appreciate the design, a modern lifestyle for those who love design flair. A must view enjoy the hot tub and pool and enjoy the wonderful views. Come to our open house. MLS 268364.

**Jack Barker  
RE/MAX Camosun  
250-655-0608**



**OPEN HOUSE SUN 1-3**

**Sunny Deep Cove!**

**Lots Of Choice!**  
**Beautiful Home On .75 Ac. Or A Choice Of 2 Lots Or House + 1 Or 2 Lots?!!!**

**\$799,000 For Home On Lot A Lot C \$399,000 + Lot B \$479,000**

**-Very desirable location!**

**- Beach access close by**

**- Incredible sun exposure. Sunsets**

**- Home has 3 bedrms. + Loft Studio**

**-Spacious rooms, Open floor plan**

**- 2,867 Sq. Ft., sunroom + garage**

**- Lot C is .61 Acre, Lot B .46 Acre**

**-Municipal services**

**566 Towner Road**

**www.holmesrealty.com**



**BEAUTIFUL HOME ON LEVEL 5 ACRES \$859,900**

Family perfect 4 BR + office, 3 bath-room, 2,980 sq.ft. home in a private rural setting. Gorgeous formal living and DRs, large hobby room, double garage. This home has had extensive upgrades that must be seen to be appreciated. The land offers a barn type building, shared pond, and part fencing. 1580 Munro Rd. MLS 265492.

**Mike McCulloch  
Royal LePage  
Coast Capital Realty -  
Downtown  
250-384-7663**



**OPEN HOUSE SAT. 1-3 25-7070 WEST SAANICH RD. BEAUTIFUL BRENTWOOD BAY 2 BRs, 2 BATHROOMS**

\$299,000 This attractive, fully reme-diated building has new windows, roof, balcony, paint and more! Walk to shops, marinas, beaches and on bus route to Victoria or Sidney. Over 1,000 sq.ft., 2 BRs, 2 full bathrooms including 3 pce. and in suite laundry. Also note west facing balcony, 2 skylights, walk-up entrance, professionally managed and small pets okay. #25-7070 West Saanich Rd. More info @ www.holmesrealty.com

**Michele Holmes Team  
Holmes Realty Ltd.  
250-656-0911**



**Knockan Hill Views! Big 1990's Suite Under \$700!!**

Located in a better part of a better area! Huge 2 storey, 2 BR suite 1,200 month, sumptuous master BR, rich hardwood, dream kitchen with s.s. appliances, underground wiring, live where the doctors live and a price to sell!!! Call



**Jag Dhanowa  
Sutton Group  
West Coast Realty  
250-479-3333**



09-32

*Helping you make the right move*



**250-889-3926**

**Offer Collapsed Due To Financing \$524,000**

**OPEN HOUSE Sat. 2:30-4:30 638 Ridgebank Crescent**

Here's your second chance to buy this PERFECT 3 bedroom 1963 classic with a ton of potential for expanding with a full height unfinished basement situated on a HUGE bright back yard in the popular "Northridge" area. MLS 272969.

09-32

**SAANICH PENINSULA**

**\* 2 Acre Horse Farm \*  
\* Brentwood Bay \*  
\* \$896,000 \***

**New ML 274006 \$896,000**

- 8 stall barn, riding ring
- Paddocks, workshops, RV parking
- 5 BR, 3 bath house; needs work
- Priced to sell!

**Craig Walters  
RE/MAX Camosun  
250-655-0608**

**PROSPECT LAKE**



**JAPANESE INSPIRED & MODERN.**  
This warm & gracious home has almost 5 pristine acres in the hills above Prospect Lake. Superb open concept with 3 bedrms & 3 bathrms. The home also features a separate studio and a cottage for guests or in-laws. The property adjoins Mt Work Park with miles of hiking and biking trails. Only a 20 minute drive to town! A private oasis for couples or families of any age. Come view this totally unique and magical home.

09-32

**Offered at \$1,290,000 ML 271226**



**250 385 2033  
John West**

**New ML 274060 \$519,000**

**A HIDDEN GEM 2071 WEILER AVENUE**

Set far back from the road, privacy & seclusion await you. Slate tile foyer, hrdwd & bamboo flrs are complimented by brightness throughout. New family rm addition adds to an already great home. Upstrs is MSTR BR w/gas fp, 2nd BR & BA w/lrg soaker tub & sep shwr. Main level has quiet sitting rm & lrg family rm. Sit on your deck & enjoy mature gardens. Offered at \$519,000. MLS 274060

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

**Michele Holmes Team**

**"Putting The Emphasis On You!"**



**HOLMES REALTY**

**(250) 656-0911**



RE/MAX Camosun

Email: [reneblais@yahoo.ca](mailto:reneblais@yahoo.ca)  
 Website: [www.reneblais.com](http://www.reneblais.com)

**Rene Blais**  
 & Associates

250-655-0608  
 1-877-730-0608



SIDNEY AND THE SAANICH PENINSULA - A WONDERFUL PLACE TO LIVE



**ESCAPE FROM THE CITY**

Swimming / Sauna  
 Kayaking / Cycling  
 Exercise / Jogging



**#304 - 9830 SECOND ST. SIDNEY**

This 2 Bdrm + Den 1621 sq. ft. corner unit is filled with sunlight and only 1/2 block to Beacon Ave. Features indoor secure parking, Cherry hardwood flooring, Wolf Gas Range, Sub-Zero Fridge, granite counter tops and two balconies one with an awning. "Big City Glamour - Seaside Village Lifestyle."

MLS#271810 - Offered at \$599,000

**IF YOU ARE THINKING BUYING - NOW IS THE TIME!!**  
 - GREAT PRICES LOW MORTGAGE RATES



**1867 Marina Way North Saanich Oceanfront at the Marina**

A classic 5 yr. old 2Sty Estate Home - 4288 sq. ft., 4 Bdrms, 5 Bthrms, 5 Fp's triple garage on a beautifully landscaped 1/2 acre on the ocean. **Owner will consider property in trade.**

MLS#268613 - Offered at \$1,570,000

**A SEASIDE RESORT LIFESTYLE Sandpebble by the Sea, Sidney #315 - 10459 Resthaven Dr.**

"SWEET 16" is all you have to be to enjoy this seaside resort lifestyle. Oceanfront complex in the heart of the marina district feels like living in cottage country. This 2 storey 1604 sq. ft. top floor luxury strata home features vaulted ceilings, cozy wood burning fireplace, 2 large Bdrms, Den, 3 Bthrms, patio doors to large balconies on both floors and access to the complete recreation centre. With an indoor pool, sauna, exercise area, billiards room and party room you can cancel your gym membership and entertain your friends in style. Secured indoor parking and a workshop are added features.

MLS#273555 - Offered at \$425,000

**SOLD**

**Better service, better agents. Expect the best - Call Rene at RE/MAX**

**Exceptional Lot in Patricia Bay Area of North Saanich**

Lot Area - Approx. 11,000 sq.ft.  
 72 Foot Road Frontage  
 Bright, Sunny and Easy To Build On  
 Quiet End of Tsaykum Road

- Sewer to Property Line
- Westerly Views Over Patricia Park
- Financing Available to Qualified Purchaser
- GST is not applicable

MLS #273043

For more information call:

**Don King**  
 Gordon Hulme Realty Ltd.  
 250-656-4626 / 250-516-1202

**ATTENTION RETIREES-SIDNEY CONDOS**



**+55, Small Pets Ok  
 LARGE COVERED DECK  
 Private Workshop**

\$239,000  
 -Lots of updates. Incl. laminate floors  
 -Newer kitchen appliances  
 -872 Sq. Ft., 2 bedrooms  
 -2 full bathrooms incl. 3 pc. ensuite  
 -Deck + sunny patio  
 -Mon. fees incl. water, cable & heat  
 -Garden plots available  
 #114-10110 Fifth Street



**WEST FACING  
 OVERLOOKING GARDENS  
 Great Location**

\$229,000  
 -872 Sq. Ft., 2 bedrooms, 2 bathrooms  
 -Master bedrm with 3 pc. ensuite  
 -Large covered deck + workshop  
 -Overlooking beautiful gardens  
 -Veggie & flower plots available  
 -Excellent senior's building, +55  
 -Small pets ok. Walk to waterfront  
 #209-10110 Fifth Street



**"The Moorings"  
 OVER 1,700 SQ. FT.  
 End Unit With Lots Of Light**

\$629,000  
 -Secure parking + storage locker  
 -Balcony with sea glimpses  
 -2 bedrooms, 2 full bathrooms  
 -Wonderful large eat-in kitchen  
 -Separate formal dining room  
 -Spacious living room with fireplace  
 -Laundry/utility room, High ceilings  
 #202-9870 Second Street



**Across From Ocean  
 WALK TO SHOPS  
 1 Bedrm. + Den/2nd Bedrm.**

\$269,000  
 -Lots of updates  
 -Laminate flooring, 867 Sq. Ft.  
 -Upgraded kitchen + bathroom  
 -Storage in suite + separate storage  
 -Balcony with sea views  
 -Great Sidney location! Families ok  
 -CAN BE RENTED!  
 #102-2447 Henry Ave.



**Michele Holmes Team**

View Photos & Floorplans On Our Website ...  
[www.holmesrealty.com](http://www.holmesrealty.com)



(250) 656-0911

# Cedar Ridge Estates

704-2779 Stautw Rd.  
Mobile Home Park \$159,000  
**OPEN HOUSE Sat. & Sun. 2-4**

Great location and quiet best describes this well maintained 2 BR home with numerous upgrades including:

- \* New 2 yr. old roof
- \* New large sundeck captures morning & evening sunshine
- \* Newly (2 yrs.) fenced side & back yard
- \* Some new electrical upgrades
- \* New deluxe appliances
- \* Recently painted... trendy decor
- \* Bonus here is the 8x12 insulated workshop
- \* 2 car parking space
- \* Pad rent \$325

**Impressive & carefree is the new & beautiful gleaming Canadian maple wood flooring throughout.**

A lovely comfortable home with nothing to do... but move in and enjoy affordable living. ★

**Linda Egan**  
Gordon Hulme Realty  
250-656-4626

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## ★ 8609 Kingcome Crescent



**OPEN HOUSE**  
Saturday  
March 6th  
1-3pm

**\$689,700**

**Excellent value for this nicely maintained and lovingly presented Dean Park home. A two storey Cape Cod style home offering 4 bedrooms, plus den and 3 bathrooms, south facing kitchen with eating area and family room. The spacious 4th bedroom over the garage would make a wonderful teen's space, media room, gym or private office. The home sits on a beautiful landscaped and gardened south facing .35 acre property. The master bedroom suite is 20 x 12 with an ensuite. There is an abundance of closet space and storage. Two fireplace/ gas stoves and ceiling radiant heat with a HRV system make this a cozy home throughout. An excellent location near the revamped Panorama Leisure Centre and new school.**

09-34



**Sue Spangelo & Tom Mulr**  
250-477-7291  
DFH Real Estate Ltd.

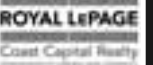
## Peaceful Setting \$795,000



This stunning 3 BR, 3 bathroom - open plan beauty must be seen to be fully appreciated! Fantastic ocean views, beautifully landscaped 1/3 acre complete with private back yard dream! Upper loft offers lovely den, 2 BRs + 4 pce. bathroom, main has great kitchen, with wrap around sun room, fantastic dining & living area & incredible library / media in family room! Double garage, part basement & crawl space for additional storage. 2795 sq.ft. + so much more. www.mayhamilton.com. MLS 273132.



**May Hamilton**  
Royal LePage Coast Capital  
Realty - Chatterton  
250-477-5353



## One-of-a-Kind Custom Built Home! \$798,000

Every once in awhile a home comes on the market that outshines the others - and this is it! There are too many features to list - from the amazing kitchen to the newer 50 year warranty roof - you will be impressed with the exterior construction of brick and cedar trim, garden and lawn irrigation system, double garage, RV/Boat storage, and the list goes on! Over 3,000 sq. ft., 5 bedroom Tudor style home on .69 Acres in a quiet North Saanich area close to beach access! Can't get any better than this! Call today to avoid disappointment tomorrow.



**Inez Loudon FRI**  
Associate Broker  
Sutton Group - West Coast Realty  
250-812-7710

09-34



## DEAN PARK A WONDERFUL FAMILY RESIDENCE!

**\$799,900**

**Open Sun. 1 - 3**  
1651 Barkley Place

If you appreciate excellent taste combined with high quality, then you must view this beautifully updated residence. With 2,594 sq.ft. over two levels, this home is flooded with sunshine from morning to late evening. The main floor features a spacious entry with tiled floors & vaulted ceilings. The living room offers new maple floors, gas fireplace with granite surround & nine foot ceilings. The formal dining room is perfect for large gatherings. The open plan kitchen & adjacent family room have undergone an amazing upgrade: ample granite surfaces, lots of beautiful cabinetry, and Sub-Zero, Thermador & Wolf appliances! The open family room has a new granite surround gas fireplace & maple floors. There is a large morning eating room with a bank of windows & doors leading to a large level entry deck overlooking the private, beautiful southwest gardens. This garden is truly lovely with Wisteria laden arbors, water features, ornamental trees & mature plantings. And lastly, the upper floor: Three spacious bedrooms including a master bedroom suite with fireplace, huge walk-in closet & ensuite. A truly wonderful home! ★

*Randi Masters*

250-385-2033



09-34



## SUNNY SOUTH SLOPE OF CLOAKE HILL \$744,900

Custom built Arts & Craft home is situated on a private 1.07 acre property. 3 BR / 3 bath w/ in-law suite potential. 9' ceilings, stunning solid maple floors, soaring vaults in the bedrooms, sauna, river rock gas FP in the LR & a spacious kitchen w/ eating bar. Generous master suite w/ walk-thru closet & 4 piece ensuite. Heat pump, detached double garage w/ 220 volt wiring & nearly 300 sq.ft. of loft storage. Covered porches, south-facing deck surrounded by mature landscaping. Partially fenced yard, micro-drip irrigation, greenhouse, fruit trees & berries. For more photos, a floor plan & a virtual tour visit: www.wendyherrick.com. MLS 273254.



Wendy Herrick



**Real Estate Ltd.**  
250-656-0131



Stephen Postings

09-34

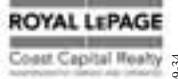
## Quality!

Stunning custom built 6 bedroom home with views to Mount Baker, ocean & town of Sidney. This home is great for entertaining both inside & out. Incredible kitchen adjoins family room. Gracious room sizes throughout. Located on a quiet no through road. Incredible workshop area. Motivated seller. Offered at \$1,198,000.



**Gina Sundberg**  
250-812-4999

gina@vreb.bc.ca  
www.GinaSundberg.com



09-34



## NORTH SAANICH HOME \$394,900

Well presented 1,600+ sq.ft. 2 BR/ 2 bath West Coast style home. Tasteful updates & improvements including vinyl windows, laminate flooring, updated light fixtures & designer colours. Cozy wood burning insert in the LR, computer nook & an eating bar in the bright kitchen. Although in immediate proximity of the Pat Bay Hwy., this home enjoys an ever changing outlook of Tsehum

New ML 273908 \$394,900

Harbour's sheltered water ways & mud flats. Spacious southeast facing deck off the living room & a private patio retreat in the rear yard. For more photos, a floor plan & virtual tour visit www.wendyherrick.com. MLS 273908.



Wendy Herrick



Real Estate Ltd. 250-656-0131



Stephen Postings

## Brentwood Bay Early Possession!!

Just listed! This Gem of a condo in Brentwood Bay features, eat in kitchen, spacious living room with gas fireplace overlooking beautiful green space on ground level with 42 ft. patio. (perfect for pet Lovers). 2 bedrooms plus den, 2 baths, underground parking, totally move in condition. Master bedroom with walk in closet and ensuite bath, all room sizes are spacious, in suite laundry and appliances negotiable! Don't miss out, this one won't last! Priced to Sell!!! Lorraine Clark 250-888-2777. or Ivica Kalabric or Zeljko Mlinar @Victoria Home Sellers.



**Lorraine Clark**  
**Ivica Kalabric**  
**Zeljko Mlinar**  
**Pemberton Holmes**  
250-888-2777



09-34

bruceandtammy.com • bruceandtammy.com • bruceandtammy.com



## Saanichton Rancher \$519,900

**OPEN HOUSE Sat. 2-4**  
1851 Pastel Cres.

Immaculate 1978 built rancher on crawl space updated from top to bottom and is located on a private lot on a quiet cul-de-sac in prime area of Saanichton. It has one of the most beautiful gardens you can imagine. Inside the home you will appreciate the wonderful floor plan with a warm comfortable atmosphere, 3 bedrooms and 2 full bathrooms, soft colours, and smart updates. A sumptuous master bedroom and ensuite with soaker tub and separate shower completely remodelled in 2005. Updated kitchen and roof replaced less than 1 year. The large sculptured hedge creates complete back yard privacy for you to enjoy the private sundeck and many exotic plants and flowers. MLS 273116. ★



**Bruce & Tammy Hatter**  
250-477-5353

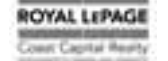
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bruceandtammy.com • bruceandtammy.com • bruceandtammy.com

**pat**  
**MEADOWS**  
PERSONAL REAL ESTATE CORPORATION

250-592-4422



View interior photos, floor plans and more at www.PatMeadows.com



## Bazan Bay Waterfront Rancher

**OPEN HOUSE Sun. 2-4**  
8629 Lochside Dr.

Bazan Bay waterfront home. This one level rancher style home has been totally renovated (plus addition) over the recent years. The lot is .42 acre and is 300 ft. deep. The home is set well back from the road and the whole lot has been professionally landscaped. The mostly open floor plan of the home flows easily from room to room, with all the principal living areas designed to maximize the water views. The details on the renovation are to a very high standard, including the most recent \$35,000 spent on a new outstanding main bathroom with heated tile floors, skylight & separate tub & shower. Living room & family room have Vermont Casting gas fireplaces which complete the warmth and charm of this waterfront home. MLS 273816. ★

All you need to know at www.PatMeadows.com.

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