

REAL ESTATE
VICTORIA

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CONDOS, TOWNHOUSES, STRATA TITLES, DUPLEXES



New ML 281008 \$338,888

MOSAIC BEST UNIT \$338,888

This 5th floor home in one of the biggest in the bldg. Street views of the castle to the east. Raised loft. Many extras, in suite laundry, pets/rentals ok. Rare live/work zoning.

Bill Robson
Pemberton Holmes
250-384-8124



New ML 280897 \$599,900

PENTHOUSE IN JAMES BAY

This is a stunning Penthouse condo with 2 bedrooms in James Bay - award-winning Boutique Hotel concept, spend 90 days (low season) and 60 days (high season) in your condo with all the services and amenities of a world-class hotel. Completely furnished, high-end finishing, spa-bath, gourmet kitchen - an investment that brings you monthly profits from the rental pool. Top floor with large decks that overlook the water and the Olympic Mountains. Call for information and access. This location is within walking distance of the ocean, the Legislature and the vibrant heart of downtown. Exclusive restaurants, trendy shopping, the Opera, Theatre & Museum at the door step. Call today to view this gorgeous condo. Overnight notice required.

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

\$229,000
Completely Updated Large 1 Bedroom in Royal Oak

New ML 280812 \$229,000

OPEN HOUSE SUN 2-4 544B-4678 ELK LAKE DRIVE

ATTENTION INVESTORS...great rental/revenue property in Royal Oak. It's hard to find this kind of quality at this price. This one bedroom, 742 sqft unit has been completely renovated by a professional contractor! Estimated monthly rent is \$1100. New kitchen cabinets, countertops, Frigidaire stainless steel appliances, deep soaker tub, Moen bathroom fixtures, tiled shower wall, new toilet, sink and all tied together with new flooring and paint throughout. If you are looking to downsize, but want to stay in Royal Oak this unit has the location and finishings you want. Walk to the Commonwealth Pool, Royal Oak Golf Course and BC transit exchange. Great building and RENTALS ALLOWED. Call today for your private showing, very easy to view.

Kelly Leach
Royal LePage
Coast Capital Realty
250-384-7663 ★

New Listing
OPEN HOUSE SUN 2-4
201-1425 FORT ST.

New ML 281011 \$324,900

Absolutely charming character conversion. This two bedroom unit with 10 ft high ceilings is in immaculate condition with its own private entrance. Gas fireplace. Designer kitchen with Lazlo ????? tiles. Spacious master bedrooms and good size 2nd bedroom with built in window seat. New flooring in kitchen and bathroom, new light fixtures, washer dryer and drapery, freshly painted. Located in the Rockland area. This home is a pleasure to show.

David Harvey
Boorman's ★
250-595-1535



New ML 280922 \$779,500

UNIQUE OAK BAY WATERFRONT TOWNHOUSE

1211 Beach Drive is the name of this strata complex located on a premiere waterfront location in Oak Bay. This particular unit is one of only 3 that are uniquely situated that you feel like you are living in a one level townhouse on the water's edge. From the moment you enter this unit you are immediately struck by the dramatic and sweeping ocean views. The unit was significantly renovated & upgraded in 2001-2002, creating an open concept kitchen, dining & living room area accented with a large skylight. The entrance & kitchen have a garden and patio area, while the waterfront side has 2 levels of patios. The floor plan is 2 bdrms x 2 baths & sep laundry area. Pet friendly strata. Separate addl storage area & addl parking space available.

Pat Meadows
Royal LePage
Coast Capital Realty
250-592-4422



New ML 280912 \$399,900

BRAND NEW CONDOS \$399,900 HST INCLUDED 2 BEDS/2 BATHS

SELLERS WILL CARRY FINANCING AT BELOW BANK RATE AND TERMS (*on Approved OAC and terms). HST INCLUDED IN PRICE. GREAT AS AN INVESTMENT. Admirals landing condos are designed to pamper owners who want to enjoy a leisurely lifestyle. Quiet surroundings, sunny exposures, golf, walking trails, shopping and professional services are close by in the idyllic seaside location in View Royal. A prime location developed by a preeminent builder. Artful landscaping and covenanted green space. Beautiful wood and ceramic tile, ensuites with walk-in showers and soaker tubs, gourmet maple kitchens, maple or wide plank Brazilian cherry flooring and 9 ft ceilings. All stainless steel appliance package. No rent restrictions. Suites rent from \$1400 to \$1800. Websites: www.admiralslandingcondos.com and www.karenlove.com

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



New ML 280660 \$375,000

OAK BAY GEM!

Top floor, south west corner with large wrap around balcony. Gas fireplace in the living room. Dining room plus an eating area in the kitchen. Soaker tub in ensuite. Skylight in ensuite bath. Insuite storage and extra locker. Secured underground parking.

Sam Sihota
RE/MAX Camosun
250-744-3301



New ML 280872 \$367,000

IT'S ALL ABOUT LOCATION

Here it is - your great opportunity to move to Oak Bay - into a 2 bed, 2 bath condo in a steel & concrete ocean view building overlooking Windsor Park, bus, mini shops & the delightful Oak Bay Village just minutes away. To keep active, there's a wonderful swimming pool creation area. All this and more for \$367,000. Call now.

Jeannie Dewhurst
Pemberton Holmes
250-384-8124



New ML 280919 \$259,900

OPEN HOUSE SUN 2-4 304-663 GOLDSTREAM AVE

Beautiful spacious 843 sf condo close to all amenities. 2 large bedrooms (master has walk in closet), 2 full baths, insuite laundry, ss appliances, fireplace, it's home sweet home - FABULOUS PRICE - call today!

Nancy Young
Royal LePage
Coast Capital Realty
250-384-7663 ★



New ML 281098 \$454,900

VIEWSI! 3 BDRM CONDO! 202-1196 CLOVELLY TERR

Million dollar view! Enjoy south and west city, mountain and water views from this eagles nest suite amongst the tree tops. Enter this 3 bedroom townhome and you'll feel like you've stepped into the pages of Homes & Living Magazine! 2 bedrooms and 2 bathrooms on the main level and 1 beautiful bedroom up. Designer colours in the living rm with gas fireplace and maple floors. Super built-ins in master walk-in closet. Fabulous views from the chef's kitchen and eating area. A great N.Y. loft style condo in Victoria! Bonus: garage plus 2nd pkg space, gorgeous gardens and greenhouse! Come and see this 1928 mansion converted to suite in 2001 - you won't be disappointed!

Dallas Chapple
RE/MAX Camosun
250-744-3301



New ML 280709 \$369,000

HEART OF JAMES BAY

This 966 SF 2 bed, 2 bath, 2 balcony condo features open floor plan, wood floors, wood burning fireplace, in suite laundry, secure underground parking and much more. Adult building allows rentals. Walk to James Bay Village, Dallas Waterfront, Inner Harbour and Beacon Hill Park. Building has a recent new exterior, new landscaping plus interior upgrades. Asking \$369,000. Call today to view!

Angele Munro
Pemberton Holmes
250-744-9487



New ML 280409 \$529,999

OPEN HOUSE SAT. 2-3 #1-225 VANCOUVER ST. EXECUTIVE CHARACTER CONVERSION

Located along a quaint tree lined street, steps to Beacon Hill Park, find this 2 BR, 3 BA, executive character conversion boasting original fir floors, granite counters, skylights, and a wonderful open concept. Open House Sat. 2-3.

Brad Forrest
Chris Dusseault
RE/MAX Camosun
Westshore
250-478-9600 ★



New ML 280634 \$639,000

OPEN HOUSE SAT 1-3 31-4300 STONEYWOOD LANE WINDEMERE RIDGE

Bright and spacious this most popular "Dogwood" end unit in Windemere Ridge will not disappoint you. Large family room/kitchen combined with gas fireplace leading out to a spacious view deck. Roof has recently been replaced. Photos and floor plan at www.deedrieballard.com New MLS 280634 \$639,000

Deedrie Ballard
RE/MAX Camosun
250-744-3301 ★



ONE BED CONDO IN 55+ COMPLEX \$189,000

PRICE REDUCED BY OVER \$20,000! Bright end unit condo is MOVE IN READY. Complex includes: exercise room, dining/games room, hair salon & on-site facilitators. Southwest exposure, new vinyl windows, new carpet & a smoke-free environment. Small pet is welcome. Close proximity to transit, restaurants & shops. Visit www.wendyherrick.com MLS 276806

Wendy Herrick
Stephen Postings
DFH Real Estate Ltd.
250-656-0131

MONTHLY STATS FOR June 2010

AREA	#OF UNITS	TOTAL VOLUME	AVERAGE PRICE
Victoria	40	\$26,363,000	\$659,075
Vic West	1	\$462,500	\$462,500
Oak Bay	14	\$11,048,400	\$789,171
Esquimalt	14	\$7,463,000	\$533,071
View Royal	8	\$4,108,540	\$513,568
Saanich East	51	\$33,298,650	\$652,915
Saanich West	28	\$18,413,882	\$657,639
Central Saanich	11	\$6,324,650	\$574,968
North Saanich	14	\$11,577,600	\$826,971
Sidney	12	\$6,032,500	\$520,708
Highlands	3	\$1,641,750	\$547,250
Colwood	22	\$10,635,300	\$483,423
Langford	42	\$24,645,695	\$586,802
Metchosin	2	\$1,305,000	\$652,500
Sooke	24	\$10,810,300	\$450,429
Waterfront (all districts)	16	\$21,951,650	\$1,371,978
Total Greater Victoria	302	\$196,082,417	\$649,280
Shawnigan Lake/Malahat	5	\$2,164,956	\$432,991
Gulf Islands	12	\$6,312,500	\$526,042
Up Island/Mainland	4	\$1,666,000	\$416,500
Waterfront (all districts)	3	\$3,060,000	\$1,020,000
Total Other Areas	24	\$13,203,456	\$550,144
TOTAL SINGLE FAMILY	326	\$209,285,873	\$641,981
Condominium	168	\$55,629,958	\$331,131
Townhouses	67	\$28,779,792	\$429,549
Manufactured Homes	20	\$2,357,779	\$117,889
TOTAL RESIDENTIAL	581	\$296,053,402	
Lots & Acreage (incl. Waterfront)	27	\$9,282,150	\$343,783
Commercial Land	1	\$1,100,000	\$1,100,000
Other IC&I Properties	16	\$4,303,141	\$286,946
GRAND TOTALS	625	\$310,738,693	