

# Stunning Beauty!



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

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

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



**Cheryl Bejcar & Associates...**  
*"Pronounced bates-er"*

#1 Royal LePage Realtor in Victoria  
Top 1% for Royal LePage in Canada

250-592-4422  
Royal LePage Coast Capital Realty

[www.cherylbejcar.com](http://www.cherylbejcar.com) [bejcar@vreb.bc.ca](mailto:bejcar@vreb.bc.ca)

OPEN Saturday 1-3  
4155 Rockhome



## TRADITIONAL FAMILY HOME

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

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

**Diana DEVLIN**

RE/MAX camosun 250-744-3301

### Private Home Offering Spaciousness in Park Like Setting



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

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

30-28

### CUSTOMIZE Your New Home!



### Brand New Family Home

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

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



### ARUNDEL MANOR \$1,195,000 OCEANFRONT

All great waterfront settings were built decades ago and so it is with the 1916 Arundel Manor, the original historic Portage Inlet waterfront residence. Built to face the setting sun on a half acre promontory on a quiet cul-de-sac the classic lines of this bright sunny family home are best observed from the water. This 3700 sq.ft. plus full unfinished basement home offers 6 BRs and 7 baths and true heritage charm abounds with the grand waterfront entry, beamed ceilings, wainscoting and original woodwork throughout the spacious living, dining and family rooms. Operated very successfully for decades as a bed and breakfast it has been a lovely family home for the last 5 years. Superb oceanfront value for the discerning character purchaser. MLS 276156 [patrick@burrproperties.com](mailto:patrick@burrproperties.com)

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



### RANCHER \$475,000

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

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



### SAANICH WEST



### New ML 281884 \$1,325,000 COUNTRY ESTATE WITH SHOP & MORE!

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

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



New ML 281807 \$598,900

### FULLY RENOVATED CHARACTER HOME

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

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



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

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

MLS 280984

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

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



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

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

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



New ML 281659 \$699,900

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

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



### Tillicum - \$224,900

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

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

30-28



### Huge Back Yard For Entertainment

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

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

30-28

**Pemberton Holmes**  
ESTABLISHED 1911

### A Rare Gem \$519,900

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

Hosted by Clare Markey 250-818-7182

**Nancy Vieira**  
250-514-4750

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

**Century 21**

### Queenswood Realty Ltd.

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

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

**Chris Markham** 250-477-1100

**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



**BREATHTAKING VIEWS**  
**\$899,000**

OPEN HOUSE Sun. 1-3  
3909 Jean Heights

This Georgian-style home blends early 20th century with modern updating. Situated on one of the highest point in Victoria, the home enjoys breathtaking views from Mt. Baker, the Olympics and city lights at night. Decks are south facing over Knockan Hill Park and are very private. The interior showcases a grand staircase, formal living and dining rooms, 3 fireplaces and an updated kitchen. A separate garage contains a workshop and pit and can accommodate up to 5 cars. MLS 288431.

**Bruce Gibson**

250-385-2033



**\* Polo Park**  
**\$458,000 \***

New ML 281740 \$458,000

**OPEN HOUSE SAT 1-3**  
**7919 POLO PARK CRES**  
**SAANICHTON**

- 1846 immaculate square feet
- 3 bedrooms, 3 bathrooms
- main floor master bedroom
- sundeck, patio, fireplace
- double garage, extra storage
- easy to view!

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



New ML 281874 \$979,900

**\$979,900 ALMOST 3/4 ACRE**  
**NORTH SAANICH**

**LARGE PRIVATE WATERFRONT**

Great water views with many possibilities for this .64 acre property. Situated in sought after Curteis Point. Quaint wood cottage 2-3 bedroom with original wood floors, room for more development in basement and 2 bathrooms. Very private yard with mature plantings endless garden opportunities. Perfect for families, boaters and nature enthusiasts. Walk on sandy beach area and be mesmerized by the beauty of the clear, deep water. Far below property assessed value. Deep moorage. Dock possibilities. Don't miss out on this opportunity of owning your own Waterfront Estate. This house is currently used as Revenue property with a great long term tenant and decent rent being paid. Visit [www.karenlove.com](http://www.karenlove.com) for more.

**Karen Love**  
**Bon Hollier**  
**Re/Max Camosun**  
**250-744-3301**



New ML 281955 \$489,900

**OPEN HOUSE SAT 2-3:30**  
**10404 RESTHAVEN DRIVE**  
**A PLEASURE YOU'LL TREASURE**  
**\$489,900**

Owners have totally redone this attractive 3 bedroom, 2 bathroom bi-level strata duplex built in 1990. Located in a very convenient area close to all amenities on a nicely landscaped 4,300 sq. ft fully fenced yard complete with fruit trees and gardens. Delightful spacious living room with slides to patio. Cheery entrance hall welcomes you! Big family size kitchen everyone will love with loads of cupboard space, open plan with inline dining area. Luxury size bedrooms, 1 on main, 2 up. Master with large walk-in closet and 4 piece ensuite. Loads of storage space. Open loft area overlooks entry area great for office, etc. New flooring, lighting fixtures, fridge, doors, blinds, & so much more. Don't wait on this one - it won't last long. Call me to view or for more details. Quick possession. [www.mayhamilton.com](http://www.mayhamilton.com).

**May Hamilton**  
**Royal Lepage**  
**Coast Capital Rlty**  
**250-477-5353** ★



New ML 281724 \$559,000

**OASIS IN THE CITY**  
**1060 LLANFAIR CRESENT**

Wonderful location on no thru road. CIs to schools, shopping a short walk & on a bus route. Home converted to gas heat. 3BD up, mstr w/3pce ensuite, lrg LR DR & kitchen, sunrm in rear, down if FR & bath - suite possibilities. Garage being used as craft rm. Superb grounds. Beautiful patio area, tall trees & delightful garden. Offered at \$559,000. MLS 281724

**John Bruce**  
**DFH Real Estate Ltd.**  
**250-656-0131**



New ML 280803 \$569,900

**TANNER RIDGE**

Beautifully maintained 3 bed 2 bath rancher in the Tanner Ridge area with bright sunroom and large south-facing patio.

**Richard Funnell**  
**DFH Real Estate Ltd.**  
**250-704-9026**



**DOGS & KIDS**  
**WILL LOVE THE YARD!**

Situated on a completely fenced south facing and fully useable half acre lot, this 1940's character strata home has wood floors, coved ceilings & a newer roof & thermo windows. 2 BRs up, an updated eat-in kitchen, full basement with extra room plus family room and garage ideal for hobbyist, home business, storage or the budding agriculturalist. Ample space for extra vehicles / RV. Excellent value as an investment or starter home. \$399,900. ML 278813. Visit [www.tonyjoe.ca](http://www.tonyjoe.ca).

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



**GORGEOUS SPOT**  
**GARDENER'S HAVEN!**

Simply, amazing "Green Park Estates" home on a fully useable 1 acre property on a quiet cul-de-sac. Situated high on a sunny, gently sloping lot with a serene rural outlook; fenced garden area, various plant and tree varieties plus gardening sheds. An easy care, well kept, one level home; 1900+ sq.ft. with newer wood floors, spacious kitchen and adjoining sun room overlooking rear yard. 3 bedrooms plus den / exercise room, double garage and 37' shaded deck with hot tub. \$669,900. ML 277247. visit [www.tonyjoe.ca](http://www.tonyjoe.ca)

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



**\* 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 a private viewing

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

**Comfy Lifestyle!**  
**90-7701 Central**  
**Saanich Estates**  
**\$134,000**

Easy care 2 bedroom, 1 bathroom "country style" home. Open concept, ample kitchen cupboards, bright eating area, laminate flooring & covered deck. Close to hospital, shopping, beach & trails! Age 55+ park, pet friendly, pad rent \$379 per month. [www.mobilehomesvictoria.com](http://www.mobilehomesvictoria.com)

**Eileen Jespersen**  
**250-686-4820**  
**Pemberton Holmes**  
**250-384-8124**



**NEW PRICE! \$500,000**

This very attractive, affordable Tudor style home is located on a quiet cul-de-sac in a family oriented neighbourhood. The main level has had a number of recent renovations with new hardwood floors, new kitchen, bathrooms and more. The lower level has a 7'8" ceiling and has been renovated with new flooring and doors & bathroom. Excellent additional living space or suite potential. The large south facing deck is great for entertaining. This house is a steal at the new lower price! Don't miss your chance on this one!

**Colin Holliday-Scott**  
**Lisa Holliday-Scott**  
**Royal LePage**  
**Coast Capital Realty**  
**250-384-7663**



**CHARMING & GRACIOUS**  
**ENCHANTED HOME & YARD**

This beautiful 3 BR, 3 bath professionally decorated home offers elegant one level living with charming private landscaped yard backing onto a green park. You'll love entertaining in the separate LR with feature window and soaring vaulted ceilings to open balcony above. Cozy FP in the family room off the kitchen with slider to your private deck and peaceful yard. A gracious master on the main, bonus study area and an open balcony overlooking the living and DR. This lovely home offers elegance and privacy and is only a short stroll to paths, parks, marinas, restaurants and Sidney by the Sea.

**Susan Pipes**  
**DFH Real Estate Ltd.**  
**Sidney**  
**250-656-0131**



**\* FARM ON THE PARK \***  
**\* \$1,125,000 CENTRAL SAANICH \***

- incredible updated home
- 2.36 acres on Centennial Park
- plus manu-home for extended family
- exquisite finishing stone & tile
- 4 BRs, 3 baths, much more!
- NEW PRICE!!
- \$1,125,000

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



**HIDDEN GEM!**  
**#7-2741 STAUTW ROAD -**  
**\$114,500**

Cozy 2 BR, 1 bathroom with fenced yard. Family and pet friendly park, pad rent \$395, per month. Cheaper than rent! [www.mobilehomesvictoria.com](http://www.mobilehomesvictoria.com)

**Eileen Jespersen**  
**250-686-4820**  
**Pemberton Holmes**  
**Cloverdale**  
**250-384-8124**

**\* 12.27 Acre**  
**View**  
**Property \***

- two sunny, private building sites
- vineyard on the property
- estate like setting in Central Saanich
- \$1,100,000 asking price
- [www.craigwalters.net](http://www.craigwalters.net)

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



**OPEN HOUSE SAT 1-3**  
**1-2694 STAUTW ROAD**  
**PANORAMIC OCEAN VIEW!**  
**\$149,000**

Wow!! Tastefully renovated inside and out. This double wide home is a delight to show! Age 55+ park, pets welcome, pad rent \$400 per month. Most affordable million dollar view! [www.mobilehomesvictoria.com](http://www.mobilehomesvictoria.com)

**Eileen Jespersen**  
**250-686-4820**  
**Pemberton Holmes**  
**250-384-8124** ★

**\* Ocean View**  
**West Coast Living \***  
**\* 4212 Sq.Ft.**  
**\$798,000 \***

- perfect for blended families
- perfect for extended families
- perfect for home business
- across from the oceanfront
- detached studio, 3 FPs
- workshop, RV parking
- best buy in NORTH SAANICH!

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

**Just Move In!**



This elegant, executive home is set on a private cul-de-sac on low maintenance gardens w/views to mountains. Features include a cathedral entrance, vaulted ceiling in the bright living & dining rooms, updated dark hardwood merbau floors in the main living areas,

quality maple cabinetry in the kitchen & s/s appliances plus a family dining area, family room w/gas fireplace, luxurious master suite w/walk-in closet & ensuite bath with heated floors as well as a 2nd bdrm/office & full bath. The lower level offers 2 bdrms., full bath & laundry room & could be suited. There is a double garage plus a 3rd garage & large semi-finished space that would make an ideal/workshop/storage/media room. Soak up the sunshine on the south facing private deck.

MLS 281846 \$749,000

For a virtual tour: [www.cherylbejcar.com](http://www.cherylbejcar.com)

**Cheryl Bejcar & Associates...**  
*"Pronounced bates-er"*

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Top 1% for Royal LePage in Canada

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[www.cherylbejcar.com](http://www.cherylbejcar.com) [bejcar@vreb.bc.ca](mailto:bejcar@vreb.bc.ca)

**SAANICH PENINSULA**

**Sunny Deep Cove**  
**Oceanfront**  
**\$1,990,000**

New ML 281796 \$1,990,000  
Spectacular warm & sunny oceanfront residence. Gated .75 acre, 75' shoreline of walk on & swimming beach estate. Recently remodeled 3526 sq.ft. home. Deluxe master suite with panoramic view deck. In-floor heat on both levels. Premium location, enjoy the Chalet restaurant, Muse Winery & nearby Deep Cove Market. [www.JEANDUNN.com](http://www.JEANDUNN.com)

**Jean Dunn**  
**250-655-1816**  
**Royal LePage**  
**By the Sea**  
**1-800-326-8856**

**North Saanich**  
**Family Home**

New ML 281921 \$649,000  
North Saanich family home with STUNNING OCEAN VIEWS. Room for the whole family plus the inlaws. Over half an acre lot. Upgraded 200 amp electrical service + 30 amp for RV, plenty of parking, workshop, gorgeous 500 square foot deck, nicely landscaped yard, vaulted ceilings, the list goes on. All within 15 minute drive to BC Ferries, Airport, and downtown Victoria. Stroll down to the beach or sit back on your deck and watch the ships go by. Contact us today to book your private showing.

**Garreth Jones**  
**RE/MAX Camosun**  
**250-744-3301**

