

UP ISLAND



New ML 281501 \$359,900

SHAWNIGAN SLEEPER
Drive a little and look what you can buy! A 1994, 3 BR, 3 bath home, 1934 sq.ft. finished - on two levels plus full storage in walkout lower level! New roof in '07, family room, hobby room, double garage, back-deck, nice lot on a quiet cul-de-sac close to Shawnigan Village and the lake! This one is priced to sell - call now!

**Sue Lyle
Sherry Kayra
DFH Real Estate Ltd.
250-743-7151**



**COWICHAN LAKE
BEACH ACCESS FOR \$284,900**
Very well maintained Cowichan Lake, 3 BR, 2 bath home steps away from beautiful beach access. MLS 279788.

**Tim Parker
DFH Real Estate Ltd.
250-743-7151**



**SHAWNIGAN LAKE
\$399,998**

Your family will thrive in this excellent 3 BR home on a superb .42 acre treed lot in Shawnigan. This home has a beautiful new kitchen w/ large cooking island and professional grade stainless appliances and sliders to a large deck. Modern main bath, master is a harmonious hideaway and 2 BRs up are colourful and ready for the kids. A pellet stove keeps the large LR toasty warm and the Maple floors shine. Downstairs, a large family room is cozy with a woodstove, cork flooring and built-ins for games and toys. An additional craft room with more built-ins leads to a 3 pce. bath w/ shower and could make a great master suite. Oversized single car garage offers extra storage. Step outside to the stone patio and hydrotherapy hot tub. MLS 281269.

**Rick Krupa
DFH Real Estate Ltd.
250-474-6003**

**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**

**SOUGHT AFTER
KENSINGTON
ESTATES!**



Offering a lovely 4 Bedroom, 3 Bath home on almost a full landscaped acre. Once you see it you'll want to call your new home! Call today to view or check out www.CallRos.com for more pictures.



**Roslyn Peleshaty
Re/Max Camosun Victoria
250-744-3301
www.CallRos.com**

30-44



New ML 281857 \$509,800

**Open House Sat 2-4
771 Aros Rd Cobble Hill**

Wonderful family home ocean with views of Satellite Channel. Four bedroom, four bathrooms, family room, library, sunroom, office and games room. The perfect home for entertaining. With over 3700 sq ft, sitting on almost half an acre, a three level deck off the kitchen and 2 cozy wood burning stoves and a fireplace in the living room. This home has been lovingly maintained and the yard is beautifully manicured. All in a children friendly neighbourhood on a no through road. Bring your decorating ideas. Could be suited, separate entrance and patio on the lower level. Double car garage and only a few minute walk to the beach. Floor plans and virtual tour available www.VictoriaRealEstateByMarsha.com



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



www.VictoriaRealEstateByMarsha.com

30-44

**Shirley and Ryan
ZAILO**
Personal Real Estate Corporation

CALL US AT 250-478-4828
For more information visit www.shirleyzailo.com



**GLEN EAGLES ESTATES
(Shawnigan Lake)**

Just minutes from Shawnigan Lake on 3.5 acre corner lot is this lovely 5 bedroom home. Ample space for all your needs includes a 2 bedroom suite, great layout, ample parking plus RV parking with complete hookups.

MLS 280394 Offered at \$539,900

30-44

Re/Max Camosun

this summer

visit us for

our weekly issue + open houses
www.revweekly.com

**REAL ESTATE
VICTORIA**

**LUXURY NEW HOMES ~ CONTROLLED NEIGHBOURHOOD
SIMPLY OUTSTANDING!**



613 Sentinel Drive
\$699,000



619 Sentinel Drive
\$689,000



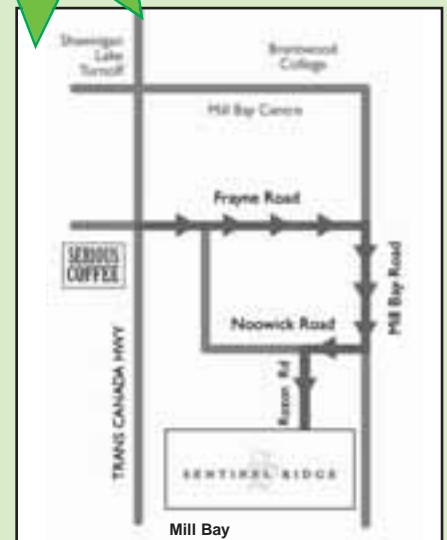
625 Sentinel Drive
\$679,000



2369 Coopers Hawk Rise
\$799,000

- 14,000 to 23,000 sq ft lots
- Double or Triple Car Garages
- Heat Pumps & Air Conditioning
- Quartz & Granite Countertops
- 9ft ceilings & Vaulted Ceilings
- Gas Fireplaces
- Crown Mouldings & Hardwood Floors
- Master Suite on Main Floor
- Spa Like En-suites with Jetted Tubs
- Breath-Taking Kitchens
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- Wired with Levrtton Sound & Media packages
- Some with Nanny/ In-law Suites

"All prices include HST"



www.SENTINELRIDGE.ca

**JODIE FARUP & CHUCK MEAGHER
250-477-1100
Century 21 Queenswood Realty Ltd.**



Beautiful Homes

- Fabulous Golf
- Exquisite Lifestyle

Arbutus Ridge is an award-winning master-planned golf course community near Mill Bay and just 40 minutes from downtown Victoria.

Now Is The Perfect Time To Buy!
WE CAN OFFER YOU
SO MUCH MORE!



**CALL ARBUTUS RIDGE
 MARKETING DIRECT!**

Barry Kennard and Colin Campbell each have over twenty years experience exclusively at this fine Community.

We have been your on site Real Estate agents since 1988 and know Arbutus Ridge inside and out.

In fact, we have been involved with the development of every home, along with our construction partners, The Tidman Group.

Our offices are open seven days a week and we would be delighted to share the complete Arbutus Ridge story with you.



**VERY GRACIOUS
 CUSTOM HOME
 \$579,900**

Definitely a "One of a Kind" custom property with terrific ocean views, close to the waterfront offering over 2400 sq. ft. of easy living space. Very private garden area and lots of room for family and friends. This home is in new condition and should be on your list of homes to consider.

**A TERRIFIC
 SELECTION OR
 LOTS STARTING
 AT \$125,000**

You can choose your homesite from a fine selection with views of waterways and ponds or the golf course. This is a great time to build and we have the team to assist with every aspect from design to completed construction. Let's get together and discuss the possibilities.



**A DEFINITE
 BEST BUY
 \$554,900**

This property offers great value. Nicely updated with new paint and decorating. Three bedrooms, or two plus den, designer kitchen and terrific living/dining area with high ceilings and a really fabulous ocean view. Good storage, easy care lot in a very private neighbourhood, close to the shoreline.



**FEELS NEW, LOOKS NEW
 \$579,900**

This home is like new offering a most contemporary design featuring open plan kitchen and great room, delightful master suite on the main with guest area down. Lots of upgrades including hardwood floors, upgraded cabinets, a wonderful concrete tile roof and delightful views of the distant mountains and golf course.



**WONDERFUL
 OCEAN VIEW
 VALUE \$549,900**

Come see this exceptional level entry custom residence. Terrific layout featuring lovely great room open to the kitchen, perfect for entertaining. Nicely updated with a bonus lower level for guests and hobbies and a very private rear garden make this a must see.



**PERFECT SETTING,
 PERFECT SIZE
 \$534,900**

A wonderful home, location and view. Perfect size offering two bedrooms, including very private Master suite. High ceilings, dramatic setting with both ocean and golf course vistas. Lots of storage and a most private setting make this residence definitely worth a long look. Easy to show. Call us direct for complete details and a private showing



Arbutus Ridge Marketing Inc.
 (250) 743-3000

Call Colin Campbell and Barry Kennard
 www.arbutusridge.com



**SHAREN WARDE
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www.WardeSims.com




“Do you Want a Lakefront Home”
Two Shawnigan Lake choices for you.

Built your own dreamhome on this 1.47 acre lot
On the west arm. \$849,000.00 (ML 275873)

Or

Own your own private mini-estate that demands
Attention. This 5000 sq. ft home has its own
Dock & beach. Call for a complete list of
Details and amenities. \$1,600,000.00 ML 275896.

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Royal LePage Coast Capital Realty
1933 Oak Bay Avenue
Victoria, BC V8R 1C8
Fax: (250) 592-6600
Toll Free: 1-877-812-6110



“Winning Service”

IC & I



New ML 281750 \$588,000

**FOR SALE
Sooke Commercial Building**
Commercial Building (for
Convenience store, restaurant, gas
bar). Zoning also permits health serv-
ices, personal services and vet clinics.
Located on Sooke Road, near the
Sooke town centre. 3,194 sq.ft. on 2
levels with approx. 1,597 sq.ft. of
retail on the main and a 3 BR residen-
tial suite below. Many upgrades
done on building. Parking for up to
12 vehicles. 0.58 acre. Priced below
assessed value. Asking \$588,000.

**Ed G. Sing
Andrew Holenchuk
RE/MAX Camosun
250-744-3301**

**Business in Royal
Bay
\$249,900**

Outstanding opportunity to own your
own business. Beautifully finished
833 sq.ft. commercial space at
Latoria Walk. This unit is zoned for
live/work. Currently being run as a
very successful pilates studio, but can
be utilized for any Schedule D uses
such as professional offices, travel
agent, doctor, dentist, graphic design,
hair/beauty salon, picture framing or
professional therapist. Ongoing sig-
nificant expansion at Olympic View
and Royal Bay make this an ideal
time to start your own business. This
unit is offered at well below
appraised value and assessed value.
Don't miss out on this fantastic
opportunity!

**Jason Kahl
Kahl Realty
250-391-8484**




New ML 281938 \$540,000


**WEST SIDNEY BUSINESS
23-2075 HENRY AVENUE**
End unit in a 32 unit warehouse/
industrial/ manufacturing complex.
Units range from 1620 to 1674 sq.ft.
on main w/ mezzanine above. All
uses must comply with Sidney's
Industrial zoning bylaw. Great oppor-
tunity for small business or investor.
Offered at \$540,000. MLS 281938.

**Bill Knowles
DFH Real Estate Ltd.
250-656-0131**

**Be Your
Own Boss!
9810 Fourth Street**

Well established take out business in
the heart of Sidney, steps off Beacon
Avenue and complete w/ beautiful
gated private outdoor courtyard seat-
ing. Revenue is such that your hard
costs are taken care of within the first
few days of the month. Sidney sum-
mer market is just steps away. Low
cost lease, great location and well
known. Offered at \$80,000.
MLS 278708.

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




Claire Yoo
Sutton Group West Coast Realty
250-479-3333
claireyoo@shaw.ca



Well Located Building in Downtown \$1,399,000

Investment property (grocery store + restaurants) in Sidney \$1,500,000.

Post Office with Dry Cleaner in a Prime Location \$229,000
Ideal for a couple. Open 9 am to 5 pm Mon.-Sat.

Restaurant in Shopping Centre \$120,000
Well established family restaurant in place. **SOLD**

Wellbeing Store/Health Supplement Store \$49,000
Located in a mall and easy to run.

Bagel Cafe in Downtown \$199,000
Well established business. Open M-Sat 8-5. Sun closed. Easy to run.

Hair Salon near UVic \$169,000
1,346 sq.ft. 8 chairs, 2 shampoos, 2 nail stations, 1 foot spa, 1 massage room,
and 3 high-speed internet stations.

Downtown Convenience store / Takeout Sushi Store \$99,000
Surrounded by offices and shops. Nicely setup, and easy to run. Open M-F 9-6.
Sat 10-5. Sun closed. Teriyaki grill also installed to serve hot food.

Salad Bar in Downtown \$388,000
No chef needed. Easy to run and excellent income.

2 Restaurants in Downtown \$115,000 & \$135,000
Good location and nice ambiance.

Pizza Place in Oak Bay \$59,000
It is located in Estevan Village. Walking distance to Willows Beach.

Grocery / Ice Cream Store in Langford \$20,000
New store. Bring your ideas for the space.



New ML 281539 \$1,750,000

**HERITAGE MANSION IN JAMES BAY
\$1,750,000 243 Kingston**
The HATERLEIGH HERITAGE INN. A fine example of a turn-of-the-
century, restored, Victorian mansion located in the heart of the tourist dis-
trict in beautiful downtown Victoria. Situated on a quiet residential street,
only 2 blocks from the Inner Harbour, this property, offers 8 bedrooms,
plus 8 bathrooms. The most stunning stained glass windows in any private
residence in British Columbia, architectural moldings, spacious
parlor/living room with fireplace and formal dining
room. Each suite offers a unique striking visual
theme utilizing classic wallpaper, ornate plaster
moldings, circa decor and opulent finishings. Private,
luxurious ensuite baths in all but one suite.
www.sylviaherrien.ca

SYLVIA THERRIEN
Personal Real Estate Corporation
**Newport Realty
250-385-2033**



**REAL ESTATE
VICTORIA**

**Deadline Changes
For BC Day Monday August 2nd**

PROOFS: Fri July 30, Noon
DISTRICTS: Tues August 3, 10 A.M.
AGENCY: Tues August 3, Noon

**this
summer**



**take the
plunge**

Be fearless with your
real estate interests

Visit us online at
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**REAL ESTATE
VICTORIA**

**Creating Curb Appeal
Can Help Sell Your Home**

What's curb appeal? It's that certain something about your home
that catches the eye of the passer-by and makes them want to take
a closer look. If you're selling your home, curb appeal can quickly
draw prospective buyers in for the first time. Without it, buyers may
pass up on the chance to see inside and will miss what might have
been the perfect home for them.

Your REALTOR® can give you numerous tips and suggestions to
help you make that first impression really count. Here are a few
ideas.

Keep your lawns neatly trimmed and edged. Trim trees and shrub-
bery to get rid of overhanging branches that might obscure a poten-
tially good view of your home, or pathway leading to the front door.
Turn over the soil in your flowerbeds. If there's little color in your front
garden, make a splash with a display of inexpensive annuals, flower
boxes and wooden tubs. Clay and plastic posts can also be filled
with flowers and small shrubs and displayed in the yard or by the
front entrance to give the feel of a warm welcome.

Birdhouses and feeders, dried flower wreaths and hanging baskets
on the front porch can give your home countryside curb appeal.
Keep your porch, driveway and front yard clutter free. Remove
garbage bins as soon as possible after pick-up, and avoid any build-
up of junk mail.

Repair or replace broken steps or walkways. You might be used to
the uneven paving or rickety stairs outside your home, but they could
be hazardous to visitors, as well as unsightly. Your home's roof,
chimney and exterior should look sound and well-cared for. Freshly
painted woodwork is often well worth the time and money invested
in it.

A good spruce-up can make a big difference

If painting is unnecessary, your home will still benefit from a good
spruce-up. Wash down window frames and clean your windows to
make them sparkle. Scrub the front door and polish the house num-
bers, letterbox, doorknob and knocker. Open blinds, curtains or
shutters to give your home an inviting, welcoming look.

These are just a sample of some of the ways you can create curb
appeal. Your REALTOR® can give you many other, customized tips
to make the most of your home's unique charm. In addition, your
REALTOR® can offer an objective view of any repairs and improve-
ments that might be necessary to enhance the likelihood of selling
your home. Creating curb appeal may just be the feature that sets
your home apart from the rest.

**This article is provided by the Victoria Real Estate Board.
For more consumer information, visit our web site at
www.vreb.org**