

TOTALLY UPDATED OCEAN VIEW CONDO



**OPEN SAT. 1-4
208-203 Kimta Rd
\$679,000**

Extremely well decorated TOTALLY UPDATED 2 bedroom/2 bathroom condo at Ocean Park Towers with good views looking west to the entrance of Victoria's active harbour! Beautiful kitchen with all updated stainless steel appliances, gorgeous granite countertops and a great breakfast nook - all overlooking the views! Spacious livingroom, separate dining area, 9' ceilings throughout and a fabulous master with a gorgeous ensuite. The guest bedroom is well separated from the masterbedroom and the guest

bathroom has also been redone - all with granite counters and a large walk-in shower. Secure underground parking. Call us for your private showing!

Sutton Group - West Coast Realty
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www.homesinvictoria.com

**Bill & Lynn
MACDONALD**

250-479-3333 • (c)250-361-7997
1-800-261-7997
billandlynn@homesinvictoria.com



10-22

**Steps to Cook Street
\$379,900**

Gorgeous, bright and spacious, top floor unit in a fabulous adult complex. 2 large BRs, 2 bathrooms, full size in-unit laundry room. 1,185 sq.ft. finished plus a large covered balcony. Secure underground parking and small cat or dog allowed. A pleasure to show!



OPEN SAT. 2-4
#402-1149 Rockland Ave. (off Cook)
Photos and floorplans at www.callronan.com
Ronan O'Sullivan 250-744-3301
Envoy™ Certified Relocation Specialist
Call Ronan @ Re/MAX!

10-22

**The Best of Retirement Living
\$309,000**



Bright and inviting west facing 2 bed/ 1 bath Sidney condo in the desirable Beechwood Village. Offering over 1,100 sq.ft. of comfortable living space. Upgrades include newer laminate flooring in the kitchen, in unit laundry and a new professionally installed walk-in shower enclosure.



Great Sidney location close to transit, shops, library and the Shoal Centre, Beechwood Village is a 55+ building that allows a small pet. MLS 273991.



DFH Real Estate Ltd.
250-656-0131

Wendy Herrick 10-22

Stephen Postings



**Contemporary Loft! \$349,900
OPEN HOUSE Sun. 1-3
401-829 Goldstream Ave.**

2004 Beautiful loft style condo in popular Lavender Square in the heart of vibrant Langford! Over 1200 sq.ft. Two storey corner-unit is infused with light from two sides of floor to ceiling windows. Exquisite interior finishes include Brazilian Cherry wood floors, 22' ceilings, real wood cabinetry. Spacious and private BR space! Bright and warm! More pictures and floor plans at www.deidrajunghans.com or call Deidra to view today! MLS 273562.



250-474-6003

DEIDRA JUNGHANS

10-22

**Top Floor w/ Gorgeous City & Mountain Views
\$299,900**



Pristine 2 bed/ 2 bath condo in the fully rentable Colonial House complex. Tasteful updating w/ attention to detail. Features include kitchen cabinets to the ceiling, crown moldings, custom baseboards, pot lighting, updated bathrooms, storage locker and bike storage. Well maintained building allows rentals and small pets (see bylaws). Conveniently located within walking distance of parks, transit, the Mayfair Shopping Centre and the Italian Bakery.



For more photos, floor plan & virtual tour visit www.wendyherrick.com



Real Estate Ltd. 250-656-0131

Wendy Herrick 10-22

Stephen Postings

**Cat Patio-level
\$189,900**

This nicely decorated and updated spacious 1 BR patio level suite on a quiet side street is an ideal location. Quick-possession possible. Rentable and 1 cat (or caged mammals) welcome. No age restrictions. Call today before this suite is sold! MLS 272851. DFH Real Estate Ltd.

**Rick Couvelier
250-477-7291**
Couvelier & Associates
"More than 35 Years of Real Estate Experience"
www.couvelier.com

10-22

LOCATION AFFORDABLE SPACIOUS QUIET

**OPEN HOUSE Sat. 2-4
#408-1009 McKenzie Ave.**
Awaiting your ideas! This top floor condo of close to 1,400 sq ft with loft and enclosed balcony feels like a home. With a quiet Eastern exposure, this home has a large master bedroom, living room, separate dining room and flex den on the vaulted main level. An open stairway leads to a 400 sq ft loft with an additional private second bedroom setting and a TV room complimented with 3 skylights. Available for immediate occupancy! Complex has rental, age & pet restrictions. Price reduced to \$269,900. MLS 271214

**Scott Garman
250-896-7099**
Sutton Group West Coast
250-479-3333

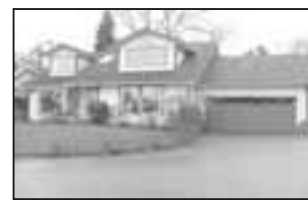
www.garmanandassociates.com

10-22

Large James Bay Lot

New ML 274245 \$699,000
Two BR fortys bungalow located on Kingston Street just steps to the Inner Harbour. Home featuring, large living room with wood floors, kitchen with original wood cabinets, two BRs and full bathroom on main. One of the large lots close to the Inner Harbour. Call Phil today. Floor plan and more photos.
www.AllVictoriaBCRealEstate.com

**Philip Illingworth
DFH Real Estate Ltd.
250-477-7291**



New ML 274201 \$789,900

**1ST AD!
1910 MOSS PARK GARDENS**
This easy-care home has the beautiful master suite on the main floor and 3 spacious BRs upstairs. Built in 1989 this home has south-facing back garden, accessible for the DR and sunny, eat-in kitchen, some hardwood floors and newer carpets. Quiet cul de sac near Margaret Jenkins and Glen Lyon Schools. Call now!
\$789,900.

**Dallas Chapple
RE/MAX Camosun
250-744-3301**



New ML 274351 \$434,900

**VALUE PRICED
HAULTAIN CHARACTER HOME**
Oaklands - Fernwood - Haultain area. This 1922 character home represents a great value and is priced to make it very attractive (\$38,000 below assessment) creating an opportunity to upgrade the home in a neighbourhood of higher average valuations. The floor plan is 2 BRs x 1 bathroom on the main, plus LR with FP, and large kitchen/ dining area. The lower level is unfinished with a 6'8" basement with 2 pce. bathroom. There is a standalone single garage with power. The backyard has a west exposure. The furnace and wiring have been upgraded. Great location near Oaklands Park and Elementary with community shops 4 doors away on Haultain. \$434,900.

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



**Dallas Road
Amazing Value
in James Bay**

New ML 274339 \$439,000
Surprisingly quiet and peaceful unit with ocean glimpses only steps from Ogden Point. Beautiful character conversion with cork floors, heated floors in the 2-4 pce. bathrooms, stainless steel appliances, coffer ceilings, 2 BRs with the master being of a generous size. The kitchen is situated for you to cook and entertain your guests in the living and DR which all take advantage of the FP. Easy life style with walks and shopping close by. \$439,000.

Visit www.bevmclvor.com
**Bev Mclvor
Jim Allan
250-655-0608
RE/MAX Camosun
250-744-3301**



New ML 274140 \$379,000

**CHARACTER FERNWOOD
FIXER UPPER
\$379,900**

This bright home in a central location is great for students or young families starting out. New wiring, plumbing, drywall and insulation in '01, new hi efficiency furnace in '02. Bathroom and kitchen have also been updated. Wood floors and accents throughout. Full basement w/laundry area and lots of storage or workshop space. Almost 1500 sq.ft. of finished space, 3 beds, 3 levels, 1 bath, great possibilities. Current rent is \$1800 per month. Small yard with lots of gardening opportunities and mature plantings. A great place to start!
www.karenlove.com for more.

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

**Corner Unit
Downtown**

New ML 274085 \$349,000
Great Condo! Great Building! Are you looking for a place to live in or invest in? This condo would work perfectly for either situation. Ideal for those wishing a downtown lifestyle, in a steel and concrete building, with comfortable room sizes and morning sun. Features include in-suite laundry, secure underground parking, lots of closets, wrap-around balcony with storage and lovely views. Conveniently located with easy access to downtown, Cook Street Village, transit and all amenities. Rentals and pets allowed!

**Bill Ethier
David Wardle
250-920-7000
Royal LePage
Coast Capital -
Downtown
250-384-7663**



**Character Home & Suite!
\$548,888**

New ML 274264 \$548,888
You'll love this charming character home set on quiet no-thru street! Bright and well laid out, offering 2 BRs on main, sunny LR, wonderful open concept kitchen and dining area! Outstanding features include original stained glass windows, high ceilings plus many recent updates! Spacious separate self-contained, 2 BR suite down! Awesome fully fenced backyard with deck and hot tub! A must see!

**Adrien Bachand
Pemberton Holmes
Cloverdale
250-384-8124**



New ML 274132 \$479,000

INVESTMENT OR STARTER HOME

Rancher with approx. 1321 sq.ft., 3 bed/ 1 bath on level lot with good sized backyard. Very close to Oaklands, Community Centre and elementary school plus parks and Hillside Mall. Newer addition of 3rd BR, family room with skylights, bamboo flooring and vinyl windows. Only \$479,000. MLS 274132.

**Shelley Saldat
250-589-4014
Pemberton Holmes Ltd.
250-384-8124**

**Great Duplex
\$379,900**

New ML 274103 \$379,900
2 BRs and den on a quiet street surrounded by newer and well kept homes, close to everything. Original 1946 home was duplexed and updated in 1996. Still has some of its original charm such as gleaming wood floors. Updates include: kitchen, bathroom, new den added, freshly painted throughout with modern decor, newer blinds and electric FP. The front porch and deck give it great street appeal. MLS 274103.

**Ron Maber
DFH Real Estate Ltd.
250-474-6003**



New ML 274384 \$414,900

**OPEN HOUSE SAT. & SUN. 2-4
2540 EMPIRE STREET
AN ENGLISH COTTAGE
IN VICTORIA!**

Updated 800 sq.ft., 2 bed home in delightful neighbourhood. Ideal for single or couple young or retired. Remarkable privacy on a sunny corner lot. Upgraded street services.

**John S. Bailey
250-661-5392
DFH Real Estate Ltd.
250-477-7291**





**OPEN HOUSE SUN 2-4
1911 RUNNYMEDE AVE.
OAK BAY BORDER**
THIS VERY pleasing and compact 2 bedroom RANCHER has been extensively and tastefully updated with 2 modern bathrooms, all new kitchen with SS appliances, refinished oak floors, 3 double FRENCH doors, garden, family room and south facing courtyard. An easy-flow layout, low care garden, storage shed and 200 amp service round out the amenities. MLS 274030.

**Michael Litwin
SmartMove Real Estate
250-380-6683 ★**



**MINTON HOUSE
CAREFREE LIVING FOR OVER 55**
Superbly located just around the corner from Cook Street Village with shopping, restaurants, offices and virtually every amenity. Stroll to Beacon Hill Park and the scenic marine walkway. Maintain property ownership while enjoying the added features of a "Community within a Community" with automatic services including evening dinner, weekly housekeeping, heavy laundry and 24 hour staffing. Call for more information and private tour. \$104,900. MLS 274230. Visit www.tonyjoe.ca

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



**OPEN HOUSE SAT. & SUN. 2-4
2746A SHELBOURNE
WELL APPOINTED
3 BR/ 3 BATH HOME
\$525,000**

A brand new 1483 sq.ft. home on two levels with a 2/5/10 yr. warranty. Fabulous open plan design with extras in this 3 BR and 3 bath home. Solid bamboo flooring and pre-wired for surround sound. Master BR with vaulted ceilings, window seat and large closets. Exquisite kitchen design with solid cherry cabinets and island. Stainless steel Whirlpool appliances with gas range. Crown mouldings, skylights, built in vacuum, curved archways, detached garage. Gas FP and gas BBQ hook up on patio. Fully fenced/ landscaped. rene.bohemier@shaw.ca for floor plan and/ or more information. MLS 268261.

**Rene Bohemier
Century 21
Queenswood Realty
250-477-1100 ★**



**Distress Sales
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**Jim Parsons
RE/MAX Alliance
250-386-8875**



SWEET ABLE HOME
3 bedrooms on the main floor. Bedroom, bath and rec room down in the +/- 7'6" high basement. Plus a large garage and storage room. Cul de sac between Mayfair and Hillside Mall. \$538,888

**Gunnar Stephenson
Pemberton Holmes
250-884-0933**



*** TWO BR & DEN *
* EXECUTIVE ONE LEVEL ***
- open south facing plan
- two full bathrooms/ FP
- hardwood, granite, stainless steel
- exercise room, rooftop patio
- secured parking/ extra storage
- Victoria \$429,900!
- ask about cash back!
- MLS 265703.

**Craig Walters
RE/MAX Camosun
250-744-3301**

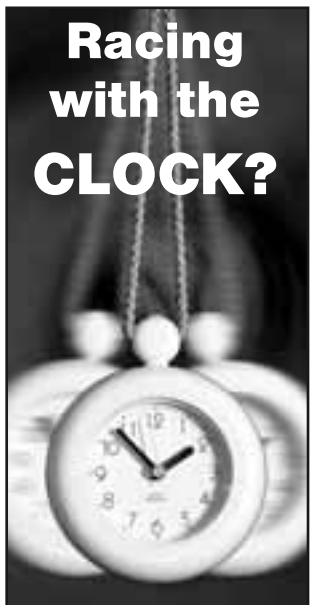
**Fairfield Condo
\$249,900**

**OPEN HOUSE SAT & SUN 2-4
102-445 COOK ST.**
The Vibrant Lifestyle of Cook St. village is at your doorstep in this lovely 1BR, 1BA garden patio suite with sunny western exposure that allows pets and rentals. Complete with 6 appliances, insuite laundry, gas FP & secure parking, this deluxe suite, just a short stroll to Beacon Hill Park and the ocean, is the ultimate location. \$249,900 MLS 272909

**Dave Bhandar
Pemberton Holmes
250-384-8124 ★**

**Helping
You Move**

**REAL ESTATE
VICTORIA**



**Call your
realtor
today!**

Historical Building
Jane Johnston M.Ed
250-744-0775



Fabulous historical building with all the modern conveniences. This incredible 5 bedroom, 5 bathroom home has been upgraded from new roof down to new wiring; new paint to modern kitchen. Each of the well-appointed bedrooms has its own fireplace and ensuite bathroom. The abundance of street appeal extends into the house, with its 10 ft ceilings, original wainscoting and heritage accents. There is also an abundance of unfinished space for those wanting extra family room. Currently, it is run as a high-end B&B. Parking for 6 cars is behind house.

PEMBERTON HOLMES
Briar Hill GROUP
BriarHillGroup.com

**C•H•A•R•A•C•T•E•R
~with~
I•N•L•A•W**



\$567,500

**OPEN HOUSE Sun. 1-3
1342 Merritt Street**
...CHARACTER HOME in a central location near CEDAR HILL GOLF COURSE, parks, shopping on a quiet family oriented street! MAIN FLOOR: 3 BEDROOMS, large kitchen and family room addition with vaulted ceiling and skylights overlooking the garden and barbecue area. LOWER FLOOR: comprises of a 1 BEDROOM INLAW, garage/ workshop area.

**Robert Buckle 385-2033
N.A. TOLL FREE 1-888-886-1286**
Newport Realty

**DRASTICALLY REDUCED
\$409,000**

First time on the market in 30 yrs! Be the first to view this cozy "turn of the century" character home tucked away in one of Victoria's pretty tree lined streets and just a short walk to Bamfield family park, picturesque Selkirk waterfront walkways and the Galloping Goose Trail. Perfect for a young family! Lots of room to expand on this spacious property, sharpen your pencils and bring home your ideas. Nothing to do but move in, as this home has been extensively updated. The elegant 10' ceilings and numerous windows give this cozy character a wonderful open feel. MLS 273073. 707 Pine St, Vic West.

**Call Today for a Private Viewing
Judy Campbell
250-744-3301
Re/Max Camosun
www.judysellsvictoria.com**



Terrific Area, Move In Condition!

**OPEN HOUSE Sun. 2-4
2220 Shakespeare Street**
An immaculate 2 bedroom, 1 bath house offering one level living house in a central, very quiet neighbourhood. It shows beautifully with fresh paint, refinished wood floors and new ceramic tile floors throughout. New roof, HW tank and 200 amp service in the last 4 years. The kitchen and bathroom are updated and the living room enjoys a classic style granite wood burning fireplace. This charming property enjoys good natural light, enhanced by a new French door to the large laundry room and a kitchen skylight. A paving stone driveway leads to a rear patio that captures the sun on this 135 ft. deep lot with a desirable south and west exposure that is perfect for summer BBQs. There is a new storage shed and a 10 year old detached single garage with rear lane access, suitable for an art studio, handyman storage or rent it out for income! Room for RV parking and walking distance to many amenities and transit routes. \$479,900. MLS 273821.

www.johndaviss.com ★
**John Daviss
250-384-8124**

**Century 21
Queenswood Realty Ltd.**



*** FAIRFIELD * C-19 COOK ST.
\$779,000**

The most spectacular Arts & Crafts character conversion to date in Fairfield. The ultimate in craftsmanship, innovative design & the highest quality of materials. This classic, efficient and environmentally friendly conversion is located across from Victoria's timeless Beacon Hill Park, Dallas oceanfront and the quaint Cook Street Village. The one remaining home consists of three bedrooms & two bathrooms. This home features old growth fir throughout. Mouldings, doors, floors, staircases & fireplaces. This suite has 9 ft. beamed ceilings, custom wood cabinets, all with stainless steel appliances, accented by granite and marble. State of the art in-floor heating with hot water on demand, vacu-flo system & security system. In addition each suite has an extraordinary amount of storage, detached garage & entertainment size decks with ocean, mountain & park views. Proudly presented. MLS 272715.

**Alison Stoodley
250-477-1100**

BOORMAN'S
SINCE 1933

Mike Boorman 250-595-1535
"Serving Victoria for 4 Generations"
www.mikeboorman.com




**Rockland Character Home
Just Listed - First Open**

First Open Saturday 1-3:30
1377 Rockland Avenue

Rockland Character Residence. Located on a quiet cul-de-sac near Government House this exquisite home has been updated and upgraded throughout. Large formal entry/ solarium, grand staircase, formal living and DRs, wood floors, pocket doors, beamed ceilings, built-ins and stained glass adorn this 1910 mansion. Updated kitchen and family area open up to the southwest facing deck and yard. Upstairs provides 3 BRs and three full bathrooms. Master bed and ensuite enjoy views from the upper deck of the Olympics, Inner Harbour and Sooke Hills. Bonus finished attic/ playroom. This home has had wiring upgrades, new boiler/ heating upgrades, and has had seismic upgrades. \$1,250,000. New MLS.

BOORMAN INVESTMENT CO. LTD.

ROCKLAND URBAN RETREAT

OPEN SAT 2-4
1-1030 Carberry Gardens




A wonderful 3 bedroom 3 bathroom 1800 Sq Ft urban retreat featuring an "Uptown New York" feel. A Channel 5 Construction & Zebra Design this townhome features a dramatic interior which includes maple floors, shaker maple kitchen cabinets, stainless appliances, and a very contemporary layout that combines great entertainment space and a superb living environment for a couple or active family. A preferred end unit which is bright and quiet, it is ideally located close to town and all amenities and is equally suited to someone looking for a green alternative and walking or biking to work, shopping or strolling the beautiful Rockland byways. NEW MLS \$625,000.

Tristan Ziegler
Michael Ziegler
250-385-2033

Newport Realty

Just Move In!

OPEN Sat. 2 - 4
2584 Empire Street



This updated 3 bedroom strata duplex is located on the quiet high end of Fernwood and features views south and southwest to the city lights and the Olympic Mountains. Highlights include all new windows, new appliances, fir floors, heatilator gas fireplace insert, new sinks, faucets and counters in the bathrooms and kitchen and much more. The main level offers a great open floor plan and there is a fully finished, full height walk out lower level. The front courtyard is a perfect place to take your morning coffee and is beautifully landscaped. The location is so convenient you could walk to town and you are close to all amenities.

MLS 273790 \$489,000
For a media link: www.cherylbejcar.com
Cheryl Bejcar & Associates...
"Pronounced bates-er"

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250-592-4422
www.cherylbejcar.com bejcar@vreb.bc.ca

Open Sat. 2-4
Jane Johnston M.Ed
250-744-0775





OPEN SAT 2-4
1- 502 Dallas Road


What a rare find and great INVESTMENT! This condo is rentable, with no age or pets restrictions! This fabulous character home was renovated in 1996 into 7 units. Located at the garden level with a southwestern exposure, it has a fabulous view of the ocean from its large bay window in the living room. Many modern touches include French doors to the den, tiled floors, new gas fireplace, ensuite laundry, as well as dishwasher in the well-appointed kitchen. Step out of the building and onto parkland across the street. It's a perfect home for those with pets. Parking is included.

Pemberton Holmes
The Briar Hill Group
BriarHillGroup.com

RE/MAX Camosun
Daniel Clover & Son



Daniel Clover
Realtor
SOLD... naturally
250-507-5459
Born & Raised in Victoria
23 Years as a
Licensed Realtor
MLS Award Winner
1988, 89, 90, 91, 92, 93,
94, 95, 96, 97, 98, 99,
2000, 01, 02, 03, 04, 05,
06, 07, 08




**"IMMACULATE NEARLY
NEW TOWNHOUSE"**

"BUILT IN 2007"
\$459,000

OPEN HOUSE SUN 2:30-4:00 PM
#3-3175 Carroll St


Don't miss this chance to get into this great location at a great price. This near-new construction is tucked away on a quiet residential street, but is still walking distance from shopping (Mayfair Mall and Tillicum Center), schools and restaurants. One of three townhouses in the "Carroll Courts development", this home stands exclusive and alone, boasting 3 bedrooms, 3 bathrooms, beautiful hardwood floors, single garage plus extra driveway parking for his and hers cars and is backed by a 10 year home owner warranty. This home is perfect for first time buyers and growing families. Please note special open house time this Sun from 2:30 to 4:00 pm.



Josh Clover
Office Manager
Client Relations
Documentation
Coordinator
Unlicensed Assistant
250-507-0779
Born In Victoria
6 Years in Sales and
Management Experience

Cash to YOU!!

You receive a MINIMUM \$2,000 cash if you purchase ANY property with me as your realtor! If purchase price is \$300,000 or over, you receive \$2,500. If price is \$400,000 or over, you receive \$3,000. If price is \$450,000 or over, you receive \$4,000. If price is \$500,000 or over, you receive \$4,500. If the purchase price is \$600,000 or over, you receive \$5,500. If purchase price is \$750,000 or over, you receive \$7,750. If one million or over, you receive \$10,000. If two million over, you receive \$20,000. AND ON UP! For example, a 5 million dollar purchase would result in a \$50,000 bank draft to you...I can also give you access to a free website (Private Client Services) that is far superior to mls.ca (now called realtor.ca). You will see a new property 2-3 days faster and receive all the information a realtor has access to. Please call me now at 250-884-3242 or visit my website: www.victoriaonepercent.com



Viktoria Bekes
www.victoriaonepercent.com 250-884-3242
One Percent Realty Vancouver Island

BRAND NEW!!! \$619,900



Brand New, Stunning, 3 bedroom home, due to be completed end of Spring 2010. Attention to detail and quality finishes are hallmarks of this builder's work! Main level features 9' ceilings, hardwood floors, generous living room with fireplace, separate dining area, gourmet kitchen with SS appliances & granite countertops, laundry room, plenty of storage space, and a 2 piece powder room. Upper level comprised of 3 generous bedrooms, a bonus family room or 4th bedroom, a 5 piece ensuite as well as a 4 piece bathroom. Other highlights to mention: heated tile floors, closet organizers, single garage, heated crawl space, fully fenced & landscaped backyard with patio. 2-5-10 year warranty. GST to be paid by the buyer. Call now and pick your finishings! MLS 271751

Tony Zarsadias & Angela Marie
Burr Properties Ltd.
250-382-6636
www.tonyz.ca

Great Duplex \$379,900



2 BRs and den on a quiet street surrounded by newer and well kept homes, close to everything. Original 1946 home was duplexed and updated in 1996. Still has some of its original charm such as gleaming wood floors. Updates include: kitchen, bathroom, new added, freshly painted throughout with modern decor, newer blinds and electric fireplace. The front porch and deck give it great street appeal. MLS 274103.

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

**Character Plus
Income + Location**



Fresh to the market, this wonderful 1948 home has been beautifully updated. All new windows, 3 year roof, insulated, 200 amp service, very generous rooms on the main. 1260 sq.ft. lower 1032 sq.ft., high ceilings, 2 BR plus den suite. Monthly revenue of \$2700 south facing rear deck and greenhouse, located on a quiet by-way close to the Hillside Mall. Call now to view at \$629,900. MLS 274359.

Glen Myles 250-385-2033
Newport Realty

OPEN SAT 2-4
1718 ALGOA PL ROCKLAND
NEW PRICE \$879,900



Sweeping water views and oh - what a location!!!! Quiet cul-de-sac. Short stroll to the water, shopping and the Inner Harbour. 2700 sq feet filled with sunshine, 3 bed, 3 bath, built in 1979. The home has new windows, new insulation and has been painted thru out. The lower level has a suite. See you Saturday or call now for a private viewing. 384-8124 Debbie Hargreaves

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New Home**
DEBBIE HARGREAVES

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www.debbiehargreaves.ca
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- Distress Sales
- Company owned Properties

Free list with pictures & addresses

www.victoriarepos.com
Jim Parsons
RE/MAX Alliance
250-386-8875

Dallas Place Ocean View
\$689,000



This is the ultimate concrete & steel ocean view building and this is the signature southwest corner suite that makes you feel that you are perched atop the ocean with water spreading out before you to the east, south & west! You really won't find a purer ocean view suite anywhere with panoramic views of the Juan de Fuca Strait & the Olympic Mountains. Present retired 19 year owners are giving up an immaculate suite with an updated Laslo Rossini kitchen, 2 stylish updated full bathrooms, wood burning fireplace, ensuite laundry, and large tiled solarium sun room that allows for the most incredible sunsets possible. Small pets welcome. Heat & hot water included in monthly assessments. Private allotment garden possible. MLS 273269. Private viewings arranged promptly by calling.

Patrick Skillings burr properties ltd.
250-382-8838
patrick@burrproperties.com

10-27

BOORMAN'S
 SINCE 1933

Mike Boorman 250-595-1535
 "Serving Victoria for 4 Generations"
 www.mikeboorman.com



Victoria West Rancher
Just Listed \$449,900

Tidy 1987 built 3 BR rancher. Conveniently located in Victoria West. Immaculate move in condition! Gorgeous wood floors throughout the living and DR, corner wood burning FP. New kitchen flooring. 3 BR layout is ideal for a young family. Main bathroom has 2 doors. One from the master room and another off the hallway. Carport attached and fenced rear yard. No step level entry. Close to downtown. New MLS.

BOORMAN INVESTMENT CO. LTD.

10-27



CHARACTER HOME
PRICE REDUCED
NOW \$599,000

This wonderful home is loaded with character and is located within walking distance of the shops and restaurants, plus there is the added bonus of separate studio/ workshop/ home office. Period features and modern updating makes this home a must to view - don't be disappointed by another sold sign - call me now!

Peter Lindsay
RE/MAX Camosun
250-744-3301



STROLL INTO OAK BAY!

Updated rancher just a few minutes walk from the Village! A 1700 sq.ft.+ rancher featuring bamboo floors, new windows, new bathrooms and a fabulous gourmet kitchen with superb custom millwork. Entertainment sized LR with bay window, formal dining area, family room with kitchen with FP and adjacent sunroom overlooking private backyard. Ample storage plus garage, all on an easy care level lot. Minutes to village, library, seniors centre, parks and scenic marine drive. \$689,900. MLS 271586. Visit www.tonyjoe.ca

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

Pets Welcome!

Fernwood House
\$399,900

This cute little 1 BR house on almost 6 ft. basement is updated, sunny and bright w/ fenced backyard. Sure beats a condo! A neat little gem in a great area that offers fabulous value! Call today before it's sold. MLS 274157. DFH Real Estate Ltd.

Rick Couvelier
250-477-7291
Couvelier & Associates
 "More than 35 Years of Real Estate Experience"
 www.couvelier.com

10-27

FAIRFIELD

VISIT THE BEAUTIFUL MOSS ST BLOSSOMS! Wonderful 4 bdrm, 3 bath home. Features include wood floors, large Master with walk-in closet & en-suite & a family room that opens onto a private deck & a beautifully landscaped yard. Garage has extra space for an office or studio. Enjoy walking to excellent Schools, Cook St Village & Dallas Rd. \$795,000 245 Moss St ML270422

OPEN HOUSE!
 Sunday, March 14, 1:00 - 3:00



Call for a private viewing
 250-385-2033
Dolores Todd

10-27

OAK BAY

New ML 274364 \$774,900

UPPER HENDERSON 4 BEDROOM HOME

Prime location in Upper Henderson/ Mt. Tolmie area of OAK BAY. This upgraded and renovated 4 BRs x 3 BAs home has 2,744 sq.ft. of finished living space and is situated on a 78x147 ft. lot (19,365 sq.ft.) with south exposure. The home has all the features of a custom home built in 1959, including beautifully maintained oak floors. The main level floor plan offers a kitchen with south exposure, DR, formal LR, 3 BRs, with master BR having a 2 pce. ensuite. The lower level has a large BR, rec room, plus a family/ games room. The upgrades over the years include: thermo windows, kitchen renovation with cork floors, Maple cabinets and granite countertops, updated bathrooms, new H/E gas furnace, and sprinkler system. \$774,900.

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

OPEN SUN. 2-4
312 NIAGARA ST JAMES BAY
\$759,900

Delightful architecture in this new character home. Featuring 2 storey cathedral ceiling in the dining room, gas fireplace, cherry wood cabinets, granite counter tops, hardwood floors, 3 bedrooms, 3 bathrooms and 1900+ sq. feet. Lots of storage (1000 ft crawl space) A large master with a 5 piece ensuite & in-floor heat, built in 2006 with 10 year new home warranty. One block to the ocean and walking distance to the Inner Harbour. An easy care home that has it all! See you Sun. Or call now for a private viewing

The Key to your New Home
DEBBIE HARGREAVES

250.384.8124
 www.debbiehargreaves.ca
 Associate Broker with

10-27

Best Buy in Fairfield

This half strata duplex represents excellent value at \$519,000. Fantastic location, a deep, south-facing yard, good 1950s construction with some attractive vintage detail intact AND spacious additional accommodation at the garden level. The property does need attention and is priced accordingly. Call me about this, Fairfield sleeper.

Patricia Parkins
250-385-2033

10-27

OAK BAY \$609,000

Bordered on both sides of the street with weeping birches the advent of spring makes this street one of Oak Bay's most attractive. Enjoy this superb location close to all amenities complete with rear lane access to a separate garage. Solid 1942 bungalow boasting period character features including coved ceilings, oak and fir floors blend with substantial upgrades: new perimeter drains, sewer and water lines, thermal windows, front and rear decks, 2 new full bathrooms and new convection heaters throughout. Bright walk out lower level with a full bathroom has huge development potential. Don't miss this opportunity to live in one of Victoria's most desirable neighbourhoods at an affordable price. MLS 273121 patrick@burrproperties.com

Patrick Skillings
John McMillan
burr properties ltd.
250-382-8838



1892 Heritage Home
Prime Oak Bay
Beautiful Views

Extremely rare and valuable 1892 Heritage home, "JOLIMONT" built of the finest materials by period craftsmen atop one of Oak Bays most prominent hilltops affording amazing year round views of Oak Bay, Willows Beach, the San Juan Islands and Mt. Baker. This residence is superbly styled with 4 BRs/ 3 bathrooms, 11 1/2' ceilings, ornate period detailing, woodwork and craftsmanship second to none - first time on the market in over 25 years! Private lawn and 'summer house' overlook beautiful gardens - offered at \$1,395,000 - Call John today. MLS 273425.

John Bodnar
250-385-2033

Newport Realty

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NEW LISTING
Mortgage Helper

OPEN HOUSE Sun. 1-3
1286 Kings Road

Immaculate 2 Br, upper level with level entry third BR or home office with it's own outside door. A 2 BR suite with excellent tenant is a great income source. New windows and roof approximately 6 years old. Updated main kitchen and bath. Mainly new floors. Everything ready to move in and enjoy. Well priced at only \$598,000.

Marie Blender
Newport Realty 250-385-2033

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Coming Soon! \$229,000

Don't miss this opportunity to get into the market with this 1br 1bth condo at 211-1371 Hillside Ave. In move in condition, new carpeting, large bedroom and sunny deck. All 6 appliances included. Close to transport, schools, and shopping! www.jimbailey.ca contact Jim or Katie for details.

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

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Updated Oak Bay Ocean View - \$1,149,000

This well maintained family home offers great views of the ocean, islands and Mt. Baker from all principal rooms. Character features such as inlaid oak and fir floors, leaded glass French doors and built-ins combine with a beautiful new open plan kitchen, new hot water heating, new mudroom, fresh paint throughout, new window coverings and more to make this excellent value for an ocean view property in south Oak Bay. Large LR with a feature FP and sunroom positioned to soak in the view, a cross-hall DR with built-in leaded glass cabinetry that opens to the brand new kitchen and family room adjacent - a full bath and a bedroom complete the main level. Three BRs and another full bath up and a partially finished lower level with a full bath, laundry and space that's great for teens, in-laws or a nanny. Main level has good access to the very private fully fenced backyard, large deck and separate single garage. The beach and a small park are right across the street, and Oak Bay village, shops, services and the marina are just a short walk away.

Wendy Moreton
250-385-2033

Newport Realty

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PEMBERTON HOLMES

Victoria Oceanfront

Beautiful home spectacular ever changing views, sandy walk on beach. 3500 sq.ft. of spacious and bright living close to downtown in popular area. Bonus area with two BR suite with patio. South facing huge master BR with deck. Call today for your information. Virtual tour on www.johnalmond.com.

John Almond 250-216-8824

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Access Realty

Properties Wanted
 Suited or Suitable,
 Subdividable or Duplexable,
 Small Revenue Properties,
 Apartment Buildings,
 Buyers Waiting

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