



New ML 280949 \$329,000

**DOWNTOWN**

Top floor corner unit features wrap around deck w/city, mountain & ocean views! Featuring hardwood floors, crown mouldings, tile backsplash, electric f/p, floor to ceiling windows, in-suite laundry, s/s appls and more. Pet, rentals & BBQs are allowed.

**Tony Zarsadias**  
The Condo Group  
Burr Properties  
250-382-6636



New ML 280611 \$349,900

**DOWNTOWN**

Ocean, city & mountain views from this very bright 2 bdrm corner unit. Features in-suite laundry, separate storage, extra pantry space off kitchen & low strata fee! Steel & concrete bldg in the heart of downtown that allows pets & rentals!

**Tony Zarsadias**  
The Condo Group  
Burr Properties  
250-382-6636



New ML 281232 \$209,900

**DOWNTOWN**

South facing bachelor suite features bamboo flooring, s/s appls, charcoal countertops, balcony, in-suite laundry & an urban feel. Enjoy benefits of owning a brand new, never lived in condo, without having to pay HST!

**Tony Zarsadias**  
The Condo Group  
Burr Properties  
250-382-6636



New ML 281866 \$234,900

**ROCKLAND**

Huge 1 bdrm on quiet street yet close to Oak Bay & Downtown! Fresh paint & carpet. Features large living room w/electric f/p. Bonus enclosed balcony, more than 100 sq ft! Bldg has workshop, guest suite and u/g secure parking.

**Tony Zarsadias**  
The Condo Group  
Burr Properties  
250-382-6636



New ML 281326 \$529,000

**GREAT HOME & LOCATION**

What a Beauty! This 1938 character home is in move in condition. Lots of valuable upgrades plus room for inlaws or ??? Walking distance to many amenities - Call today!

**Bianca Rose**  
Fair Realty  
250-360-7599



New ML 281597 \$939,900

**DOCKSIDE**

Upscale 2 bdrm PENTHOUSE, almost 1300 sq ft of living space. 180 degrees of city, mtn & ocean views from your huge 600 sq ft terrace! Features private roof top garden, bamboo flrs, granite countertops & energy star appls. A LEED Platinum targeted project. You will feel pride in an accomplishment of true environmental sustainability. Buyer to pay HST.

**Tony Zarsadias**  
The Condo Group  
Burr Properties  
250-382-6636



New ML 281595 \$369,900

**DOCKSIDE GREEN**

Unit features energy star s/s appls, bamboo flooring, cheater ensuite, space for a desk/office area, insuite laundry and even a balcony providing beautiful views of the ocean, city and mountains! A LEED Platinum targeted project. Unique on-site amenities include 100% sewage treatment, water conservation & reclamation, biomass heat facility & more! Buyer to pay HST.

**Tony Zarsadias**  
The Condo Group  
Burr Properties  
250-382-6636



New ML 281599 \$599,900

**DOCKSIDE**

8th floor unit has over 1100 sq ft, 2 bdrms. Features energy star s/s appls, granite countertops, bamboo flooring, insuite laundry & more. Amazing views from your large balcony overlooking the harbour. Unique on-site amenities include 100% sewage treatment, water conservation, biomass heat facility and much more! Call today to be a part of this Award winning development! Buyer to pay HST.

**Tony Zarsadias**  
The Condo Group  
Burr Properties  
250-382-6636



New ML 281650 \$729,000

**New Price!**

This 2 bedroom, 3 bath Rockland home is now listed at \$729,000 - well below its accessed value! This home enjoyed many updates over the years and now it just needs some "Polishing" to turn it into a real gem.

**Barry Kelly**  
Royal LePage  
Coast Capital Realty  
250-477-5353



New ML 281747 \$183,900

**CENTRAL PARK**

1 bdrm in well sought after location close to downtown, parks & buses. Features galley kitchen, dining area, large bdrm, tons of closet space & is on quiet side of bldg. Pets & rentals welcome. Tennis courts & park just across the street.

**Tony Zarsadias**  
The Condo Group  
Burr Properties  
250-382-6636

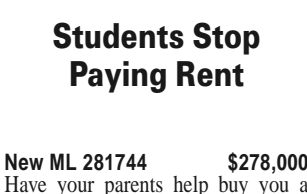


New ML 281628 \$487,000

**CONVENIENCE PERSONIFIED!**

Many people don't know this small complex exists! If you are looking for easy care, affordable living in a fabulous location close to Cook Street village & downtown then look no more. Nestled between Cook Street & Linden this 2 level TH offers it all: naturally lit, airy main floor consists of inline LR & DR, FP, kitchen and laundry w/ quality appliances, 2 pce. bath, plus spacious morning sun drenched deck. Upper floor w/ 2 skylights offers generous MBR w/walk in closet, 3pce. ensuite & private deck. 2 add'l BRs w/ private deck. Icing on the cake: 2 secure U/G parking space and 2 storage areas. Recent preservation to building with 5 year warranty. Not a condo. Not a house. The ideal home for someone on the go wanting something special to live in.

**Ron Klizos**  
RE/MAX Camosun  
250-744-3301



New ML 281744 \$278,000

**Students Stop Paying Rent**

Have your parents help buy you a condo. In five years time, when you have your degree sell it and pay off your student loans. This two level condo has two entrances and two bedrooms. Just a few blocks to Hillside Mall and minutes to the college or university. Great location. \$278,000

**Henry Van Der Vlugt**  
DFH Real Estate Ltd.  
250-477-7291



New ML 280226 \$304,900

**VIC WEST NEW PRICE!**

1 bdrm unit features hardwood floors, floor to ceiling windows, granite countertops, s/s appliances, and more. Bldg has fitness facility, separate storage & u/g secure parking. Balcony with beautiful water & city views, electric f/p, in-suite laundry & much more!

**Chris Gill**  
The Condo Group  
Burr Properties  
250-382-6636



New ML 281920 \$539,900

**FAIRFIELD \$539,900 FIRST AD!**

COURT ORDERED SALE! Well kept strata duplex in Fairfield with 3 BRs, 1.5 baths, full basement and garage. LR w/ FP, refinished wood floors and coved ceilings, DR has sundeck access, 2 generous BRs on main floor (both with refinished wood floors) plus a 3rd BR and 1/2 bath in the walkout lower level that also has a laundry area, workshop, single garage and potential for additional finished area. Great location at 214 St. Charles, midway between the beach at Ross Bay and shopping at Fairfield Plaza. MLS 281920. Photos & more info at www.davephilps.com

**Dave Philps**  
DFH Real Estate Ltd.  
250-477-7291



New ML 281752 \$299,900

**AFFORDABLE 3 BEDROOM TOWNHOME!**

Great value for a townhome in move-in condition. This 3 bed 2 bath townhome is conveniently located in Vic West and offers a quick commute to downtown. This 4 level unit floorplan offers great flexibility and separation of space. This well run complex has had a recent roof replacement, new decks with railings & is in the process of replacing all of the fencing. This clean unit features built-in vac, new HWT and great patio space to soak up the sun. Act quickly on this great offering!! MLS 281752 Offered at \$299,900.

**Guy Crozier**  
Scott Marchant  
RE/MAX Camosun  
250-744-3301

**I Will Pay You A Cash Rebate Of 1% Of The Total Purchase Price! For Example....**

Purchase Price \*Cash To You  
\$300,000 \*\$3,000. \$500,000  
\*\$5,000. \$700,000 \*\$7,000.  
\$900,000 \*\$9,000. This offer applies to ANY property listed with ANY realtor, ANYWHERE in BC. Please call me now at 250-884-3242 or visit www.onepercentvictoria.com

**Viktoria Bekes**  
One Percent Realty  
250-884-3242

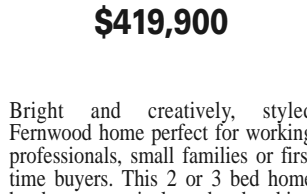


New ML 281920 \$539,900

**FAIRFIELD CHARACTER HOME 258 BEECHWOOD**

Quiet tree lined street steps to Gonzales Beach. Private west facing backyard, terraces at front and back. Beautiful 1926 construction, French doors, wood floors, original mouldings, country kitchen. Four bedrooms, two bathrooms. Partially finished basement with ceramic tile and laminate flooring. \$685,000 Contact Jim Bailey to book your private viewing! jimbailey.ca MLS 280445

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



New ML 281326 \$529,000

**Beautiful Fernwood \$419,900**

Bright and creatively styled Fernwood home perfect for working professionals, small families or first time buyers. This 2 or 3 bed home has been extensively updated and is a must see! Walking distance to hospital, shopping, University, beaches and town. Call today. ML 281946.

**Lee Johnston**  
RE/MAX Camosun  
250-478-9600



New ML 281946 \$419,900

**BETTER THAN PAYING RENT!**

Located right downtown, this top floor 2 BR home is ideal as a starter property or for revenue. Situated close to parks and playgrounds and also just a short walk to town or easy access to transit from this central location. Families, small pet and rentals ok. Ready for immediate occupancy. ML 279205. \$219,900. Visit www.tonyjoe.ca

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



New ML 281946 \$419,900

**NEW HOME OLD HOME & SUITE \$625,000**

The best of both worlds - a brand new owner's suite set over a large double garage - linked to the original 1946 home - with a bachelor suite for added income. This stainless steel and granite kitchen with fabulous tile backsplash - opens into the family room - 2 BRs and a gorgeous bathroom with slate accents - make for a comfortable base for the owner while netting an income of \$25,000 a year - or rent all three for an annual income of \$45,000. New roof, windows, driveways (2-parking for 5 cars plus RV and boat parking) this handy location - across from Mayfair Mall gives you instant access to downtown - 2 major malls or UVic and Camosun. Room to expand in the lower level. MLS 277435.

**Ruth Stark**  
Century 21  
Queenswood Realty  
250-477-1100

**Reduced \$479,000 4 BR/ 2 Bath w/ Suite**

**OPEN HOUSE SAT. & SUN. 2-4 3118 IRMA STREET**

Updated 1950s bungalow on a quiet street close to the Gorge on a large lot 8,350 sq.ft. Main floor over 1100 sq.ft. features hardwood floors (under carpet), cove ceilings, large country style kitchen with dining area, large LR and both BRs are generous size. Basement features 2 more BRs and bath w/ small kitchen for optional suite. Garage area for storage and separate common laundry area. Updates include: new roof, new windows, vinyl siding w/ extra insulation wrap, perimeter drains, 200 amp service. Also separate shop/garage 20x20 set way at the back of 50x167 ft. lot. Call:

**Robert Joyce**  
Sutton Group  
West Coast Realty  
250-479-3333



New ML 281946 \$419,900

**FERNWOOD GREAT HOME & INCOME \$698,500**

Classic 1911 Fernwood character residence on a large 6000+ sq.ft. lot with the added bonus of legal income. Modern living requires stylish affordable living close to work and here it is! This triplex was symmetrical that has retained original fir floors, and stained glass windows, upgraded baths and kitchens. Own private exterior entrance, each separately metered for hydro and instant gas hot water, common basement laundry and storage and off-street parking. Rear yard studio/workshop. Live well and affordably. MLS 278887

patrick@burrproperties.com  
**Patrick Skillings**  
burr properties ltd.  
250-384-8838



New ML 281946 \$419,900

**OPEN HOUSE SAT 1-3 12 ERIE STREET ALL FURNISHINGS & BOAT WITH MOTOR INCLUDED JUST TURN THE KEY & YOU'RE HOME!!! \$295,000**

Here's your chance to join a vibrant waterfront community with this truly wonderful Float Home which is located in Fisherman's Wharf in James Bay. Enjoy wonderful views of harbour activity, sea life & downtown. This 1995 built float home offers 1 bedroom + den which boasts a recently updated kitchen & a full lower bath with a brand new maximum air bubble tub, 2007 washer & dryer, hardwood flooring & a cozy wood burning fireplace. Take advantage of the lower deck where you can tie up your 8' Sorrenson boat with 2 HP Honda outboard & have a BBQ which is all a part of this home. Appointments are easily arranged so come & view this unique home today!!! www.shannajones.com

**Shaunna Jones**  
250-888-4628  
Royal LePage  
Coast Capital Realty  
250-592-4422





**Distress Sales  
Bank  
Foreclosures**

**OPEN HOUSE SAT 2-4  
2746A SHELBOURNE  
WELL APPOINTED 3 BR  
3 BATH HOME \$499,900**

A brand new 1483 sq.ft. home on two levels with 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. renebohemier@shaw.ca for floor plans and/ or more information. MLS 268261

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



**BETWEEN COOK ST. VILLAGE &  
BEACON HILL PARK!**

Great location in one of Victoria's most sought after neighbourhoods. This tidy, comfortable suite in "The Richardson" has a wonderful configuration, with 2 BRs at opposite ends. The spacious master has an ensuite, the kitchen has an eating space with deck off, and the LR has a cozy gas FP. Insuite laundry, separate storage and secured parking. This well managed & maintained building has been remediated for lasting durability and peace of mind. \$329,900. MLS 281649. Visit www.tonyjoe.ca

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

**Fixer  
Uppers**

These homes need work! Free list of fixer upper properties. Receive a free computerized printout with pictures and addresses. Visit www.victoriafix-ups.com or call 250-382-1816 direct.

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

**Reduced  
\$319,000  
Townhouse**

Great family home on much sought after Market Court complex convenient to shopping, schools, restaurants, theatre and on major bus routes. This well cared for home offers 3 bedrooms and 2 baths. Pet friendly. Attractive common grounds. MLS 276728

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



**Blake MOREAU**  
479-3333  
www.move2victoria.com

Vic West  
Character Home  
Lower Level Extra  
Accommodation

Come view this beautiful 2 level and basement 1907 character home across from park and ocean... walk into Victoria's Inner Harbour or over to West Bay Marina. Upstairs offers 3 spacious bedrooms and full bath with charming fir floors and an odd glimpse at the water. The main level features large country kitchen, office area, south facing living room, and sun-filled veranda. You will appreciate the basement area offering tons of storage space and bonus TV room and 4th bedroom. The parking (and lots of it) is easy right off Rothwell for easy access and the yard offers a 2 level deck and private area HOT TUB. \$489,000. MLS 279188.

30-20 West Coast Realty

Free list of bank owned properties. Receive a free computerized printout with pictures and addresses. Visit www.victoriarepos.com or call 250-382-1816 direct.

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



**Reduced - Stop Commuting - Enjoy Your Free Time!**

Affordable, updated, 3 bedroom, 2 bath, 50's home with mortgage helper, features oak floors & coved ceilings in 2 BRs & living room (with mountain views). Both bathrooms have been updated & the kitchen with eating area has been upgraded with custom maple cabinetry, new flooring, & SS appliances. Off the kitchen is a hot tub & covered outdoor entertaining lounge that forms part of a 2 tiered cedar deck. The full height, walk-out lower level features a good sized 1 bedroom in-law suite plus a large utility / laundry room with lots of extra storage. New roof; new thermo windows; natural gas furnace & hot water & much more. Zoned R2. Seller moving up Island, attractively priced at \$485,000. MLS 278578.

For more information and lots of photos go to [www.rileyjan.es.com](http://www.rileyjan.es.com) or call Riley to view.

**Andrew Mara & Riley Janes 250-384-8124**

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

30-20

**FAIRFIELD CHARACTER  
PLUS SUPER GARAGE \$768,500**



QUALITY RESIDENCE

Superb 1925 character residence with unparalleled upgrades in this price range: Silestone quartz countertops, stainless steel appliances, Sub-Zero fridge, Wolf gas cooktop. Bosch dishwasher, Villeroy & Boch faucet and deep stainless steel sink, custom cabinets, original restored wood work, walk-in shower and deep soaker tub. All new perimeter drains (2004), new roof (2008), natural gas furnace, water heater, & BBQ hookup, 2 character fireplaces, inlaid oak floors, stained & leaded glass windows, beamed ceilings, original dining room wainscoting & built-in buffet. And the final outstanding value is an incredible 12 1/2 foot high skylit workshop / auto garage (731 sq.ft.) with extra high roll top doors. Get inside this home. You won't regret. ML 279985.

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

30-20



**1783 Adanac  
MLS 280995  
\$569,000**

This 2000 sq ft house SPARKLES! It's been buffed, polished and is just waiting for someone to take it out on a date. It has 5 bedrooms, 2 bathrooms and sits on a large 6300 ft lot on a tree-lined no-through street. It has had a thorough makeover - on the main level the wood floors look new, the interior has been completely painted and downstairs has new carpet and laminate. Upstairs has a lovely living room with fireplace, a country kitchen, 2 large bedrooms and a four piece bathroom. Downstairs has 3 bedrooms, a living/kitchen area and a 3 piece bathroom. The garden has loads of character and there's a detached garage. This a great family home with potential as a rental.

**OPEN HOUSE SAT. 1-3  
Colin Garau Newport Realty  
812-5451**

30-20



**Inviting Large Families!**

Offering over 4600 square feet, this custom Fairfield home was built to exacting standards in both design and finishing details. The main floor features a great room concept, plus a quiet formal living room. Gourmet kitchen with a sub-zero fridge, gas range, two sinks and wine fridge. There is an inviting granite eating bar for feeding the family, or social gatherings. On the upper level there are 4 large bedrooms (2 more on the lower level), and the master suite features his and hers walk-in closets, a southern exposed balcony with views of the Olympic Mountains, and a spa-inspired master ensuite complete with jetted tub and oversized shower. Fabulous and inviting outside space for summer entertaining-covered patio with a skylight. Downstairs there is room for the home help or extended family. Finishing details include Pella windows, in-floor radiant heat and extensive use of interlocking bricks and custom rock walls. All this and only minutes to downtown, and located on a no through street. This is a terrific property for extended, blended or large families! \$1,579,000 MLS 276968

**Morley Bryant  
250  
477-5353**

ROYAL LEPAGE  
Coast Capital Realty

30-20




**Duplex Zoned-1943 Character**

Centrally located and duplex zoned this attractive, well laid out four BR family home is within easy walking distance to downtown shopping areas. The residence is fully fenced and landscaped. Features include two gas FPs, spacious entrance/ foyer area, large LR, a very impressive octagonal shaped DR and sunny kitchen nook area with corner windows. Other architectural features of this period home are coved ceilings, French doors and rounded archways. An extra bonus is the two BR additional accommodation on the lower level. MLS 280821. \$559,000.

**Brian McQuarrie 250-514-5258**


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

30-20



**Convenience  
Personified!**

Many people don't know this small complex exists! If you are looking for easy care, affordable living in a fabulous location close to Cook Street Village & downtown then look no more. Nestled between Cook St. & Linden, this 2 level TH offers it all: Naturally lit, airy main floor consists of in-line LR & DR, FP, kitch & laundry w/ quality appliances, 2 pce. bath, plus spacious morning sun-drenched deck. Upper floor w/ 2 skylights offers generous MBR w/ walk-in closet, 3 piece ens, & private deck. 2 addl BRs w/ private deck. Icing on the cake: 2 secure U/G parking spaces & 2 storage areas. Not a condo. Not a house. The ideal home for someone on the go wanting something special to live in...



**RON KLIZ**  
service that sells

RE/MAX CAMOSUN

Let's talk. 250-744-3301

30-20

**Rockland Deco**



One of the Victoria's finest Deco houses is on the market for the first time in nearly 60 years! Over 2200 sq ft, 3 bedrooms, 2 bathrooms, a wonderful functional kitchen, Olympic Views, and a large lot. The house is very sound and original, needing very little effort or expense to bring out its unique architectural heritage. Call for your own private viewing at 250.385.2033. MLS 281451

**Offered at \$799,000 1597 Despard Ave Rockland**

30-20



**JOHN WEST**  
integrity | strategy | vision

ROYAL LEPAGE  
Coast Capital Realty

JOHNWEST.CA



**Tracy Fozzard**  
250-744-3301  
RE/MAX<sup>®</sup> camosun  
In the Pursuit of Excellence



**LOCATION!  
LOCATION!  
FAIRFIELD  
HOME**  
**OPEN SAT/SUN 2-4  
1014 CLARE ST**


Solid 1950's home in the Fairfield/Oak Bay area just off Oak Bay Ave. Almost 2000 sq ft of great family space, this home is on a lovely, quiet established street with lots of character homes. Offering 2 bedrooms, 1 bathroom on the main level, dining/living room with cozy wood burning fireplace, coved ceilings & hardwood floors. Down has 2 bedrooms, a 1/2 bathroom, family room, games room & storage. Nice deck opening out to a flat landscaped garden with mature shrubs and fruit trees. Newer roof in 2004. Put your own stamp on this great home in a sought after neighbourhood!

**Call Tracy for a private showing** ★  
**250-744-3301**  
**Priced at \$588,000**


30-21

tracyfozzard@shaw.ca www.tracyfozzard.com

**Sweet Home!**




**2526 Graham St**  
1925-built, character house that needs updating to return to its former charm or for someone to take advantage of this duplexable lot. Significant potential for profit in this centrally located neighbourhood of fine homes.  
\$424900. MLS 281419  
**OPEN HOUSE:  
SUNDAY: 2-4.** ★




**Kevin Ramsay**  
250-217-5091  
www.sweethomevictoria.com  
**Fair Realty**

30-21

**NEW PRICE!**



**Fairfield Character 258 Beechwood**  
4 bed, 2 bath \$635,000. Absolutely charming family home on a quiet tree lined street. Fantastic neighbourhood, steps to Gonzales Beach. Private west facing back yard; terraces at front and back. Beautiful 1926 construction; French doors, wood floors, stained glass, original mouldings, fireplace, country kitchen. Wonderful opportunity to buy, now at a brand new price.



**Jim Bailey**  
President's Gold,  
Master Sales  
& MLS Silver  
Award Winning Realtor  
**250-592-4422**  
jimbailey@royallepage.ca


ROYAL LEPAGE  
Cost Capital Realty

30-21

this summer



view our  
star listings at  
www.revweekly.com  
**REAL ESTATE**  
VICTORIA



**FAIRFIELD BEAUTY**  
**\$824,900**  
**OPEN HOUSE Sun. 2:00-3:30**  
**1216 Oxford St.**  
Step into gracious living with this wonderful Fairfield home, just a few blocks from the Dallas waterfront, Beacon Hill Park, and Cook St. Village shops. A large foyer welcomes you with gleaming fir floors, wainscotting and original stained glass windows. The living room has a lovely fireplace and pocket doors leading to the formal dining room. The dining room has floor to ceiling bookshelves and the kitchen is large & bright with plenty of storage & counter space. A charming office / den with original, a sunny spacious back hall, and a delightful bathroom complete the main floor. The top floor has a legal two bedroom suite with monthly revenue of \$1300. Basement is very easily suited! Photos, virtual tours & floor plans at www.jimparsons.com. MLS 279260.

**Jim Parsons**  
RE/MAX Alliance ★  
**250-382-1816**

30-21

**PEMBERTON HOLMES**  
ESTABLISHED INC.



**2103 Fernwood Rd. - \$699,000**  
Beautifully maintained designated heritage house, with much of its original Victorian detail remaining intact. There've been many updates - roofing, flooring, painting, restoring of woodwork and doors, and landscaping by present owner. The property, with its lovely English garden, is zoned single family dwelling; however, the actual use is as a triplex - the upstairs 3 BR suite rents @ \$1260, the main floor 1 BR + den @ \$990 and the rear 1 BR @ \$600+ yard work - an excellent investment property! Features include 200 amp service and hard flooring throughout. All appliances are included. A wonderful representation of its era. MLS 276355.

**Brian McQuarrie 250-384-8124**

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

30-21

**Must Sell**

- Fixer Uppers
- Bank Foreclosures
- Distress Sales
- Company owned Properties

Free list with pictures & addresses.

Visit  
**www.victoriarepos.com**  
**Jim Parsons**  
RE/MAX Alliance  
**250-382-1816**

30-21



**Giovanna**  
250.477.5353  
Email: gio13@shaw.ca  
Website: www.homesbygio.ca

**Attention Handymen**  
This is a great starter home or investment property, but be ready to roll up your sleeves. 2 BR, 2 bath, sun room, a full-size basement that can be converted into a home office or additional accommodation & huge workshop. Located within walking distance to Hillside Mall. MLS 280242. \$499,900.  
www.homesbygio.ca

30-21

Finding The Perfect Home Made Easy

**I WILL PAY YOU A CASH REBATE OF 1% OF THE TOTAL PURCHASE PRICE! FOR EXAMPLE...**

PURCHASE PRICE	*CASH TO YOU
\$300,000	\$3,000
\$500,000	\$5,000
\$700,000	\$7,000
\$900,000	\$9,000

This offer applies to ANY property listed with ANY realtor, ANYWHERE in BC. Please call me now at 250-884-3242 or visit www.onepercentvictoria.com




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

30-21

**PEMBERTON HOLMES**  
ESTABLISHED INC.



**Unique Revenue Waterfront**  
**\$1,699,000**  
Unique REVENUE WATERFRONT property situated on the entrance of the Gorge waterway. This immaculate property boasts a SxS duplex, a single family home, a studio & a marina with moorage for 6 boats generating over \$90,000 a year!! All units have been meticulously maintained, extensively updated & have parking. Almost 1/2 an acre & 95' of waterfrontage this is truly a rare opportunity. This property is very secluded and tranquil bordered by a waterfront park. 5 min. walk or cycle to downtown along the Galloping Goose. MLS #280553.



**Elias Mavrikos**  
**250-384-8124**

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

30-21

**REAL ESTATE**  
VICTORIA

**Deadline Changes**  
**For BC Day Monday August 2<sup>nd</sup>**

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