

SOUTH OAK BAY EXECUTIVE HOME



\$1,450,000
OPEN Sun. 1-4
494 Victoria Avenue

Fabulous executive home in the heart of South Oak Bay – set on a very private large lot – over 200' deep – SOUTHWEST EXPOSURE – extensive use of outdoor lighting in the backyard! Although just built in 1995 – this home has undergone extensive renovations over the last several years including a new commercial grade roof, all decks have been resurfaced and new glass railings, brand new kitchen with quartz countertops, upscale appliances – Sub-Zero fridge, Dacor 36" 5 burner gas cook-top, double wall ovens, warmer oven, glass tile backsplash – the list is endless. Very open design – over 3200 sq.ft. – 3-4 bedrooms, separate office, gorgeous masterbedroom with a deck overlooking the totally private backyard, many skylights, extensive crown mouldings, stained maple hardwood floors throughout the main floor. Nothing to do but just move in and enjoy! An absolute jewel in one of Victoria's finest neighbourhoods – Join us at the Open House or call for your private showing!



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Bill & Lynn MACDONALD

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billandlynn@homesinvictoria.com



09-26

NEW PRICE - OPEN HOUSE SAT 2-4
 3352 HENDERSON

MLS 273190

- SUPERB VALUE!
- 5 bedrooms, 2 bathrooms
- Open concept plan
- Fabulous Oak Bay Neighbourhood
- Renovated kitchen/bath
- Large PRIVATE backyard

Buy in Oak Bay for \$685,000

Christina Ellis
 Direct: 250-857-6045
Christina@ChristinaEllis.ca

Visit WWW.CHRISTINAELLIS.CA
 For more information

Oak Bay Townhome \$619,000

Large two level townhome in prestigious Uplands Estate offering approx. 2300 sq.ft. of living luxury. You will be impressed by the spacious room sizes, master BR with full ensuite bath, large LR with feature FP, fabulous 19x12 DR and den, plus office or study. Enjoy a short walk to UVic, Uplands Golf Club, Royal Victoria Yacht Club or just stroll along beautiful Cadboro Bay beach. For appt. for private viewing please call.

Rick Allen
Newport Realty
 250-385-2033

09-26

www.revweekly.com

2173 FAIR STREET

This is it - the quintessential Oak Bay Character Home located in a neighbourhood that is central to everything. Its close to Willows Beach, shopping, schools and Parks—what more could you ask for! This 1911 - 1300 sq ft home has been wonderfully updated yet retains the charm from decades past. On the main floor you will find a modern kitchen, a dining room, a living room (complete with gas fireplace) and a sun room looking over a beautiful back yard (which is currently being used as a 3rd bedroom). Walk upstairs and enjoy the 2 bedrooms (the Master has a Juliet balcony waiting for some flower boxes). As well, there's ample room for a study area and some significant storage. The basement is large and ideally suited for storage or as a workshop. The street is quiet, the home is picturesque and bright and it's just begging you to take a look inside. Give me a call or come to one of the Open Houses.

ML 273817 Open House Sunday 7th 1-3 pm

Offered at \$589,000

COLIN@COLINGAREAU.com 812-3451

PRIME LOCATION WITH SPECTACULAR VIEWS \$459,900

OPEN HOUSE Sat. 1-3
 #301-1450 Beach Drive

An unsurpassed location and spectacular views are apparent from this corner suite, located in the Royal Alexandra on Beach Drive. Oak Bay Village, its shops, restaurants, galleries and marina are a short, picturesque stroll away. Principal rooms facing expansive ocean views in this bright suite open onto a balcony which runs the width of the unit. Steel and concrete construction, underground parking, a meeting room, a nearby bus route, are some additional features. For more details view www.holmesrealty.com, MLS 269882.

Magdalin Heron

HOLMES REALTY

(250) 656-0911

www.holmesrealty.com

South Oak Bay Beauty!

This South Oak Bay character home has been tastefully updated yet retains the charm of its 1935 vintage. Features include updated kitchen and bathrooms, 200 amp. electrical service, newer roof, wood floors, some new windows, gas fired hot water tank and a natural gas fireplace in the living room. Downstairs offers ideal student or guest accommodation. The lovely landscaped back garden is fully fenced and very private. The location is on one of the prettiest streets in the neighbourhood just one block to the ocean and a stroll to the lively Oak Bay Village.

MLS 273835 \$749,000
 For a media link: www.cherylbejar.com
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250-592-4422
www.cherylbejar.com bejar@vreb.bc.ca

HANS HEGEN
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www.hanshegen.com

VIEW ROYAL

View Royal Waterfront Hideaway

New ML 272966 \$1,195,000
 1989 West Coast residence on a 1.26 acre low bank waterfront offering complete privacy. Versatile floor plan allows for the residence to be used as a single family home; or as a home + separate 1 BR suite w/separate entry. Spacious roof top deck is a bonus. Basement level has a walk in office w/bath. Garden is very low maintenance leaving abundant time for kayaking or golf! Excellent shopping nearby & Vic General Hospital. www.lesleefarrell.com

Leslee Farrell
Macdonald Realty
Victoria Inc.
250-388-5882

New ML 273787 \$449,800

UPDATED RANCHER ON ALMOST 1/4 ACRE VIEW ROYAL

Come see this updated bright and cosy rancher sitting on a huge lot. New floors, fresh paint, newer appliances and new windows are just some of the upgrades recently done. Level entry, 3 bedrooms and updated bathroom. Large living room with wood stove and vaulted ceilings. Enjoy the garden areas with a huge selection of beautiful plants and shrubs. Fenced yard with shed and storage areas. Lots of character and close to shopping, schools, hospital, transportation and the Galloping Goose Trail. View Royal \$449,800

Niels Baartman
Pemberton Holmes
250-474-3344



Waterfront! South Oak Bay! \$1,975,000

Executive family home of over 3600 sq. ft. overlooking picturesque Shoal Bay. Beautiful ocean views from all three levels. Extensive updating throughout, a perfect fit for the growing family with 3 beds, 4 baths & den. Entertainment sized living & dining room with floor to ceiling windows & gas fireplace, a beautiful new kitchen with granite counter tops, custom cherry wood cabinets, Kitchen Aid appliances. Spacious master bedroom with spa ensuite & walk in closet all overlooking a wonderful sea view. Great area on the lower level for guests. Attractive patio area with decks to enjoy the outdoors and access to seaside deck

Richard Severs 250-385-2033

Newport Realty

VIEW ROYAL CHARACTER HOME

OPEN HOUSE Sun. 12-3
256 Plowright
 Updated & renovated. Modern kitchen, spacious LR & DR. Beamed ceilings, top quality plumbing fixtures (jetted soaker tub), 3 BRs & 1 BR. Wine cellar, hobby shop and LEGAL SUITE in the basement. PLUS: A play house and a freestanding 650 sq.ft. workshop 16' tall and a 10x12 garage door, 220 wiring, water & sewer. All this tucked away at the end of a 320' driveway which is the key to the re-development of the adjacent properties. \$825,000. MLS 273513.

Hans Hegen
250-858-0424
Pemberton Holmes
250-384-8124

BOORMAN'S
 SINCE 1933

Mike Boorman 250-595-1535
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www.mikeboorman.com

Henderson / UVic Area Family Home \$778,800

OPEN HOUSE Sat. 2-4
 This is an exceptional family residence located in the Henderson neighbourhood of Oak Bay one block to UVic. Updated throughout and situated on almost 1/4 acre with private west facing rear yard. The home features a gracious entryway with open staircase and landing leading to 4 large bedrooms upstairs with oak flooring and 2 updated bathrooms. The main level provides additional oak and tile flooring throughout, a formal living room, separate dining room, family room, 3rd full bath and large eat-in kitchen with new maple cabinets. Features include efficient and clean zoned electric heat, thermo windows double garage and newer roof. Just move in and enjoy.

3548 Henderson Rd.
250-595-1535

BOORMAN INVESTMENT CO. LTD.


09-26

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Jane Logan **MACDONALD REALTY**
presents



**PRIME LOCATION!
Now \$619,000!
5 BEDROOMS!**

Enjoy the tranquility offered by the natural setting and Knockan Hill Park (an "off leash" park) across the street. Ideally located on a "no-through" street of fine homes, yet close to bus and amenities, this bright and spacious home, updated in a warm decor, new laminates and carpets, offers many options. The entry level has a family room, 2 bedrooms, bathroom and a separate entrance. The upper level offers a spacious living room, gas fireplace, dining area, 3 bedrooms and a well designed "eat-in" kitchen that leads to a large view deck. The easy care lot has a fenced yard, offers mature landscaping, an irrigation system, double garage and ample parking. Great value! MLS #272336.


09-27

tel-free 1-877-388-5882 cell 250-920-6868
email jane@janelogan.com web www.janelogan.com

**Great Starter Home
Kinsmen
Gorge Area**

New ML 274040 \$429,900
This charming character home is a perfect cozy starter home or lovely place to downsize. Lots of possibilities to expand liveable space too. Terrific lot with nice patio and room for your veggie garden in the sunny, west facing fully fenced backyard. Located on a quiet, friendly cul-de-sac that goes to the Gorge. Open kitchen and dining area, 2 bedrooms and a possible 3rd, french doors, fireplace and hardwood floors, and a versatile large room down a few steps that can be used as a 3rd bedroom or family room. New roof Nov 2008. Great area for walking or biking near Kinsman Gorge Park and Gorge Vale Golf Course. Shopping nearby at Admirals Walk or Tillicum Mall. Property tenanted until April.

**Laurel Hounslow
Royal LePage
Coast Capital Realty
Oak Bay
250-592-4422**




**Charming
1913 Character
Ocean View Bungalow
\$539,900**

The arrival of this home fresh on the market is certain to cause a stir! All the character features that are so sought after in Victoria are present in this gorgeous 1913 home, plus the many upgrades and thoughtful restoration by the current long-time owners. Once you walk thru, you feel like you are home. New roof, new gas furnace, newish maple kitchen, gleaming fir floors, upgraded bathrooms, and recent exterior paint. The home is a compact two bedrooms, two full bathrooms with a bare bones 2 piece bath in the basement, living room and den at the front of the house, kitchen and dining room at the back of the house, with the ocean view deck thru the French doors off the dining room. Upstairs you will find two bedrooms, and the master has its own ensuite bathroom. Out the back of the home you can see the ships out in the Strait, the Olympic Peninsula in all its glory, and the entire back garden is on solid bedrock. There are pockets of annuals and perennials everywhere, so gardeners will find the back garden a thrilling challenge! The deck is south facing, bathed in sun. The sitting room has a cozy gas fireplace, and the 3/4 basement is ideal for storage and laundry. The home is 1303 square feet finished, with two levels of living space above the 6'6" storage basement, with separate entry. This is the perfect couple house!

**Open Saturday - Sunday 2-4
1381 Lyall Street at Grafton** ★

Fred Hiigi
250-385-2033



09-27

NEW PRICE - OPEN HOUSE SUN 2-4
17-1520 COOPER RD




Superb Value \$120,000

- GREAT VALUE!
- 3 beds, 2 baths & den
- Open concept plan
- 2 private decks
- 55 plus park
- Minor cosmetic work needed

Christina Ellis
Direct: 250-857-6045
Christina@ChristinaEllis.ca

09-27

Visit WWW.CHRISTINAELLIS.CA
For more information



*** GREENSIDE AT GORGE VALE *
* PENTHOUSE \$348,000 ***

- Two BR, two full baths
- Two sun decks/ views/ FP
- Private, sunny corner unit
- Hardwood floors/ Maple kitchen
- Secured parking/ extra storage
- Vacant and priced to sell!
- MLS 268794

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

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the perks
of home
ownership**



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**Laurel Hounslow
250-592-4422**



laurelhounslow.com



**Great for Family with Teens!
\$675,000**

Located on a quiet cul-de-sac, this beautifully renovated home is one of Esquimalt's hidden gems. Large 6 BR family home on duplex zoned lot, 3 BR up, 3 BR down; possibility for a legal secondary suite, nice enough for the nicest in-laws. Offers water glimpses, views of the shimmering city lights and Mount Baker. Fully upgraded & renovated: electrical, plumbing, roof, light fixtures, gas FP, granite & ceramic tile flooring, new & refinished hardwood, granite & marble countertops, large windows & bright interior spaces. Large sunny deck off the DR plus deck on west side. Five minutes to the beautiful Inner Harbour, short walk to French Immersion, elementary and secondary schools, rec centre, library and quaint mall. MLS 270818.

09-27
laurel@laurelhounslow.com

**Price Reduced!!
109 Stoneridge Close
\$649,900 MLS 273233**



Best Price in Stoneridge!! This rare executive home features: 18' ceilings and spiral staircase in bright open foyer. Open flow on main floor through kitchen, great room and dining area. Beautiful low maintenance yard backing onto acres of ALR land and complete with play ground, entertainment size patio and mature landscaping for maximum privacy! Over 2700 sq ft, 4bedrooms on one level, 3 bathrooms, jetted tub in ensuite, Bonus 3rd level with 700sq ft loft space, gas fireplace, double garage, close to all levels of school, bus service to U of Vic and Camosun.

Patricia Kiteke
Direct: 250-686-3155

09-27
Visit www.patrickiteke.ca for more info and floor plans.

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**Dave Vogel
Access Realty
250-588-8378
dv@accessrealtyltd.com**

09-27


ESQUIMALT

**Esquimalt
\$549,900**

**New ML 273761 \$549,900
OPEN HOUSE SAT & SUN 2-4
838 COLES ST.**

Open & spacious, custom designed character home with quality & detail. 3 bedrooms, 3 baths, maple hardwood floors throughout main floor, ceramic tile detail, 2 fireplaces, open style gourmet kitchen & private corner lot.


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



**KAYAK FROM YOUR BACKYARD!
Open House Sat 2-4 • 18 Phillion Place**

First time on the market in over 40 years! Kayak the Waterway from your front lawn! Beautiful Gorge waterfront property off quiet cul-de-sac. Character art deco home with dramatic views of the Gorge Waterway from the living room, dining room, kitchen and eating area. Full height unfinished basement, also with views of the Waterway, perfect for expansion or a suite. Mature easy care landscaping. Centrally located close to shopping and the Gorge Vale Golf Course. Available for immediate occupancy!
Price Reduced to \$899,900. MLS 271220

Scott Garman ★
**Sutton Group West Coast Realty
250-896-7099**
www.garmanandassociates.com



09-27



901 WOLLASTON - SEASCAPE

THIS IS JOHN DEANE'S ORIGINAL 1923 WHARFIDEY - 1/2 ACRE, IT HAS BEEN CAREFULLY RENOVATED OVER THE LAST 5 YEARS WHICH HAS ADDED 2500 SQ FT TO AN ALREADY GRAND 5 BEDROOM HOME. THE FRONT ENTRANCE IS A WOOD-paneled staircase showcased by custom wall sconces which lead you to a stunning main floor. THE KITCHEN, WITH ITS DARK BURGUNDY MILLWORK, GRANITE COUNTER AND PROFESSIONAL SINK APPLIANCE, OFFERS UP TO A PRIVATE PARCELS BAR IN LATE AFTERNOON FOR GUEST CONVERSATION. THE HOME'S MAJESTY IS FOCUSED IN THE LARGE DINING ROOM WITH ITS 18' ROOF CEILING AND SPECTACULAR CHANDELIER. THE THIRD FLOOR BEAUTEFULLY OFFERS THE SPACIOUS UPPER ROOM WITH ITS WOOD-BURNING FIREPLACE AND A ROCK WITH VIEW TO THE HARBOR AND THE SCENIC OF THE WATER FROM THE MARINA BEACH. THE MASTER BEDROOM HAS AN EXCEPTIONAL SPOUNGE & PILE SUITE + WHITE STEEL CLAY FLOOR TILES AND SEPARATE SHOWER. UPSTAIRS ARE TWO WONDERFUL BEDROOMS SEPARATED BY A WALKWAY THAT OVERLOOKS THE DINING ROOM. THE SOUTH-FACING BEDROOM HAS ITS OWN PRIVATE BALCONY WITH SPECTACULAR VIEWS OF THE INNER HARBOR AND THE STRAITS OF JUAN DE FUCA. NOT ONLY DOES THIS HOUSE HAVE BEAUTY TO SPARE, ITS FINISHES ARE TOP CLASS AS WELL. SOME OF THE FEATURED FINISHES INCLUDE 2 WAY ZEBRA BUREAU, WOODEN SPORT SIGNS THROUGHOUT THE LIVING ROOM, NEW 1/2 BATH WITH STONE, MASTER ROOM WITH WALK-IN CLOSET. ARL 273318

09-27

Offered at \$774,500
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