

Uplands with Style



Rarely will you find such quality one level living on a beautiful .44 of an acre in the heart of Uplands. From the grand marble entry with soaring ceilings and columns, to the formal living and dining rooms; to the kitchen that is open to the family room and to the luxurious master suite, quality is evident. This is one level living at its finest in one of Victoria's most prestigious neighbourhoods.

MLS 277565 \$1,959,000
For a virtual tour: www.cherylbejcar.com



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

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

250-592-4422
Royal LePage Coast Capital Realty

www.cherylbejcar.com bejcar@vreb.bc.ca

30-23

Uplands Tudor \$1,680,000

Large tudor home on spacious lot. 5 bedrooms, 6 bathrooms, 2 family rooms, large living and dining rooms.



Indoor pool and sauna. Substantial electrical upgrades, new deck. Plenty of parking for boat or RV. Plus double garage. MLS 280381.



Zane Willis
Sutton West Coast Group Realty
250-479-3333

30-23

Outstanding Opportunity

30 years in this same location, licensed full service tea room restaurant. Was runner up in 2007 for small business of the year on Vancouver Island by the Business Examiner. Located on a prime corner in the heart of the Oak Bay Village. Known worldwide for its charm and uniqueness it has repeated tours and visitors year after year in addition to a loyal local following. Owner will cooperate in a smooth transition. Ideal for a family. MLS 279693.



Vic Smith
Sutton Group West Coast Realty 250-479-3333

30-23



New ML 281868 \$269,000

2 BR VIEW ROYAL TOWNHOME ADULT COMPLEX \$269,000

Excellent value for 2 bed townhouse, (40+ complex). Country like lovely setting with park area. Nicely tucked away off main island highway. Nice open space, loads of light. Pleasant view to gardens. Indoor cat allowed.

Mike Van Nerum, PREC
Century 21
Queenswood
Realty Ltd.
250-477-1100

A Hop, Skip & A Jump From Eagle View School \$557,900

New ML 281711 \$557,900

This 4-5 BR home has 3 BRs on the main and a BIG FAMILY ROOM downstairs. 3 FULL BATHS. Huge double garage. Quiet cul-de-sac, barely a stone's throw from the GALLOPING GOOSE. Lots of recent upgrades.

www.karenjensenrealestate.com for photos and more info.

Karen Jensen
RE/MAX Camosun
250-744-3301



LOCATION, LOCATION, LOCATION!!!

114 FRASER LANE \$159,000

Spacious 2 bedroom, 2 bathroom plus large den. Open concept with "private quarters" at either end of home! Family park, pet friendly, pad rent \$325 per month. www.mobile-homesvictoria.com

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



VIEW ROYAL SUITE POTENTIAL HUGE LOT

This 1970s two level home sits on .36 of an acre at the end of cul de sac. Main floor has a large LR with wood burning FP, DR with oak floors and deck overlooking rear yard, kitchen and two BRs with Oak floors. Downstairs is another LR, BR and 3 pce. bath. \$458,000. MLS 281439.

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



Roland Stillings
Jeremy Stillings
RE/MAX Camosun
250-744-3301

What A Buy! Only \$449,900

*83 built 3 BR - 3 bathroom home with almost 2,000 sq.ft. of living space. Open and bright with vaulted ceiling design. Near new roof - inside freshly painted. Landscaped low maintenance yard. Located on north through road. Immediate possession. MLS 276108.

Robert Whyte
VIP Real Estate Ltd.
250-812-5478



TWO HOMES - MUST SELL ONE! Now only \$499,900

- * Priced for quick sale
 - * 3 BR, 2 bath
 - * Suite potential
 - * Large yard on cul-de-sac
- MLS 278018



Lynda Veilleux
250-818-1101

30-23
VICTORIA'S 1ST REAL ESTATE TEAM
1-800-665-5303



View Royal Home - Brand New Suite

OPEN HOUSE Sun. 1-3
8 Edwards Estates Road
Custom built family home with suite, situated on a private cul-de-sac in View Royal. This beautiful home offers vaulted ceilings, gas FP, 2 large BRs on the main, 4 bathrooms and a bright, full height 1 BR suite in the basement. New flooring up and down as well as a brand new kitchen in the suite. Enjoy the 45 ft. long deck overlooking the beautiful fenced back yard, perfect for entertaining. Heaps of storage. Conveniently located near transit, shopping, restaurants, golf, recreation and only 10 minutes from downtown. There is nothing to do here but move in and enjoy everything that this fantastic home has to offer. Reduced to \$579,900. MLS 280283.



250-661-4277
www.shaneking.ca

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SHANEKING
VICTORIA'S 1ST REAL ESTATE TEAM
250-384-8124

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* VIEW ROYAL * New Listing at Lions Cove \$229,900

Attention SENIORS - here's a freshly decorated 900 sq.ft., 2 BR with 2 baths on the sunny south side of the complex. INSUITE LAUNDRY, 5 appliances, LOTS of storage space, 1 secured parking stall included, on site GUEST SUITE, meals and personal support services available BUT THERE IS NO COMPULSORY SERVICE CONTRACT. ACT FAST!

An Excellent Family Home 4 or 5 Bedrooms Possible \$557,900

Located at 421 Creed Place, this WELL-KEPT home near HIGHLAND PACIFIC GOLF COURSE has 3 or possibly 4 BRs on the main level, a lovely large kitchen with eating space, spacious LR with FP. Three FULL BATHS. LARGE comfy family room. Double garage and fenced yard. Visit www.karenjensenrealestate.com

Karen Jensen
250-744-3301

RE/MAX Camosun 1-800-663-2121

30-23

RE/MAX RE/MAX RE/MAX RE/MAX

On the Waterfront!



126 ft of south facing low bank walk-on waterfront in a truly unique setting on a quiet cul-de-sac - yet close to all amenities & convenient to downtown Victoria. Enjoy the amazing water views from all the principal rooms. Features of this 5 bedroom custom built

home include great natural light, formal dining & living room, a kitchen that has oak cabinetry, new flooring, new countertops & s/s appliances & is open to the family room, 2 gas fireplaces & more. The large master bedroom has a luxurious spa-inspired ensuite. Modern renovations completed in 2010 include stunning bathrooms, heated hard wood floors, new doors & windows. Enjoy your privacy in the hot tub on the sunny deck that offers 180 degree water views and just pinch yourself - it is real.

MLS 276651 \$959,000
For a virtual tour: www.cherylbejcar.com



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30-23

VIEW ROYAL



New ML 281656 \$619,000

VIEW ROYAL THE PLATEAU

IMMACULATE 2008, two-storey, 4 BR, family home on cul-de-sac. Popular floor plan w/ living on the main and 4 BRs up PLUS: main floor den/ office, 9-ft. ceilings, HARDWOOD floors, gas FP, island kitchen open to deck w/ park-like outlook, att'd garage and crawlspace! Roomy MBR w/ large walk-in closet and private deck w/ mtn. glimpses. Flexible possession. Balance of warranty! www.derekbraaten.com

Derek Braaten
Dominique Tregurtha
Sutton Group West
Coast Realty
250-479-3333

.41 Acre Waterfront Lot View Royal \$449,900

New ML 281875 \$449,900

This is a perfect home site, .41 acre waterfront lot with 82 feet fronting onto Esquimalt Harbour, a beautiful setting with tide in or out and the easiest access to city or highways from the Western Communities. The large gently sloping building envelope allows for a walk out lower level with the home set close to the water and view. All services including gas are at the lot line. Privacy is guaranteed with the south lot line boarding designated parkland and 140' off Hart Rd. towards the water on a shared driveway. No HST payable. 220 HART ROAD

Roland Stillings
Jeremy Stillings
RE/MAX Camosun
250-744-3301

ESQUIMALT



New ML 281761 \$419,888

BACKING ONTO GOLF COURSE

Fantastic views of the 11th Fairway of the prestigious Gorge Vale Golf Club await the new owner of this beautiful home. You will enjoy a very open concept with sunken LR, formal DR and very energy efficient gas FP. Many updated have been completed including a completely remodelled bathroom, new laminate floors, carpet, and counter tops. An added bonus is 2 master BRs both complete with walk in closets. Enjoy your huge deck for BBQ's and relax with fabulous views of the golf course. Priced below assessment, you need to see this one! Call now.

Darren Day
250-708-2000
Sutton
West Coast Realty
250-479-3333



SIMPLY GORGE-OUS!

This spacious, well kept home offers a great layout with separated BRs, master with ensuite dressing area, bright laundry/ utility room and kitchen with ample work space. The LR features cozy gas FP, large deck and overlooks the courtyard and with nice view of the waterway. Secured parking and close to shopping, parks, the scenic Gorge Waterway and so much more! ML 279746. \$347,500. Visit www.tonyjoe.ca

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

