

Ash Mountain Estates - Metchosin



10+/- acre lots located at the end of a paved, quiet, dead end road. Access to Matheson Lake Park & the Galloping Goose Trail. Lots are Freehold, hydro to property line, approved septic areas and drilled wells in place. Priced from \$324,900

Sutton Group - West Coast Realty
Victoria 250-479-3333 Christian Valley 250-748-5000
www.pennymcfarlane.com

Fabulous Low Bank Building Lot A Special Up Scale Community!

\$1,999,000 Enjoy the prestige of ownership in the exclusive neighbourhood of Towner Bay Country Club. This beautiful private 1 acre lot takes all the advantages of a sunny westerly exposure and low bank beach access. The beach is in a lovely quiet cove with excellent views to the west and north. Privacy is first class on this property. The Towner Bay Country Club features some of the most impressive architecture and homes on the peninsula. The lot features all the necessary services with water, hydro and a new septic field ready to be hooked up to. 671 Towner Park Road.
More info @ www.holmesrealty.com

**Michele Holmes
Holmes Realty Ltd.
250-656-0911**



New ML 274111 \$958,000

WATERFRONT - COMPLETELY RENOVATED - ZEBRA DESIGN 2009 VIEW ROYAL \$958,000

It doesn't get any better than this!!! This magnificent waterfront home can be your personal paradise. This 4 BR, 3 1/2 bath home is situated on picturesque Portage Inlet. With diligent attention to every detail, quality restorations have been completed throughout, paying particular attention to electrical, plumbing, roofing and heat pump system. Quality craftsmanship is noted in the designer kitchen which features quartz counter tops, top of the line appliances and a separate Butler's kitchen. The large master suite also features water views, a most luxurious ensuite and walk-in closet. The open floor plan kitchen/ dining/ LR's convenient access to the back deck which leads to lawn and the water. So come and kayak to local restaurants or just relax and enjoy West Coast living. Call today. MLS 274111.

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



KENILWORTH - A RARE OCEANFRONT GEM 7.4AC OCEANFRONT ESTATE & SUBDIVISION POTENTIAL 6134 EAST SOOKE ROAD

First time on market in 41 years, 7.4ac Kenilworth Estate represents the quintessential oceanfront homestead & a rare opportunity to acquire one of the region's last remaining large, unspoiled, oceanfront acreages with potential for subdivision. Current RR-5 zoning permits min. lot size of 0.99ac & 1 SGF or 1 duplex per lot. Stone gates frame entrance & driveway easily winds thru mature forest & opens to nature. 3 dwellings include a custom cedar 2320sf, 2BR, 3BA oceanfront home w/ bachelor suite, a 2nd 1271sf oceanfront cottage w/ 2-1 BR suites & a 3rd 910sf 1 BR, 2BA garden cottage. Paths winding thru garen & forest open to your own private cove w/ pebble beach. MLS273533.

Photos: www.johnvernon.com

**John Vernon
RE/MAX Camosun
250-642-5050**



Why Use a REALTOR?

Buying, selling or leasing a home or other property is likely to be one of the most important financial decisions you will make. That's why it makes sense to have a trained, knowledgeable professional on your side who can give you expert guidance throughout the real estate transaction.

The value a REALTOR brings to your next real estate transaction cannot be underestimated. In addition to access to the Multiple Listing Service® (MLS®) that ensures properties for sale or lease receive the widest exposure possible, REALTORS can help take the stress out of buying, selling or leasing. This means you have more time to devote to other important matters. REALTORS are skilled negotiators who can qualify potential buyers and draw up enforceable contracts. Your REALTOR knows your neighbourhood -- REALTORS assess market conditions and property values daily and have access to detailed market resources. Your REALTOR also has been educated on the complex laws and regulations affecting real estate and can give you valuable advice to help ensure your interests are protected.



WATERFRONT



New ML 273747 \$829,000

FANTASTIC VALUE IN A MILLION DOLLAR LOCATION!

Protected cove oceanfront with sea-wall, dock and foreshore lease. Stellar views with crabbing and fantastic fishing right at your doorstep. 1990 home has pleasing layout, quality finishing, huge deck and heated pool area plus a full basement suite. This is one of the very few places to have deep water year round sheltered moorage.

**Shelly Davis
Royal LePage
Coast Capital Realty
- Sooke
250-642-6361**



STUNNING 9.82AC OCEANFRONT ESTATE PASTURE, FOREST & COMPLETE PRIVACY \$1,190,000

2622 SUNNYBRAE ROAD

The finest large oceanfront acreage I have seen in my 20+ year real estate career. Very gently sloping, completely private, sun-drenched, s-facing estate 2/ 350' of oceanfrontage. 80% cleared in pasture & balance in mature evergreens & maples around the lot's boundaries. Endless building sites w/ uninterrupted views across Juan de Fuca Strait to the Olympic Mtns. Good drilled well w/ underground cistern, spring fed 180'x80'x20' pond, year-round creek, smooth driveway & hydro in. MLS270324.

Photos: www.johnvernon.com

**John Vernon
RE/MAX Camosun
250-642-5050**



www.revweekly.com



**ROMANTIC OCEANFRONT RETREAT
1.41 acres Metchosin countryside
\$2,000,000**

The original Duke Road Ranch farmhouse - "1889 farmhouse & a handful of century-old apple trees on land that slopes gently into the Strait of Juan de Fuca. On a cloudless day, the site offers a view clear across the ocean to the snow-covered Olympic Mountains." Direct quote from CANADIAN LIVING MAGAZINE'S 6 page spread featuring this beautiful property's gardens. Spectacular 1.41 acres. Remarkable sunny south exposure. 157' oceanfront. MLS #273399



**Suzanne Bowen 250.477.1100
Century21 Queenswood Realty Ltd.**

LOWBANK BEACHFRONT 1.65 ACRES PRIVATE SANDY BAY

Very rarely do you find a low bank beachfront property of this quality on the eastern side of Vancouver Island. Due western exposure, sandy beach, warm water, exclusive, private bay, sandstone shoreline, this property has it all! There are cottages and summer homes amongst the giant Fir and Arbutus trees along with multi-million dollar homes on the waterfront acreages. If you are looking at retiring or building the ideal summer retreat this property is a "must see". \$1,275,000.

John Bodnar
250-385-2033



WATERFRONT VALUES

The Peninsula seems to be the preferred location for a waterfront property. Suggest Sooke — and for many this seems like an incredulous suggestion. Sooke? Oh no! It's so far! — *It is the same distance!*

Where can you find almost 2 acres of walk on (no steps) oceanfront and a beautiful home with large separate garage workshop for \$1,250,000? In Sooke!

I challenge you to compare! Call me and come and see for yourself.



Vi Brown, B.A.
Associate Broker

Residential, B&B
Waterfront, Hobby
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Direct:
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250-474-6003



Real Estate Ltd.

www.askvibrown.com vi@askvibrown.com

GULF ISLANDS



New ML 273433 \$65,000

SUNNY PIECE OF PARADISE!!

Sunny little patch of paradise on Pender Island can be yours at this low price. Well below assessed value. This property must be seen. www.propertyonpender.com

**Tanja Lonergan
Dave Jamieson**
Dockside Realty Ltd.
1-866-629-3166



New ML 274167 \$619,000

LIVE ON THE LAKEFRONT

In this almost brand new approx. 2000 sq.ft. custom built home with many extra features inc. designer kitchen with granite counter tops and stainless appliances, 5 ceiling fans, huge sunny decks, dock and sandy shore. www.propertyonpender.com

Sherrie Boyte
Dockside Realty Ltd.
1-866-629-3166



New ML 274384 \$459,000

IDEAL ISLAND HOME

Majestic custom designed 2 BR Viceroy Home with views of Buck Lake. Stainless steel appliances, gas cook top, built in wall oven and microwave are all included. Two rock FPs, bamboo floors throughout, heated tile floors in both bathrooms. Wide, 45' deck runs across the entire front of the home. Unfinished lower level can be developed into more living space as well as storage. www.penderislandrealty.com

Rob Southey
250-629-3383
Pender Island Realty
Ltd.
1-888-629-3383



New ML 273450 \$198,000

BUILD YOUR DREAMHOME IN BLACKBIRD HILL ESTATES

This 1.86 ac. parcel is ready to develop with many potential building sites, serviced by community water system and private well, hydro and telephone available from Barred Owl Road. www.SaturnaRealty.com

Marian Dombovary
Dockside Realty Ltd.
1-866-539-2121



New ML 274227 \$595,000

AUTHENTIC SALT SPRING

Hand crafted 3 BR home on magical 1.96 acres with orchards, gardens and 750 sq.ft. of decking. Upgrades include new metal roof, renovated kitchen, bathroom, laundry room, maple flooring and much more. 3 large skylights and 20 windows bring the outdoors in. Very private and sunny! Visit www.SaltSpringGuide.com Call for e-brochure!

Jan Macpherson
250-537-9894
RE/MAX Salt Spring
1-800-731-7131



New ML 274197 \$589,000

HOME, COTTAGE & ACREAGE!

Secluded south Pender Island home and "panabode" guest cottage on 2.47 acres. Elegant contemporary home has B&B potential or room for family and guests. Main living area is on the upper level and features a country style kitchen with family room and wood stove with walk outs to a substantial deck. The living/dining area is more formal with a fireplace and skylights in the entry area. Poets Cove Resort & Spa nearby. www.penderislandrealty.com

David Sherman
250-629-3383
Pender Island Realty
Ltd.
1-888-629-3383



OCEAN FRONT

Unimaginable views from almost every room in this 2001 custom built 3800 sq. ft. home located on 3.46 acres of high-bank waterfront. Level entry country bungalow with hillside walkout lower level offers 5 spacious bedrooms including a large master suite with a smashing ensuite (even the shower has a view window!)

Arrange your appointment today
for your exclusive showing.

10-50

terry@frieseandmoore.com dorothee@frieseandmoore.com

MALAHAT



New ML 274091 \$199,900

BUILD YOUR DREAM HOME TODAY

One of the most spectacular ocean view lots at Arbutus Ridge. Terrific view of Saltspring Island and through Satellite Channel. Enjoy Canada's finest adult community.

Gary Brown
SmartMove Real Estate
250-380-6683



Real Estate Victoria

The first
thing
you read.

www.revweekly.com

OCEANFRONT AT THE MARINA 1867 Marina Way, North Saanich



This classic 2 Sty. Estate Home on the waterfront offers finishing and architectural details throughout its 4288 sq. ft. that will please the most discriminating buyer. Features 4 Bdrms with ensuite Bthrms., 5 fireplaces, triple garage, 2 Sty high living room all on a beautifully landscaped 1/2 acre waterfront lot with over 1,000 sq. ft of patio & balconies.

MLS#268613 - Offered at \$1,570,000
Owner will consider property in trade



Rene Blais
RE/MAX Camosun

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Email: reneblais@yahoo.ca

Website: www.reneblais.com



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**Attention
Families
Wanting to
Share!
Custom Built
2008!**

Unique 2008 custom built 4600 sq ft home on half an acre. This exceptional home consists of two suites of approximately the same size & quality making it ideal for family members who want to share. In addition there's a large bonus area above the garage that would be perfect for a nanny or teenager. The discerning buyer will appreciate the truly exceptional quality, style & attention to detail that went into creating this country oasis. Two full sized gourmet kitchens boasting gorgeous wood cabinets, granite counters, coffee bar, pantry & high end appl. 6 bedrooms, 5 baths. Vaulted ceilings, 3 stonework fireplaces, solid maple floors. 3 car garage with workshop (220V), multiple decks & patios. Efficient heat pump for heating & a/c and even a back up generator. Lovingly landscaped. Too much to list, you must see it for yourself.

1124 Fern Ridge Dr, Mill Bay. (Shawnigan Lake-Mill Bay Rd, left on Deloume, right on Gibbs Pl, left on Fern Ridge) \$829,900



www.1124FernRidge.ca

**Jenny & Richard
Stoltz**
Re/Max Camosun

Jenny & Rich

250-744-3301

www.SpousesSellingHouses.ca



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Country living on 2.48 acres. Enter down a long driveway leads you to this beautiful 4 BR, 4 bathroom home. Spacious tile entrance to the right, an entertainment size LR with beautiful river rock fireplace and oak hardwood floors to the left is the dining room with lots of windows bringing in the natural light, through to a great kitchen with lots of counter & cupboard space which has a patio off which overlooks the rolling grasslands, property is fully fenced with a custom 6 ft. wood fencing. Master ensuite is a generous size with a huge 5 piece ensuite. 3 more good size BRs plus a 4 piece bathroom, there is a media room w/ wet bar, this area would be great for guests, or nanny suite. Huge 2 car garage, lots of parking. Hard wired generator. MLS 272551 \$799,900.

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