

**The Best of the Lake**

**New Pricing!**  
on selected lots.  
Act Fast They Won't Last Long!

Exclusive Lakefront and Lakeview Lots in sunny Honeymoon Bay

Stin-Qua is located on the sought-after sunny and sheltered south end of Lake Cowichan where lakeside lots are the most desirable.

These 16 exclusive lots range in size from .25 to .74 acres, and all are fully serviced and secure with individual docks for everyone.

now priced from only **\$159,900**

1.800.663.2121 www.stin-qua.com

**STIN-QUA**  
LAKEFRONT COMMUNITY

KARL LEONG RE/MAX CAMOSUN



**EXECUTIVE LAKEFRONT ESTATE \$799,900**

**7850A DAVIDSON ROAD**  
Stunning 2007, 5BR, 4BA, 3508sf home w/2BR suite. 5.58ac mostly natural w/approx .5ac landscaped fronting Kemp Lake. Slate, tile & solid maple floors. 20' vaulted ceilings w/lots of windows. Granite kitchen w/custom cherry cabinetry. Open living & dining areas w/French doors to lakeview deck. 28'x13' MBR has w-i closet, heated tile floor, 5pce ensuite w/his/her sinks in granite vanity, sit-down shower, heated lakeview jet tub & French door to deck. Dbl garage w/part finished bonus room above. Heat pump & elec FA furnace. Dock too.  
MLS 281158  
Photos: www.johnvernon.com

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



**"TIGH BEAG-NA-MARA" ON GORDON'S BEACH AMAZING OCEANFRONT COTTAGE \$479,900**

**8719 WEST COAST ROAD**  
Fabulous architecturally designed cottage on Gordon's Beach on the waters of Juan de Fuca Strait. Fir floors, LR w/brick FP & dbl sliding doors open to covered & glass enclosed oceanfront patio. Oak kitchen w/dining area. Upstairs is MBR + sleeping loft. Sundeck w/hot tub. Storage shed/shop & landscaped, fenced & gated yard. Approved sewage sys. Share purchase of Orveas Bay Estates. MLS 280823.  
Photos: www.johnvernon.com

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

**Lands End Waterfront \$1,329,999**

Lovely home with lots of character and nearby guest cottage. Enjoy the spectacular views while sitting in the hot tub on the main deck or relaxing on top of the boat house at the waters edge. All in pristine condition. Quick and easy to the Ferry Terminal, Sidney & Airport. MLS 281046.

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



**View Lot Saanich Inlet \$299,000**

Build your dream home on this spectacular .39 acre view lot that overlooks beautiful Brentwood Bay with a stunning view of the Malahat mountain range. The area is developing and there are gorgeous upscale homes in this exclusive area. Incredible sunsets, as property faces west overlooking Finlayson Arm. Fishing and boating are nearby, with access to beaches. Gowland Park is walking distance away, with incredible hiking / walking trails. This is the perfect lot to build your dream home. Perc test just completed and waiting building permit.

**John Romashenko 250-588-9246**  
**Saanich Peninsula Realty 250-656-0145**

**WATERFRONT**



New ML 281848 **\$295,000**

**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 and downtown. This 1995 built float home offers 1 BR + den which boasts a recently updated kitchen and a full lower bath with a brand new maximum air bubble tub, 2007 washer and dryer, hardwood flooring and a cozy wood burning FP. Take advantage of the lower deck where you can tie up your 8' Sorrenson boat with 2 HP Honda outboard and have a BBQ which is all a part of this home. Appointments are easily arranged so come and view this unique home today!!!

**Shaunna Jones**  
250-888-4628  
**Royal LePage**  
250-592-4422



**WEST COAST COTTAGE FULLY FURNISHED \$259,000**

Salmon fishing, hiking, kayaking, beach combing, and just relaxing. Only 2 hours from Victoria, 1 hour from Sooke. True Westcoast lifestyle can be experienced at this pretty, freshly renovated and decorated 2 bedroom cottage fully equipped and furnished. Just bring your toothbrush! (currently vacation rental) MLS 278375

**Roy & Deborah Coburn**  
250-744-3301  
RE/MAX Camosun  
250-478-9600



**"PARADISE" AT HONEYMOON BAY LAKE COWICHAN JUST \$189,000**

Paradise Village RV park, 12 acres of fabulous lakefront setting with over 500 feet of waterfront, private marina, boat launch, firepits and a beautiful sandy beach. Your home is a well maintained 1991 custom coach fifth wheel unit with a full cover for boat and trailer. Call Roy for full details at 250-812-1989. MLS 279952.

**Roy Coburn**  
250-812-1989  
RE/MAX Camosun  
250-744-3301

**Sweet Home!**

**Prospect Lake**

One of a kind lakeshore estate with a grand house, private cottage, and over 300 feet of the best lakefront along Prospect Lake. The property is 10.17 acres with captivating views of the water and surrounding parklands, mature forest, rocks, a pond, roaming deer and wildlife. Tudor style, 3995 sq. ft house with coved ceilings, French doors and skylights. There is good visibility of the lake in all the west-facing rooms and a great view from the back deck. The private guest cottage is 1 bedroom with kitchen and living room, laundry, full bathroom, and a patio to enjoy the view. Situated on the deep side of the lake, this location is great for recreational boats, kayaks, canoes, and swimming. Approximately 15 minutes by car from lakeshore to downtown Victoria. \$1,999,000. MLS 281851

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

*Sweet Home Victoria*

**\*MASSIVE PRICE REDUCTION\***

**South Fairfield \$489,000**

Great Builders Terms with Low Interest Rates. Owner Builders Welcome! Fee simple, fully serviced building lot bordering Oak Bay and Victoria. This gorgeous property is situated in the well established heart of South Fairfield and close to all amenities including shopping, restaurants, schools and healthcare. A short stroll through the picturesque neighborhood takes you to the beautiful beach overlooking our amazing coastline. Build your dream home up to 3000sqft with legal secondary suite under the current R1G Zoning. Call today for your information package and private tour. Building lot is subject to HST. ML 278257,278258

**Jamie Koren**  
Pemberton Holmes Ltd.  
250-384-8124  
www.jamiekoren.com



This mid century modern home is located on a one third acre waterfront lot overlooking Portage Inlet. Launch your kayak from your private dock or just take in the outstanding nature views this property offers. Beautifully landscaped lot with attractive rock outcroppings and mature landscaping, and easy access to the water. The tidy home is well maintained and features three bedrooms, two full baths and a family room. There is a workshop for the home hobbyist plus a single garage. Be a part of this special community on a secluded cul-de-sac, and relax with your morning coffee while enjoying the fascinating nature show this special property offers! \$869,000. MLS 279331.



**MORLEY BRYANT** 250-477-5353  
Royal LePage Coast Capital Realty

**NOEL HACHÉ**

**Waterfront 6700 Sq.Ft. \$1,695,000**

Superb 2007 custom built lakefront home. Seldom are homes of this quality offered for sale. Featuring an eighteen foot foyer with custom crafted curved staircase and three storey water wall. Excellent main floor offers polished slate floor, a terrific kitchen with edge grain fir cabinets, tiled backsplash, granite counters, walk in pantry and adjoining family room with a barrel vaulted ceiling. Wonderful separate DR features a built in 1000 gallon salt water aquarium and custom acordion style wood doors opening to an entertainment sized deck with concrete tiles. Terrific home office is complete with built in desks and cabinets. The upper level offers spacious BRs, spa like ensuite and additional bonus room. One of a kind 2009 award winning home theatre, billiards room, music studio and exercise room complete the lower level. MLS 279682.

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

**REAL ESTATE VICTORIA**

**Deadline Changes For BC Day Monday August 2nd**

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