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THIS WEEKEND'S  
**Open Houses** PAGE **6**

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**SW Beaver Lake, Saanich West**  
**\$1,650,000**

Spectacular custom home located on a private, fully fenced & gated sun-drenched, 2 acre property just 10 mins from downtown! The main floor features a cozy living room with a real wood burning fireplace, custom kitchen, large office, powder room, separate dining room that leads out to a stunning private deck w/patio perfect for entertaining, or just relaxing and enjoying nature. Upstairs you will find 3 generous size bedrooms, one of which has adjoining family room/games room! The master retreat has walk-in closet, and spa like ensuite. Did I mention the multi-use 2 level shop that awaits your ideas? Too many features to mention so call today for a private tour, as this property is truly breathtaking and a must be seen to be appreciated. 3,335 sq. ft. MLS 364363



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MLS @ 362369

**Delightful Rancher** on crawlspace w/plenty of windows offering loads of natural light! Featuring a functional floor plan w/ 1,931sq.ft of living space and loads of storage. Features include vaulted ceilings, laminate hardwood flooring, pot lighting, and a large ensuite with no-step tiled shower. Outside you will find a large deck that is perfect for entertaining & the spacious South facing backyard offers an ideal place to garden and relax. Located in an excellent neighbourhood lined with cherry trees and walking distance to the beach. \$649,900



MLS @ 362260

**Esquimalt 3 suites- Duplex Zoned Lot**  
Fantastic opportunity!! Existing house has 2 unauthorized suites situated on a 66' wide dulpex zoned lot overlooking CFB and the ocean towards the distant mountains. 685 Admirals Rd, needs cosmetic attention but at this price...WOW! \$369,900



MLS @ 362790

**Saanich 3 bdrm- CUL-DE-SAC**  
Just listed and what an opportunity! Well priced beauty with easterly views of the valeey. Located on Glen Tara Lane, close to schools, shopping, great restaurants and local parks. 3 bdrm, 2 bath, rec room, great yard, sunny exposure...just waiting for a new family. \$525,000



MLS @ 363505

**Central Saanich Development Site**  
Stunning .86 acre site offers a superb location for a townhouse or small lot development. First tiem to a amrket....ever! Existing home is of no consequence, value only in land. \$1,250,000 Call Kevin now for full details

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**Inner Harbour Waterfront Townhome \$1,349,900**

Executive waterfront Townhome at prestigious Mariners Landing in the Songhees! Enjoy the marine traffic as you stroll to downtown Victoria along world famous Victoria inner harbour. Offering over 2500 sq.ft. on 3 levels, 3 bdrms, 3 1/2 bathrooms, entertainment sized living and dining area, updated kitchen with attached family room leading to a private patio. The spacious master bdrm offers romantic fireplace, splashy ensuite and private deck overlooking Victoria's bustling harbour. The lower level offers a media room, full bath, laundry and a private double car garage. Don't miss this opportunity!



**Cedarhill - One Level Townhome \$499,900**

Gorgeous one level 55+ townhome! Beautiful quiet setting and featuring a bright & well designed interior with 2 bedrooms, 2 bathrooms, 5 skylights, large windows, newer carpet, updated kitchen w/ 6 appliances, plus access to private patio. Large living and dining rooms with cozy gas fireplace. Master bedroom with 4 piece ensuite, cathedral window that looks onto private, back garden. Attached one car garage. BBQ, Small pet & short rentals OK. Close to University Heights Shopping, Public Library, Movie Theaters, Tuscany Village, and nearby Golf Courses! Easy to View, Call Today!



**Cook Street Village/Beacon Hill Park \$319,900**

Beautifully updated 2 bedrooms, 1.5 bath suite in the much sought after Cedarfair condominiums. Offering spacious living room with large picture windows, in-line dining area, enclosed sunroom, large master bedroom with bay window and two piece ensuite, second bedroom with double closet, newer kitchen appliances and breakfast nook! Situated steps from Cook St Village, Beacon Hill Park, Dallas Rd Beachfront and Downtown. Call today!



**Top Floor Jubilee/Oak Bay Border \$399,900**

Welcome to The Oaks! This well run building is centrally located and within walking distance of Royal Jubilee, Oak Bay Village, shopping, parks, golf courses, beaches and much more! Rare top floor suite facing East on the quiet side of the building. Professionally updated and offering a spacious and open layout, master bedroom with 4 piece ensuite, spacious second bedroom or den, beautifully updated gourmet kitchen, inline living room and dining room plus large sundeck. Secure parking, controlled entry and adult oriented makes this a great place to call home. Don't delay - call today!



**University Heights 2 Bedroom Suite! \$309,500**

Spacious 2 bedroom, 2 bath suite in the conveniently located Cumberland Condominiums. Offering spacious living room with electric fireplace, in line dining room, spacious master bedroom with ensuite bathroom, access to sunny patio from living room & 2nd bedroom, in suite laundry! Convenient to University Heights, Tuscany village, and Bus Routes. ML 363681



**Dallas Road by the Sea!**

Enjoy living with a huge Oceanside playground right outside your front door! This nicely updated 1 bedroom, 1 bathroom suite is located on Dallas Rd beachfront and around the corner from Cook Street Village and Beacon Hill Park! Offering hardwood floors in every room except kitchen and bathroom. With its own separate entrance. Ideal for singles and couples wanting to live by the ocean in the Fairfield/Cook Street Village area of Victoria. Call today for more information!



**Welcome to 317 Burnside!**

**\$269,000 - \$499,900 GST Included!**

Affordable Luxury and Elegance! Brand new exclusive 20 unit development with City Skyline & Olympic Mountain Views from the 3rd & 4th Floors. Enjoy modern kitchens with stainless steel appliance package, custom wood laminate flooring, deluxe bathrooms, in-suite laundry, spacious balconies & secure underground parking. Airy 9 foot ceiling heights, with raised 11 foot feature ceilings in select units on the 4th floor. Fantastic location central to Tillicum Mall, Mayfair Mall, Uptown Centre, Parks, Golf & Camosun Interurban Campus, and direct Bus Routes Downtown. All with a 2-5-10 Year New Home Warranty. Visit 317burnside.com for floor plans and more info. ML 361373



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*I believe every home is a mansion, regardless of size, location or price. Please call me if you are considering selling your home.*



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**\$2,285,000**

**8285 Lochside Drive**

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**604-139 Clarence St. \$729,000**  
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**AMY McGEACHY, DID**

**trend**

# Westcoast living inspires decor of your home

**A**s I sit outside on the patio at a current property that we are updating, I am reminded how lucky we are to enjoy the Westcoast weather on a daily basis and have the privilege to call it home. Most people can only dream of taking a vacation to such a place. It also happens to be inspiration that I draw from for many of my designs. There are many colors that work well together in nature, and thus will also work well in the furnishings and décor of your home.

You can build an entire color scheme off of something as simple as a fruit or plant. Take a pistachio for example... The neutral exterior shell would make a great wall color, while the bright green interior would add the splash of color to accent the room with toss cushions, floral arrangements etc.

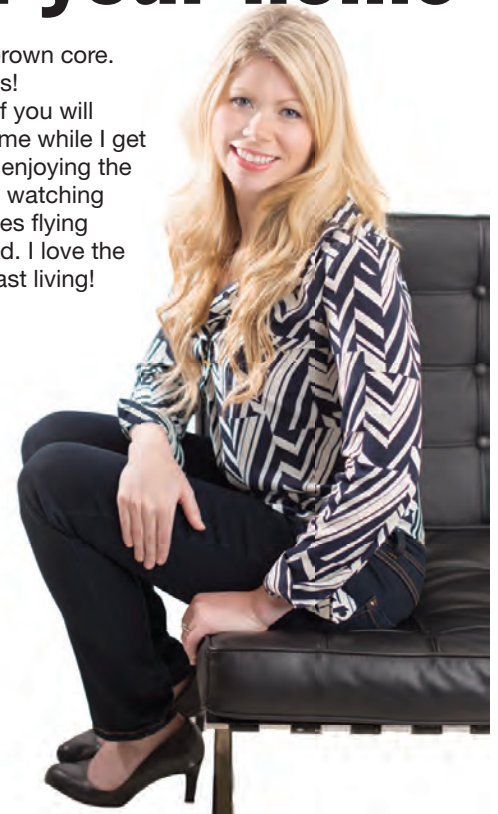
If you are looking for the perfect grey palette, take a stroll or hike around one of our gorgeous beaches. The beach rocks have the most amazing tones of gray, sand and griege to compliment any interior or exterior architecture. You can see what combinations work well together and select a paint colors based on that.

Flowers provide some of the most exciting, contrasting color schemes. The vivid orange and bright yellows of tropical plants are always a great combo to brighten up your home for the summer. I love adding these colors to my outdoor patio for a real burst of energy, and festive summer feel.

What's my favorite nature inspired color combo? Those brought to you by an avocado! (it is also one of my favorite foods!) The green flesh, bit of yellow and

toasty brown core. Delicious!

Now if you will excuse me while I get back to enjoying the sun and watching the eagles flying overhead. I love the Westcoast living!



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**Are you an area realtor involved in a local charity or not for profit initiatives?**

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**We can help get the word out to the community!**

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MLS NEW Saturday & Sunday May 21 & 22, 1-3  
Macdonald Realty  
Conrad Nyren 250-589-9520  
www.dallaspointe.com **pg. 5**

**\$1004-737 Humboldt Ltd. Victoria \$649,000**  
MLS 363696 Monday, May 23, 1-3pm  
Fair Realty  
Sukhmeetgrewal, 250-704-9794  
www.sweethomevictoria.com **pg. 8**

**322-964 Heywood Street**  
Friday, May 20 4-6pm, Sat, May 21, 1-3pm  
Century 21  
Tara Hearn 250-477-1100  
www.tarahearn.com **pg. 1**

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# Open Houses

May 19 - May 26, 2016

**1010 Fort Street/Black & White**  
Sat, May 21 - Wed. May 25, 12-5pm  
Abstract Developments  
778-265-3464  
www.liveblackandwhite.com **pg. 19**

### Esquimalt

**323 Plaskett Place \$1,995,000**  
Sunday, May 22, 1-4pm  
DFH Real Estate Ltd.  
Roy Stevenson 250-477-7291  
www.realtorroy.com **pg. 9**

### Saanich East

**4426 Torquay Drive**  
MLS 364321  
Saturday & Sunday May 21 & 22, 1-3pm  
Fair Realty  
Kevin Ramsay, 250-217-5091  
www.sweethomevictoria.com **pg. 8**

**1241 Tattersal Drive \$969,000**  
MLS 364321 Saturday, May 21, 2-4pm  
ReMax Camosun  
Richard Acoma, 250-386-8181  
www.bestwaytobuyandsellhome.com **pg. 18**

### Sophia Residences

**100 Inverness Road**  
Saturday & Sunday  
May 21 & 22, 1-4  
Victoria Real Estate Team  
Steve Nguyen & Kyle Porter, 250-883-2715  
www.sophiaresidences.ca **pg. 5**

**964 Nicholson St. \$579,900**  
Saturday & Sunday, May 21 & 22, 2-4  
Sutton Group Westcoast Realty  
Shelly Reed, 250-213-7444  
www.shellyreed.com **pg. 8**

### Saanich Peninsula

**10956 Madrona Drive \$1,250,000**  
MLS 363414 Sunday, May 22, 1-4pm  
Newport Realty,  
Christies International RE  
Glen Myles/Deb Scott, 250-385-2033  
www.mylesandscott.com **pg. 18**

**1270 Mulberry Place \$1,399,900**  
Saturday, May 21, 2-4pm  
AREAS Real Estate Team  
Erin Daugherty, 250-361-1939  
www.poweredbyareas.com

### West shore

**1900 Watkiss Way**  
Saturday & Sunday May 21 & 22, 12-4  
ReMax Alliance  
Ron Neal, 250-386-8181  
www.1900watkiss.com **pg. 12**

**Bear Mountain \$749,900**  
MLS 364089 Saturday, May 21 2-4pm  
Sotheby' International  
Brad MacLaren, 250-727-5448  
bradmaclaren.com **pg. 18**

**438 Regency Place \$729,000**  
MLS 365087 Sunday, May 22 1-3pm  
ReMax Camosun  
Cheryl Barnes, 250-413-7943  
www.cherylbarnes.ca **pg. 7**

**2430 Sooke Road**  
MLS 364049 Saturday, May 21 1-3pm  
Sunday, May 22 2-4pm  
Century 21  
Tara Hearn, 250-413-7943  
www.tarachearn.com **pg. 7**

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### Sooke

**6999 Brailsford Place \$569,900**  
MLS 364049 Saturday May 21, 1-3pm  
Century 21  
Tara Hearn, 250-413-7943  
www.tarachearn.com **pg. 7**

### Up Island

**7307 Walton Road \$399,900**  
Saturday & Sunday May 21 & 22, 2-4  
Royal LePage Coast Capital - Oak Bay  
Mike McCulloch, 250-592-4422  
www.rlpvictoria.com **pg. 18**

real estate victoria



**981 GADE RD**  
MLS #361044  
**\$988,000**



**2186 NAVIGATORS RISE**  
MLS #364923  
**\$1,688,888**



**1094 FITZGERALD RD**  
MLS #364722  
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**313-1335 BEAR MOUNTAIN**  
MLS# 360537  
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## Selling a home or planning an open house?

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SATURDAY • 2-4 PM

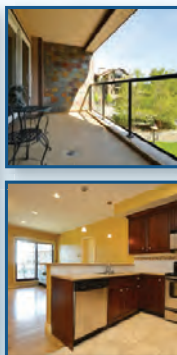
**\$599000 | SAANICH**

Great family home in awesome location, super huge lot with 1 bedroom suite. 4110 Hawkes Avenue. NEW MLS



**\$149900 | COOK STREET VILLAGE**

Super Cute 1 bedroom, 1 bathroom fully rentable condo in an awesome Cook Street Village central location.  
410-777 Cook Street. MLS# 365029



**\$294700 | BEAR MOUNTAIN**

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*Sweet Home Victoria Real Estate Team*

**4426 Torquay Dr., Saanich East/Gordon Head • Open House: Sat & Sun, May 21 & 22, 1-3**

Desirable location! This 4 bdrm, 2 bath home is situated on a lg. 9838 sq.ft. lot. Bright & open-concept living area features a kitchen with a natural gas range and living room with a natural gas fp and hardwood floors. Main level features 2 bedrooms and a bathroom while the lower level offers 3rd bedroom, laundry room, ample storage / finished, flexible space and a self-contained 1 bedroom suite. Views of Mt. Douglas can be enjoyed from the huge 760 sq.ft. south-facing deck (great opportunity to make this an addition to the living space!). Large, re-paved driveway with double garage. The backyard is private, fully fenced & has mature fruit trees. Fabulous location in an excellent family neighbourhood - walking distance to schools, UVic, parks, beaches, rec centre, & easy access to major bus routes.

www.sweethomevictoria.com

**51004-737 Humboldt St, Downtown Victoria • Open House: Monday, May 23, 1-3**

10th floor downtown condo at the Aria. This is your opportunity to enjoy the very best of downtown living! This 2 bedroom, 2 full bathroom corner suite with panoramic views is located in the reputable Aria in the heart of downtown. Features - European solid wood cabinetry, engineered hardwood floors, granite counter tops, s/s Jenn-Air kitchen appliances, designer window coverings & more. The bathrooms have heated floors with travertine tile floors and showers. The building offers concierge service, fitness facilities, caretaker and a games/meeting room. No other residence is as convenient to the pulse of the city center, situated mere steps away from museums, shopping, fine dining, parks & the inner harbour. MLS 363696 \$649,000

Kevin Ramsay  
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*Thinking of selling? Call Shelly direct for your online or in-house market evaluation*

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**INCREDIBLE VALUE AT \$379,900!**  
½ duplex located in West Hills, built in 2009 offering 3 bedrooms, 3 bathrooms, open floor plan, single attached garage & 2 parking stalls perfect for smaller cars or motorcycles. A great purchase for any buyer just starting out or downsizing to an easy care lot, close to all amenities, minutes to big box stores. Quick possession possible! Call today to arrange your viewing.

**964 NICHOLSON STREET OPEN HOUSE 2-4 PM SAT & SUN • MAY 21 & 22**  
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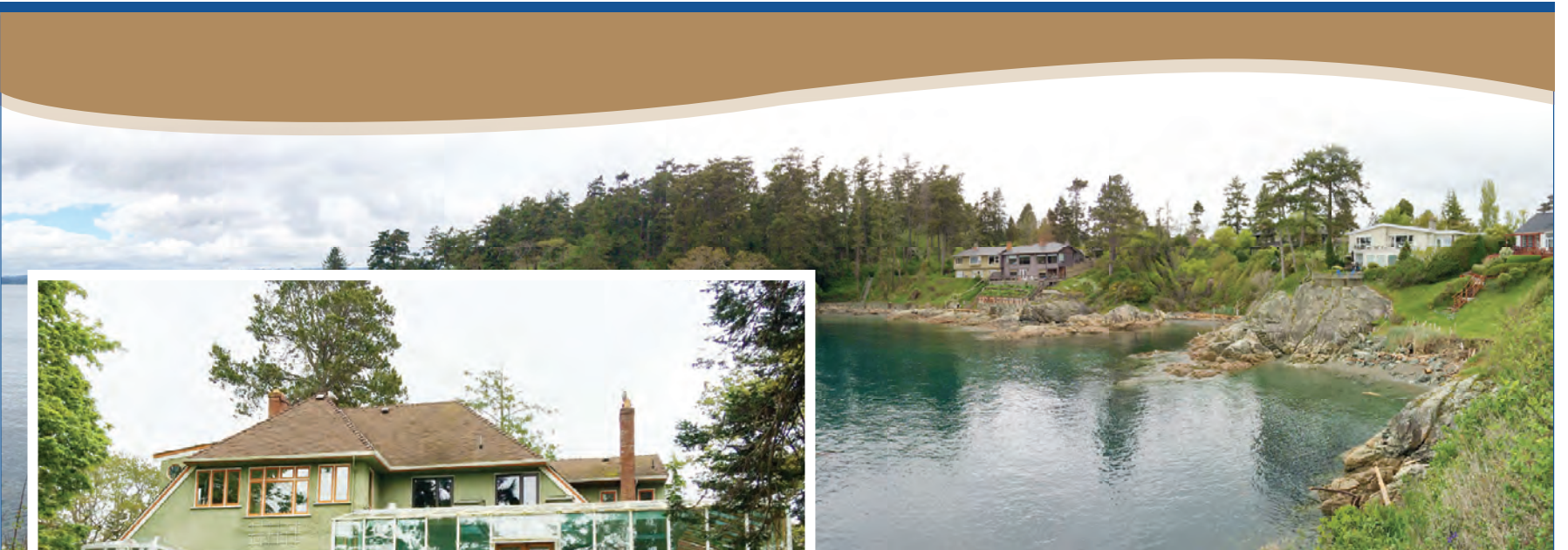
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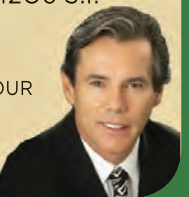
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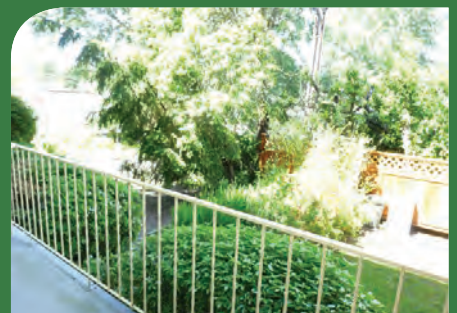
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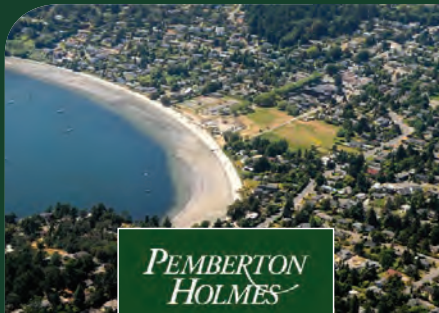
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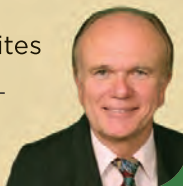
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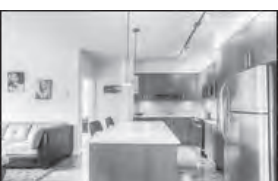
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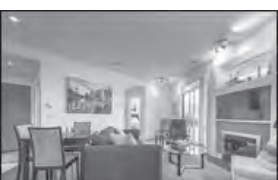
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**VIEW ROYAL**  
New MLS 364007 \$339,900  
Top Floor 2 Bed 2 Bath Condo!

**Mike Pearce**  
The Condo Group  
Burr Properties Ltd.  
250-382-6636



**MT. TOLMIE**  
New MLS 364490 \$430,000  
2 Bed Condo with Massive Patio!

**Andrew Hobbs**  
Personal Real Estate Corporation  
The Condo Group  
Burr Properties Ltd.  
250-382-6636

**Condos, Townhomes, Strata Titles, Duplexes**



**JUBILEE**  
New MLS 364553 \$445,000  
3 Bed Townhome in Character Conversion!

**Chris Gill**  
Personal Real Estate Corporation  
The Condo Group  
Burr Properties Ltd.  
250-382-6636



**SONGHEES**  
New MLS 365045 \$359,900  
1 Bed Condo in Exclusive Building!

**Mike Janes**  
The Condo Group  
Burr Properties Ltd.  
250-382-6636



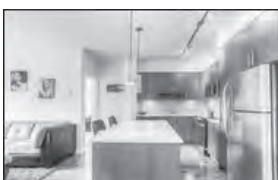
**JAMES BAY**  
New MLS 364888 \$850,000  
2 Bed Condo with Incredible Views!

**Mike Janes**  
The Condo Group  
Burr Properties Ltd.  
250-382-6636



**HILLSIDE**  
New MLS 364939 \$315,000  
2 Bed Condo Overlooking Courtyard!

**Rodney Henderson**  
The Condo Group  
Burr Properties  
250-382-6636



**TOP FLOOR 2 BED 2 BATH CONDO!**  
New MLS 364420 \$245,000  
2 Bedroom Condo with Ocean Views!

**Mike Pearce**  
The Condo Group  
Burr Properties Ltd.  
250-382-6636

**Condos, Townhomes, Strata Titles, Duplexes**



**BRIGHT, SPACIOUS, CONVENIENT LOCATED! (2 BED 2 BATH)**  
New MLS 364835 \$269,900

Super Clean! Super Bright! Super practical location. Moments from virtually everything. Great Walk, Transit and Bike scores! Well-designed layout. Brand new carpets and paint throughout. Tastefully modernized and updated kitchen with great counter and cupboard space. 2 big bedrooms and 2 big bright bathrooms. Spacious living and dining space. Marble-faced Gas fireplace. West facing cozy deck overlooking quiet courtyard. In-suite laundry. Building has been fully re-mediated. Secure well-lit underground parking, Bike storage plus separate storage locker. Carefully maintained, resident caretaker. Secure, convenient, happy living! [www.karenlove.com](http://www.karenlove.com)

**Karen Love & Robyn Wildman**  
250-727-5868  
RE/MAX Alliance  
250-818-8522



**LANGFORD**  
New MLS 363728 \$314,900  
South Facing 2 Bedroom Corner Condo!

**Mike Pearce**  
The Condo Group  
Burr Properties Ltd.  
250-382-6636

**Victoria**



**2 BED, 2 BATH CORNER UNIT - WALKING DISTANCE TO THE HEART OF DOWNTOWN!**

New MLS 364671 \$249,000  
Over 960 sq ft of living space in this bright downtown corner unit. Great layout with in-suite laundry, an ensuite bathroom, and a cozy wood burning fireplace. Over 200 additional sq ft on three balconies (including one off each bedroom). Just a short walk to town or trendy Cook Street Village. Exceptional value in this clean and charming, original condition unit. You will want to see this condo to really appreciate it. Call Now! [www.julieswift.com](http://www.julieswift.com)

**Julie Swift**  
250-818-3483  
RE/MAX Alliance  
250-386-8875

**Oak Bay**



**OAK BAY**  
New MLS 364805 \$1,100,000  
Renovated 3 Bedroom Family Home!

**Chris Gill**  
Personal Real Estate Corporation  
The Condo Group  
Burr Properties Ltd.  
250-382-6636

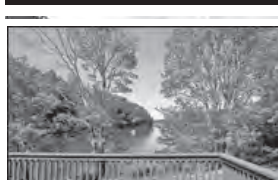
**View Royal**



**55+ MOBILE HOME PARK**  
New MLS 364540 \$84,900  
Located across from Admirals Walk shopping centre is this small, quiet 55+ mobile home park. 1977 2 bedroom, 1 bath well-maintained with new furnace in 2011. Pets allowed w/park approval. [www.colinwalters.com](http://www.colinwalters.com)

**Colin Walters**  
Sutton Group  
West Coast Realty  
250-479-3333

**Saanich East**



**BEAUTIFUL HOME WITH 7 BED 6 BTH on BROADMEAD**  
New MLS 362898 \$1,548,000

This Completely Updated 7 bdrm / 6 bath custom home offers a balanced blend of luxury & functionality and is perfect for the extended family. The main floor features a large open foyer, elegant formal living and dining room, gourmet maple kitchen with granite countertops open to an inviting family room and much more. The upper floor features a huge master bedroom both luxury en suites, 3 more bedrooms and each with its own deck. This home also includes a huge 3 car garage and an additional 1 bedroom accommodation. If you are looking for a large executive home, situated in an exclusive setting, then look no further. This home is a must see.

**Song Mei Wong**  
250-896-2588  
RE/MAX Camosun  
250-744-3301

**Saanich East**



**A TRULY EXCEPTIONAL PROPERTY AND FAMILY HOME!**

New MLS 364321 \$969,000  
Looking for a truly exceptional property? THIS beautiful family home with its park like setting was built in 1961. On the main floor are 3 bedrooms including the master bedrm with en-suite. The floors are original OAK. From the foyer hallway, FRENCH doors invite you to enter the living rm & separate dining rm. From here you can enjoy the full FENCED and serene back yard. The lower floor includes a 2 bedrm in-law suite, a large rec rm & SEPARATE entrance. The kitchen is masterfully designed as a place of conversation or peaceful reflection with easy access to the deck & gardens. Updated wiring, gas fired hot water heating, underground sprinklers, opening skylights, are more features you won't want to miss. A home is waiting for you.

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

**Saanich West**



**3 BED, 3 BATH SUNNY STRAWBERRY VALE HOME WITH LARGE YARD**

New MLS 364651 \$674,900

Tucked in at the end of a cul-de-sac and backing onto the park this 3 bedroom and 3 bathroom stylish home offers wood and tile floors, white colonial shutters, a handsome gas fireplace in the living room and wood burner in the family room. The kitchen is big and bright and opens to the dining room. Outside is as inviting as the inside, with a sheltered year round patio that opens to the completely private, SW facing manicured yard and gardens. A little trail leads you to the park. At the side of the oversized double garage is the greenhouse and work area. Upstairs is the master bedroom with a walk in closet and large ensuite bath, which quietly overlooks the yard and the park. 3 bedrooms total and a large laundry room are upstairs. The property has room for RV and boat parking too. It's a Strawberry Vale Gem. [www.KarenLove.com](http://www.KarenLove.com)

**Karen Love & Robyn Wildman**  
250-727-5868  
RE/MAX Alliance  
250-818-8522

**real estate victoria**



**Saanich West**



**871 COWPER STREET**  
 New MLS 364859 \$579,900  
 Located in the desirable area of the Gorge on a major bus route is this 1947 built 3 bdrm, 1 bath main floor with 2 bdrm, 1 bath self contained basement suite and 1 bdrm, 1 bath cottage (no laundry.) Ideal owner occupied with mortgage helper(s) or as a revenue property.  
 www.colinwalters.com.

**Colin Walters  
 Sutton Group  
 West Coast Realty  
 250-479-3333**



**OPPORTUNITY KNOCKS!  
 FIRST TIME BUYERS OR  
 RETIREES!  
 \$40,000 Price Refinement**  
 New MLS 361772 \$514,900  
 This classic 50's bungalow is in good condition & sits on a level, sunny lot with veggie gardens. It offers 3 large bedrooms, main floor master, updated bath & kitchen & easy care laminate up & down. A family room, bedroom, den, laundry & storage are downstairs with walkout to rear garden. Could suite with some effort. Best price/value in Saanich West! Details at www.robertnemish.com

**Robert E. Nemish  
 250-858-3301  
 RE/MAX CAMOSUN  
 250-744-3301**

**Saanich Peninsula**



**STUNNING EXECUTIVE  
 CENTRAL SAANICH HOME  
 WITH VIEWS**  
 New MLS 364683 \$1,475,000  
 \*Fantastic OCEAN & MT BAKER VIEWS!  
 \*Gorgeous 4 bed, 5 bath custom home  
 \*4,074 sq ft of living space  
 \*Built to exceptionally high standards  
 \*Meticulous attention to details, finishing's & materials throughout  
 \*Triple garage with auto lift!  
 \*Truly a one of a kind residence!  
 \*Sited on a private .35 acre lot

**Geoffrey McLean  
 Personal Real Estate  
 Corporation  
 RE/MAX Camosun  
 250-744-3301**

**Saanich Peninsula**



**DEEP COVE**  
**Gorgeous Modern**  
 New MLS 363414 \$1,250,000  
 This 3 bed, 3 bath home boasts and elevator to whisk you to all 3 floors of this architecture designed home. 9ft ceilings, custom kitchen, fantastic garage-workshop with a 14 ft door, this home has too many features to list. It must be seen. Call now to View or join us Sunday, May 22.

**Glen Myles &  
 Deb Scott  
 Newport Realty  
 250-385-2033**



**DEEP COVE 1 ACRE  
 BUILDING LOT**  
 New MLS 365106 \$599,000  
 Best .99 acre (157ft X 275ft) Building Lot located on a very private no-through road in the beautiful Deep Cove neighbourhood close to schools, parks, trails and beaches. Lot has been perc tested and has other services on the street. Drive by 11312 Nitinat Road - follow West Saanich Rd to Hillgrove to Nitinat.

**Fred Lerch  
 Personal Real Estate  
 Corporation  
 250-889-2528  
 Sutton Group West  
 Coast Realty  
 250-479-3333**

**West Shore**



**POPULAR MILLS CREEK  
 SINGLE FAMILY HOME**  
 New MLS 364555 \$519,000  
 - One Owner Home  
 - Quaint 3 Bed, 3 Bath  
 - Close to Galloping Goose, Thetis Lake  
 - Backs onto protected green space  
 - Close to shopping, schools, parks

**Geoffrey McLean  
 Personal Real Estate  
 Corporation  
 RE/MAX Camosun  
 250-744-3301**

**West Shore**



**BEAR MT. BEAUTY  
 OPEN SAT, MAY 21, 2-4**  
 New MLS 364089 \$749,900  
 Wonderful 2,500sqft home 3 beds, 3 bths close to Village  
 Gorgeous, be house Proud  
 Not to be missed

**Brad MacLaren  
 Personal Real Estate  
 Corporation  
 250-727-5448  
 Sotheby's International  
 Realty Canada  
 250-380-3933 ★**

**Sooke**



**1/2 ACRE, DUPLEX  
 ZONED - SUBDIVIDABLE  
 PLUS HOME**  
 New MLS 364755 \$539,800  
 Located within walking distance to the Sooke Village Centre, this 1/2 acre property is large enough to subdivide into 2 lots or a 3 lot Strata subdivision. Featuring a solid well kept 2-3 BDR home with a 1 BDR suite downstairs, this property is also excellent if you are looking for a home with ample parking, building a workshop or building a vacation rental cottage in the back yard. Excellent investment or holding property. Drive by 6456 Gollege Ave - follow Sooke Rd to Drennan or Charlers to Gollege.

**Fred Lerch  
 Personal Real Estate  
 Corporation  
 250-889-2528  
 Sutton Group West  
 Coast Realty  
 250-479-3333**

**OCEANSIDE LIVING!!!**  
 NEW MLS 361060 \$259,300  
 Sun, surf and summer! THIS is the place you want to be before summer sets in. Quick drive to the surfing breakers, private yard for tanning days and summer fun with friends and family. A great beach for beach combing and lots of clean, fresh air! Great location, close to beach, store and community bus PLUS town core is just minutes away. This sweet, two bedroom country cottage is waiting for you. Come for a visit, you'll be glad you did. Priced to please \$259,300.

**Clayton Morris  
 250-686-9814  
 Pemberton Holmes  
 Sooke  
 250-642-3240**

**Gulf Islands**



**VERY PRIVATE 10 ACRE  
 PARADISE!**  
 New MLS 365156 \$559,000  
 The existing 1,770 sqft, 3BR, 2BA rancher could be downsized to a cottage, to allow you to build on the upper ridge of the property. Features: magnificent cedar barn, greenhouse & lovely fenced garden.

**Sam Boyte  
 Dockside Realty Ltd.  
 1-866-629-3166**



**BOOT COVE HOME**  
 New MLS 362869 \$349,000  
 Tucked away in Boot Cove is this corner lot property overlooking Boot Cove on Sunny Saturna Island. Two level home which is waiting for your updating ideas. Beautiful fenced in property stretching to the shore. Great price!

**Michael Vautour  
 250-818-3919  
 Dockside Realty Ltd.  
 250-539-2121**



**SPACE AND SUNSHINE**  
 New MLS 364391 \$307,000  
 Bright Spacious Living in this functional 2400sqft, 4BR, 3BA renovated home (2001) with open plan kitchen-living-dining rooms. Upstairs enjoy an oversized master suite w/soaker tub. Easy care vinyl-siding. This home awaits its new owner!

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



**HERITAGE HOME & OCEAN  
 VIEW ACREAGE!**  
 New MLS 364316 \$307,000  
 Once operated successfully as a B&B, lovingly restored heritage 4BR, 6BA home on 2.44 acres. Central location on Pender Island-walk to shopping, marina & beaches. Calling out to be a thriving B&B or "Backpackers Inn."

**Sam Boyte  
 Dockside Realty Ltd.  
 1-866-629-3166**

**Gulf Islands**



**SOUTH WEST  
 OCEAN VIEW HOME**  
 New MLS 364352 \$649,000  
 Beautiful family home; 180-degree ocean view on 1.84 acres. 4BR, 2BA, open plan kitchen & dining, with a games-room and family-room in the walkout basement. This acreage is mostly flat & sunny with a double garage.

**Tanja Lonergan  
 Docksider Realty Ltd.  
 1-866-629-3166**



**SUNNY DISPOSITION**  
 New MLS 364588 \$435,000  
 This charming 1,100 sqft coastal home offers stylish living with a sensible layout and plenty of outdoor living space. Central staircase. 3 bedrooms. 2 baths. Carport/workshop. Great gardening spaces and level lawn areas. See all the details here: www.TheHobbs.ca

**Chris Hobbs &  
 Darlene Hobbs  
 Sotheby's  
 International Realty  
 Canada  
 1-250-537-1778**



**GARDEN OF EDEN!**  
 New MLS 352469 \$497,000  
 Saturna Island Garden of Eden! 8+ acre property offers everything you need for a hobby farm. Plenty of sunshine, extensive fenced gardens and orchards. Use the manufactured home as your cottage while you build, or convert existing workshop into your residence.

**Michael Vautour  
 250-818-3919  
 Docksider Realty Ltd.  
 250-539-2121**

**Gulf Islands**



**WATERFRONT MOORAGE!  
 ITS OWN BEACH ON  
 SALT SPRING ISLAND**  
 New ML 36804 \$625,000  
 Stunning & elegant west coast style 3 bedroom, 2 bath home situated on a .46 acre, sunny, low bank OCEANFRONT! Over \$200,000 spent on this Dazzling renovation. Open Concept Design, gorgeous kitchen w/island. Formal dining & living rooms, w/wood floors, vaulted ceiling, skylights & bay window. Cascading decks, sunny patio & hot tub. Master Bedroom retreat with Ensuite bath. Lower level perfect for guests. Double car garage. Musgrave Estates enjoys protected deep water moorage w/power & water & tennis courts. Easy boat access. Make the fantasy of owning oceanfront a reality. Call Alison for details and viewing.

**Alison Stoodley  
 DFH Real Estate Ltd.  
 250-477-7291**

**Up Island**



**YOUR LAKESIDE COTTAGE  
 OR FULL TIME RESIDENCE**  
 New MLS 356062 \$399,900  
 Beautiful Lake Cowichan 2007 Custom Built, 3 bedroom, 2 bathroom 1,139 sqft home. Lake views and a 60 foot walk to the beach. High end package treatment system, strong well, HRV, 200 amp panel, metal roof, oak floors, Jotul gas fireplace, sport court, wrap around deck, hot tub, boat and toy storage. Steps to Gordon Bay Campsite and near March Meadows golf. Located 1 1/2 hours from Victoria in Honeymoon Bay.

**Mike McCulloch  
 Royal LePage  
 Coast Capital Realty  
 250-592-4422 ★**

**IC & I**



**10 ACRE ZONED  
 DEVELOPMENT PROPERTY**  
 New MLS 364752 \$3,750,000  
 In Sooke's town core. Good for single family duplexes, multi-family, townhouses or assisted living. Up to 133 units with mountain and valley views and services at the property line.

**Glenn Nicholls/  
 Tara Pankhurst  
 Pemberton Homes-  
 Cloverdale  
 250-384-8124**



**CALL THE REV TEAM  
 250-382-9171**



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It's your Life.

Surrounded by natural beauty in the vibrant coastal community of Sooke, Heron View Seaside Townhomes offer a true West Coast lifestyle and unbeatable value.

Perched on a breathtaking 10-acre oceanfront setting, just under an hour from Victoria, these beautiful, move-in ready, 3-bedroom townhomes offer up to 1,757 square feet of living space as well as a 2-car garage. Plus get unlimited access to first-class, resort-style oceanview amenities including pool, regulation tennis court, gym, hot tub, infrared sauna and fire pit. A vibrant community with unbeatable amenities, all just minutes from pristine forests and beaches, golf, sailing and hiking.

When you live at Heron View life feels like a permanent vacation.



Prices start at \$398,900\*

Visit heronview.ca  
Call 1.778.425.4130

6995 Nordin Road, Sooke, BC

\*Prices are subject to change without notice and include applicable GST, E.&O.E.





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Our experienced team is committed to putting our knowledge to work for you in all steps of your real estate transactions, from start to finish. The Neal Estate Team is one of the most respected teams for buying and selling in the world and take great pride in delivering the very best world class personal real estate service in Greater Victoria and Southern Vancouver Island, because you deserve no less.

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### FEATURE HOME



[www.392IvorRoad.com](http://www.392IvorRoad.com)



### SW Prospect Lake - Saanich West - \$1,277,000.00

Enjoy peaceful & quiet with 5 bedrooms + den in over 3,200 Sp. ft all on 1 level & over 1,700 square foot Man Cave all on 2 acres on quiet Saanich road only five minutes from shopping, recreation, schools & downtown. Plenty of light with 20 skylights in this updated open concept home with sunny south kitchen & spa like decadent master ensuite. Separate cottage with bathrm & private hot tub too. The 6 car garage "Man Cave" has 4 skylights in the vaulted ceilings, it's own kitchen, bathroom, power & heating system. (Tools Cabinets and Work Benches, 2xTV's, Pool Table, etc... included). Great access with plenty of room for toys & easily adaptable for animals. Full RV Hookups & loads of parking & more included. Available immediately, call now!



[www.27-2210SookeRoad.com](http://www.27-2210SookeRoad.com)  
 CO Hatley Park-Colwood  
 \$434,900



[www.2555StubbsRoad.com](http://www.2555StubbsRoad.com)  
 2555 Stubbs Road - ML-Mill Bay - Malahat & Area  
 \$698,000



[www.1900Watkiss.com](http://www.1900Watkiss.com)  
 VR Hospital - View Royal  
 \$389,000



[www.38Haagensen.com](http://www.38Haagensen.com)  
 VR Six Mile - View Royal  
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