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## Open Houses PAGE 6

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**AMY McGEACHY** PAGE 4  
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603 sq. ft. MLS 366796



### Bear Mountain Condo

**\$225,000**

104-1375 Bear Mountain Pkwy.  
1 bedroom, 1 bathroom  
562 sq. ft. MLS 366864



### Gorgeous West Coast Home

**\$2,200,000**

2616 Seaside Dr.  
4 bedroom, 4 bathroom  
4,063 sq. ft. MLS 366265



### Charming Deep Bay

**\$698,000**

5520 Deep Bay Dr.  
2 bedroom, 2 bathroom  
.21 Acre MLS 366520

**RE/MAX Camosun**



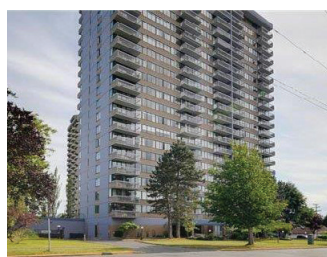
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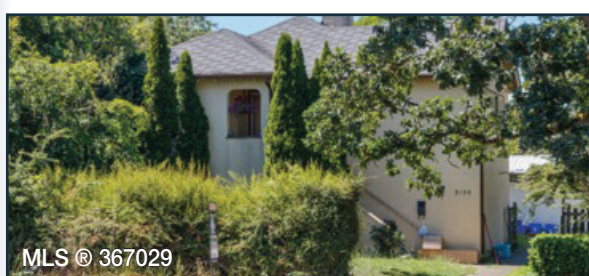
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### Gordon Head Gem

Open House Tonight 6pm-8pm 1685 Ash Road  
WOW. Here's a fabulous opportunity for a large family residence in a great location, set on a generous 9900sqft lot. Home features 2 bdrms plus den up and 3bdrms and a rec room down for good family separation. Large living room, with dining and updated kitchen, plus plenty of entertaining space outside next to the pool! Fantastic value here. \$675,000

### Character House..... In Town!!

First time to market in 50 years!! Located on Harriet Road. Built in the early 1941 this mid century residence needs a little love! Fantastic price for a family to get in and renovate. Hardwood flooring, coved ceilings, plaster walls. 2 road accesses, zoned for secondary suites. This NOT going to last....call NOW. \$450,000.

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Executive custom home built by award winning Terry Johal Developments, a finalist in the 2010 Canadian Home Builders' Association Care awards. This immaculately maintained home features: Living room with soaring 12' ceilings, Gleaming Wood Floors, 2-way Fireplace, Formal dining room with coffered ceilings, Gourmet Designer Kitchen with Marble countertops and Island, Office/Den all on the main floor. Upstairs you will find spacious master bedroom with crown moldings, walk-in closet and splashy ensuite, as well as 2 additional bedrooms plus large bonus room. Situated on one of the most prestigious and sought after streets in Bear Mountain, with two year-round world class golf courses, spa facilities, athletic club, fine dining & future plans for 6 clay court tennis courts. Don't miss this opportunity! ML: 367215



**Fernwood Strata Duplexes**  
**\$619,900 Each**

Great opportunity to purchase this two-level, 3 bedroom, 1 1/2 bathroom Strata Duplex in the convenient and popular Fernwood/Hillside neighborhood situated close to University of Victoria, Camosun College, Cedar Hill golf course, all levels of school and much more! Featuring spacious living room with deck, separate dining room, kitchen with breakfast nook, spacious master with deck, storage shed and easy care yard. Easy to view, Call today! New ML



**Revenue Duplex!**  
**\$1,239,900**

Situated in Fernwood, this legal, Strata duplex offers two side by side, 3 bedroom 2 bathroom units offering living room with access to patios, separate dining rooms, kitchens with breakfast nooks, spacious master bedrooms with private decks, storage shed, two parking spots, easy care yard and much more. Located near Hillside Shopping Center, UVIC, Camosun College, Cedar Hill Rec Centre and Golf Course, all levels of schools and on bus routes. Don't miss this opportunity - Call Today! New ML

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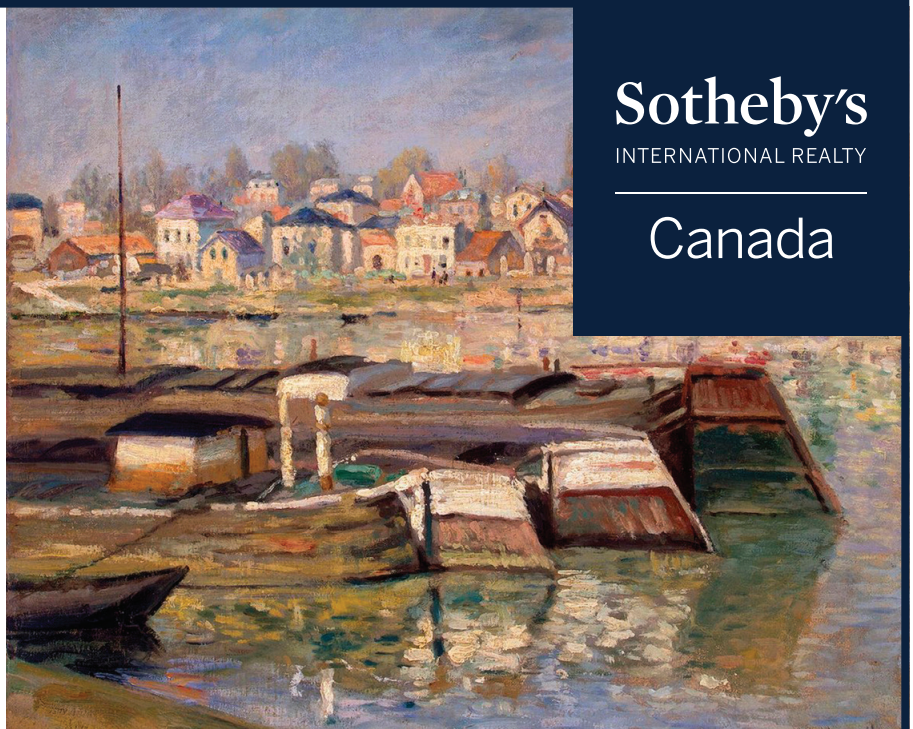
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**AMY McGEACHY**, DID

**trend**

# Accent cushions can create a new look

An accent cushion has often received a bad reputation over the years. Men roll their eyes when they think of removing all of the decorative cushions off the bed each night, while the kids automatically know which ones they are allowed to lay on, and which are for decoration only. However, even a couple of beautiful cushions can help to pull a design together, and add a pop to your space without breaking the bank. I have a closet full of cushions in various colors, sizes and textures to change the mood or style of my decor as I see fit. I often get bored with my space and want to easily make a quick change. This is definitely the way to do it. Change up the colors by season, or mix and match different complimenting colors and patterns to create a new look. The sky is the limit. It is also

quite easy to have custom cushions created in a fabric and size of your choice. Local artists, like interior designer Nicole Scott make unique cushions for her clients in beautiful imported fabrics and styles. It is a great way to support local talent, and receive exactly what you want. Take a look at [www.scottdesigns.ca](http://www.scottdesigns.ca).

Here are some features to

think about pertaining to accent cushions.


**Piping:** A type of trim or embellishment consisting of a strip of folded fabric inserted into a seam to define the edges or style lines of a cushion. This helps to give a more polished, tailored look.


**Zipper:** This allows you to remove the cover and replace the fill if needed or wash if the fabric allows.

**Fill:** A feather or down fill is by far the most luxurious, and holds the shape of the cushion better.

**Shape and Size:** Toss cushions are available in so many shapes and sizes, I love mixing large 22 inch floor size cushions with smaller 18 inch pillows, and even

adding a lumbar (also called kidney cushion) to an accent chair for added comfort.







**Are you an area realtor involved in a local charity or not for profit initiatives? We can help get the word out to the community!**

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Royal LePage Coast Capital Realty **pg 17-18**

**Oak Bay**

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New MLS 366304  
Sat & Sun, July 16&17, 11-1pm  
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**2289 Covington Pl. \$988,000**  
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RE/MAX Camosun  
www.edgsing.com **pg 17-18**

**2-1404 McKenzie Avenue. \$524,900**  
New MLS 367412  
Sat, Jul 16, 2-4pm  
CHERYL BARNES, 250.413.7943  
Remax Camosun **pg 7**

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**1289 Glenshire Dr. \$615,000**  
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**3651 Citadel Place. \$1,288,000**  
MLS# 366385  
Sat, Jul 23, 1-3P M  
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**26-3650 Citadel Place. \$879,900**  
MLS# 366660  
Sat, Jul 23, 1-3pm  
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**SOLD**

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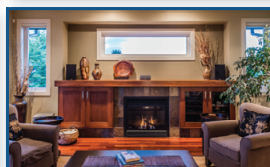
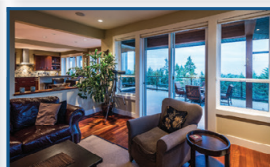


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3651 Citadel Place. MLS# 366385



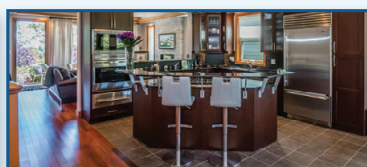
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\$600,000	\$21,000	\$12,000	<b>\$9,000</b>
\$700,000	\$24,000	\$14,000	<b>\$10,000</b>
\$800,000	\$27,000	\$16,000	<b>\$11,000</b>
\$900,000	\$30,000	\$18,000	<b>\$12,000</b>
\$1,000,000	\$33,000	\$20,000	<b>\$13,000</b>
\$1,500,000	\$48,000	\$30,000	<b>\$18,000</b>
\$2,000,000	\$63,000	\$40,000	<b>\$23,000</b>

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Overlooking the Course  
MLS 365551

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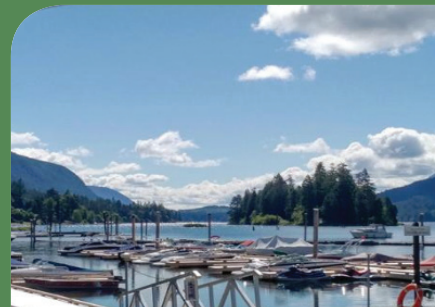
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**Grand Character | \$1,299,000**  
1221 Richardson  
4 Beds/4 Baths  
3136 sqft  
MLS # 367273

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PATRICK.ACHTZNER@GMAIL.COM  
250 818 4726



**OPEN HOUSE • SUN 2-4PM**

**Royal Oak Condo | \$345,500**  
107-4536 Viewmont Ave.  
2 Beds/2 Baths  
800 sqft  
MLS # 366437

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PATRICK.ACHTZNER@GMAIL.COM  
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Walk Out Basement  
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**12-15 HELMCKEN \$549,900**

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**24-2363 DEMAMIEL DR., SOOKE**

LOOKING FOR A RETIREMENT DREAM HOME? Incredible offering; one level end unit in Sun Rivers finest townhouse development "The Pointe". 2 bed & den, 2 bath, single garage, private back yard patio. **\$389,900**



**SUITE DEAL IN SIDNEY \$239,900**

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*Sweet Home Victoria* Real Estate Team



**Sukhmeet Grewal**  
**250-704-9794**

**8520 Lochside Drive**

Spacious ocean view home located just steps to the beach! This lovingly maintained 3000+ sq/ft, 3 bed, den/bed, 3 bathroom, big office and huge family room home needs nothing but you to move in. The sizable master suite includes walk-in closet with own ensuite. Inside, everything has already been done all the way from new hardwood, paint, kitchen and bathrooms. New boiler installed for radiator heating and electrical updated to 200 amp in 2011. Nothing has been spared to make this one of the most remarkable homes on the market today. Outside, the Private .55 acre of landscaped gardens has mature shrubs and trees for you to enjoy. Downstairs has potential to add in-law accommodation with own separate entry. Call today to view this Gem! MLS 367285 \$798,888.



**www.propertylistingsvictoria.com**

**51004-737 Humboldt St, Downtown Victoria**

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 365785 \$629,000



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**Open Houses** PAGE 6

**MICHELE HOLMES**  
Victoria's Full Service Real Estate Specialist

**Home design trends** PAGE 4  
**AMY McGEACHY**  
ONLINE ALL THE TIME  
revweekly.com

**2021 Curmudgeon Oak Bay**  
4 Bed/2 Bath \$895,900

**Sidney — \$1,859,000**  
MLS 363950 • 2019 9409 Third St  
Three Bedrooms • Four Bathrooms • 3,044 sq.ft.  
Extraordinary Outdoors Luxury 2 Store Condo

**Lands End — \$2,449,900**  
MLS 366630 • 408 Lands End Road  
Updated • Three Bedrooms • Four Baths • 3,067 sq.ft.  
Sweeping views and sunsets • Deep water dock

**Sidney — \$899,000**  
New Listing! • 2518 Oakville Ave  
Three Bedrooms • Four Bathrooms • 2,399 sq.ft.  
Ocean & Mountain Views • Spacious Commercial Suite

**Central Saanich — \$2,299,000**  
MLS 365591 • 7301 Tomlinson Road  
Three Bedrooms • Three Bathrooms • 2,862 sq.ft.  
Additional 3,679 sq.ft. design • Car collector's dream

**Lands End — \$599,000**  
New Listing! • 11237 Pipers Rd  
Three Bedrooms • Three Bathrooms • 2,163 sq.ft.  
Three Bedrooms • Hardwood Floors • New Windows  
Grand New Road • Spectacular Landscaping

**Deep Cove — \$1,299,000**  
MLS 365744 • 11324 Cheek Road  
Three Bedrooms • Four Bathrooms • 2,421 sq.ft.  
Updated Kitchens • Spectacular Landscaping

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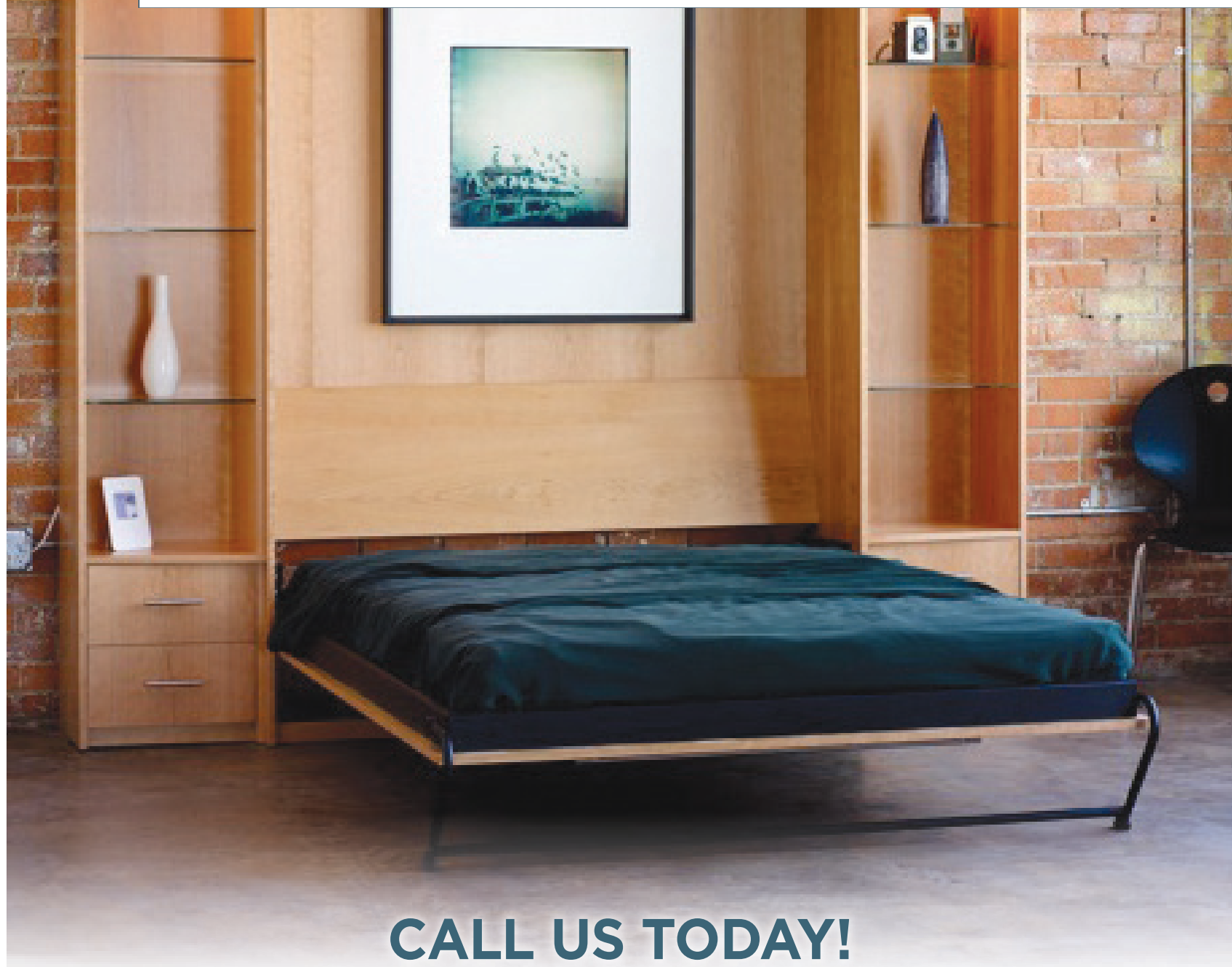


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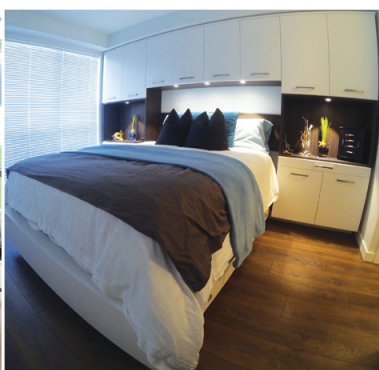
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## Condos, Townhomes, Strata Titles, Duplexes



**'CREEKSIDE VILLAGE' FAMILY ORIENTED COMPLEX**  
New MLS 367118 \$399,900  
This 2008 3 bdrm, 3 bath townhouse of 1,592sf is in an ideal location, tucked away with no drive-by traffic yet close to schools, shopping, parks and public transit in the Walfred area of Langford. Attached garage w/additional parking, gas FP, skylight and two patios. Children, pets and rentals are welcome. Asking \$399,900.

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



## LOFT STYLE CONDO ON ANTIQUE ROW! OPEN HOUSE

**SAT, JULY 16, 1-2PM  
4-1030 MEARES ST.  
NEW MLS 367455 \$428,000**  
CHIC CONTEMPORARY LOFT STYLE CONDO! The sexy open floor plan allows you to enjoy the 16' ceilings soaring up to the luxurious master bedroom & ensuite featuring a romantic two sided gas fireplace! The main level boasts floor to ceiling windows bathing the suite with sun puddles, plenty of room for entertaining, a second bathroom, a gas range and another gas fireplace for those chilly evenings at home. Outside you get a south facing deck overlooking a quiet Cherry Blossom lined street for summer relaxing. The Jigsaw was built in 2001 and showcases 6 high end suites with secure underground parking, additional storage & live/work zoning. Located in the heart of Victoria's Antique Row on the sunny quiet side of the building. Pets & rentals welcome.

**Mark McDougall  
Royal LePage Coast  
Capital Realty  
250-483-3562 ★**

## Oak Bay



## A FIRST CLASS UPLANDS LOCATION!

**NEW MLS 367370 \$1,195,000**  
\*4 Bedrooms, 2 Bathrooms  
\*Totally renovated  
\*Like a brand New Home  
\*Over 2800 sq ft of living space  
\*Fantastic Uplands Neighborhood  
\*Quick Possession Possible  
\*Nothing to do but Move-In

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## View Royal



## TERRIFIC VIEW ROYAL FAMILY HOME!

**NEW MLS 367203 \$519,000**  
\*4 bedrooms, 2 bathrooms  
\*Over 1700sq ft of living space  
\*Loads of sun exposure  
\*Situated at the end of a cul-de-sac  
\*Great Neighborhood  
\*Park, Water Way & Galloping Goose nearby

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## Esquimalt



## CHARMING SAXE POINT HOME!

**NEW MLS 367388 \$650,000**  
\*3 bedrooms, 3 bathrooms  
\*1600+ sq ft of living space  
\*Quality Construction  
\*Ocean Glimpses from Master  
\*Terrific Location  
\*Friendly Neighborhood

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## Saanich East



## ARBUTUS AREA OPEN HOUSE SAT, JULY 16, 2-4PM 2289 COVINGTON PL.

**New MLS 367276 \$988,000**  
FAMILY PERFECT 5 BR, 3 BA including a 2 BR self contained in law suite. A quiet cul-de-sac location near UVic. This custom built home features over 3,100 sf of luxury on 2 floors and has been lovingly maintained by its owners. A welcoming curved staircase entry, beautiful wood floors throughout, updated kitchen, large family room, skylit interior, double car garage and more. A great lifestyle close to many amenities!

**Ed G. Sing  
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## LIKE NEW RENO IN PRIME LOCATION PLUS IN-LAW !

**New MLS 367058 \$955,000**  
Extensive renovations over the last 3 years (est'd 350K) leaves you with close to new interior as well as the additional bonus of a close to new large 1 bedroom in-law suite, all wired and plumbed for its own laundry. Perfect home for extended family with close to 3300 square feet, and it has 4-4PC bathrooms. Park like lot offers you privacy. Cordova Bay location close to ocean and Matticks farm right across the street! Most of the windows updated and roof is approx 7 years old. Custom built cabinets. New floors, carpets, fireplaces, luxury master en-suite with double sinks and glassed in stand up shower @ radiant floors. Large 26x12 utility room looking for further development. Come see the transformation for yourself, you just have to move in! PRICED AT \$955,000

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## Saanich Peninsula



## ORIGINAL OLDFIELD ORCHARDS

**New MLS 367434 \$1,895,100**  
One of the destination place for local produce bakery goods over 12 acres with 3 legal homes and plenty of opportunity for anyone in the farming community looking to purchase an established business.

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## AFFORDABLE DOUBLE WIDE HOME CENTRAL SAANICH 55+ COMMUNITY

**New MLS 366924 \$184,500**  
Lovingly maintained 3BR 2Bath home is neat as a pin! 1155sqft with bright open concept kitchen-dining areas, generous master, spacious living, comfy covered deck. Fenced South facing backyard, beautifully landscaped, sun-filled patio, garden shed & 2 driveways.

**Kimberly Legeard  
Newport Realty  
250-656-4626**



## VIEWS VIEWS VIEWS

**New MLS 367383 \$959,900**  
Spectacular 180° views overlooking Sidney to James Island. Ideal family home with lots of room for growing family on 0.51 acre. Big East facing deck to watch the spectacular sunrises. Westcoast Style hardwood flooring, french doors and so much more.

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## Saanich Peninsula



## TOP FLOOR 2 BEDRM / 2 BATH MOVE-IN READY SIDNEY CONDO!

**New MLS 367075 \$349,000**  
Walk to the shops & bring your small pet. Immaculate & stylish. 1,016sq.ft. with the perfect floor plan! Pantry, in-suite laundry, 2012 appliances, fireplace, balcony. 55+

**Robin Lewis  
DFH Real Estate Ltd.  
250-656-0131**

## West Shore



## FABULOUS HOME ON OVER AN ACRE! OPEN HOUSE

**SUN, JUL 17, 3-4PM  
1289 GLENSHIRE DR  
\$615,000**

PRIVATE NEWER HOME ON A HUGE 1 ACRE LOT! This outstanding 2400+sqft family home features 4 bedrooms, an office that could be used as a 5th bedroom, 3 full bathrooms, a master with walk in closet and full ensuite, a large open kitchen, a dining area, and a huge living room with vaulted ceilings and gas fireplace. Bonus features include a large full height basement with a family room, a 4th bedroom, loads of storage, an easy suite conversion for the inlaws, a single garage, plus a DETACHED DOUBLE GARAGE for the toys and hobbies. Outside you get over an acre of low maintenance westcoast privacy with a fenced area for vegetables, a small lawn, and enough room to make some noise. All located in an up and coming part of Langford with quick access to the Highway, upisland and downtown Victoria.

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## West Shore



## AFFORDABLE FAMILY HOME

**New MLS 366533 \$353,000**  
Get into the market with 3 bedroom 2 bath strata duplex located at end of very quiet cul-de-sac. Lots of potential down for home based business or suite.

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## BEST VIEW OF VICTORIA

**New MLS 367223 \$829,880**  
\*TOP OF THE MT.  
\*4,400sqft 5bd, 4bth  
\*Gourmet Kitchen  
\*Vaulted Ceilings

**Brad MacLaren  
Personal Real Estate  
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## BRAND NEW LAKE FRONT HOME

**New MLS 367609 \$989,000**  
The builder is sparing no expense outfitting this 5/6 bedroom 4 bathroom 3500 sq ft home with all the bells and whistles to make it a truly special home. Hardwood floors, custom kitchen cabinetry, solid surface counters throughout, complete appliance package for main house and for your 1 bedroom legal suite. Not too late to put your personal touches. CALL TODAY!

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# Another Busy Month in the Victoria Real Estate Market

When we look at month over month numbers, sales are down almost 9 per cent in June compared to the record breaking sales we saw in May, which may be due to the very low inventory available. It's likely that sales would be higher were there more on the market to buy, but with the current conditions people may be hesitant to give up the homes they have.

Inventory levels remain lower than the year previous, with 2,289 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of June 2016, 42.8 per cent fewer than the 4,003 active listings at the end of June 2015.



*A total of 1,174 properties sold in the Victoria Real Estate Board region this June, an increase of 29 per cent compared to the 910 properties sold in June last year.*

June marks the halfway point for 2016. By this time last year 4,282 properties had sold. In the same six months this year, 6,181 properties have sold. If sales continue at a similar rate, we may meet the total sales from last year by the end of the summer. However, this may depend on available inventory, which continues to decrease.

The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in June, 2015 was \$594,700. The benchmark value for the same home in June 2016 has increased by 21.9 per cent to \$724,900.

Even in this market, price and strategy are important. It's smart to engage a local REALTOR® to identify a price point and marketing strategy to sell your property. We have seen many multiple offer situations and record breaking numbers in the past few months, but there are properties that sit unsold. Sellers trying to test the upper price limits in their specific range will find that buyers are as discerning as ever. Even in this market there is no guarantee of sale."

Mike Nugent, President  
Victoria Real Estate Board



**Whatever your needs are,  
a REALTOR® can help.**

## Gulf Islands



### LITTLE GEM!

New MLS 367526 \$225,000  
Opportunity is knocking; summer cottage priced to sell! Waterfront low maintenance property close to all amenities. This is an "AS-IS" sale. With a little bit of TLC, you could have a fantastic family retreat.

**Michael Vautour**  
250-818-3919

**Dockside Realty Ltd.**  
250-539-2121

## View Royal



### 3 BED, 3 BATH BRIGHT AND INVITING HOME WITH LARGE YARD & UNIQUE VIEWS

MLS 367178 \$ 869,900  
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