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# real estate victoria

## Open Houses **PAGE 6**

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Pages 8 & 9

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**HEARN**  
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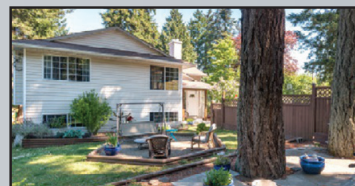


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#519-1400 Lynburne Pl  
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**Gorgeous West Coast Home**  
**\$2,200,000**

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



**Bear Mountain Condo**  
**\$225,000**

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 562 sq. ft. MLS 366864



**Charming Deep Bay**  
**\$698,000**

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MLS © 367630

**1-2 Bed/2Bath Condo**

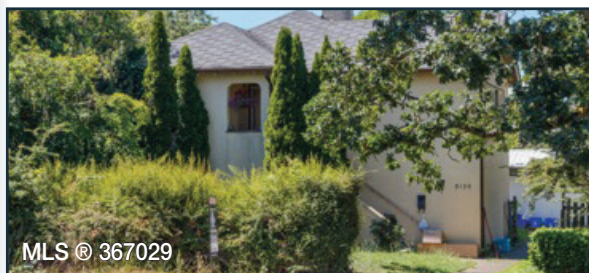
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**Character House..... Saanich West**

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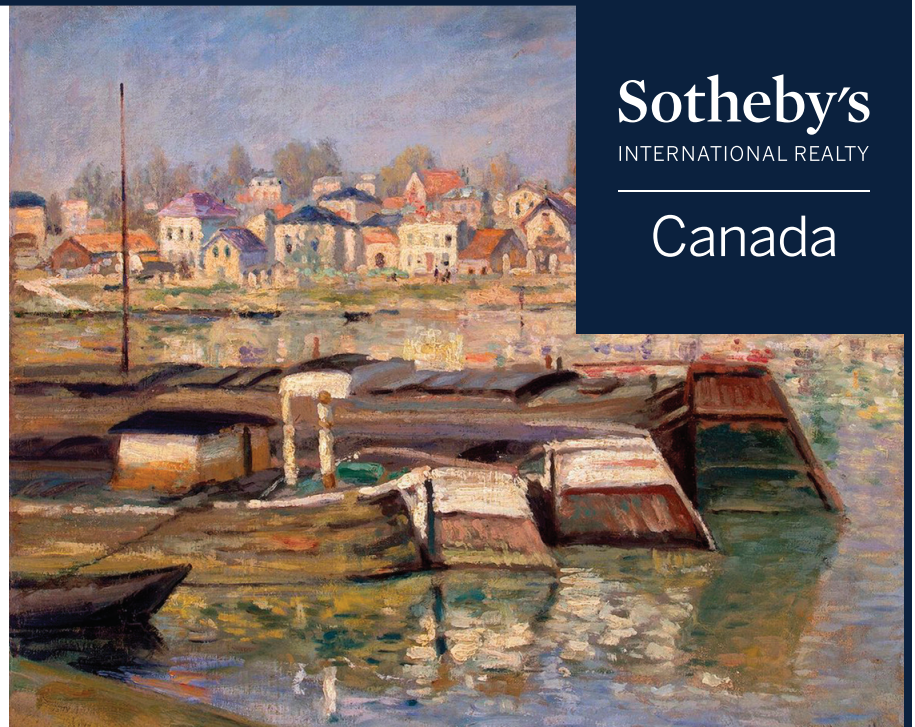


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Follow her column and check out more on [www.revweekly.com](http://www.revweekly.com)

## AMY McGEACHY, DID trend

# Giving your own bedroom the feeling of a luxury hotel

One of my favourite things about being on vacation is sinking into a luxury bed at the end of a long day. Whether it be from exploring all day in a new city, or a full day of relaxing on the beach, I always return to my hotel room exhausted and ready for a good night's sleep. Hotels have it right. They know that aside from customer service, the bed and quality of sleep is one of the top things that they are critiqued on. If their guests don't sleep well, they

won't be returning. It is true that we spend a huge portion of our time sleeping. It is how our bodies recharge after a long day. Then why is it that we often overlook creating this luxury feel in our own bedroom, where we sleep every night? Pay attention to a few key points, and you will feel like you are on a staycation in a top notch hotel, every night of the year. **Mattress:** A good supportive mattress is the most important piece of the puzzle. We

all have our own preference as to whether we like a firm or soft feel. With so many materials and options available, you really need to lay on a few and see what your preference is. Make sure that your current mattress isn't sagging, or it may be time to invest in a replacement. A poor quality mattress can lead to head and back aches, interrupted sleep and many other undesirable health issues. The addition of a mattress topper is a great option as well. A down or memory foam layer on top of your current mattress can take your comfort to the next level. The good news is that they are less expensive than buying a whole new mattress set. **Pillows:** Many people keep their pillows for far too long. They don't have adequate support anymore, or are too thick and large, leaving your neck at an undesirable angle. Have a larger pillow for when

you are sitting in bed reading, or watching TV. But make sure that the pillow you sleep on is supporting your neck. This will vary, depending on the position that you sleep in. **Linens:** I like to have a couple duvet sets to change up the look of my room. I switch them up when I get bored, or when there is a change of the season. It is a way of keeping your room fresh and fun. When choosing your linens, select a quality fiber, one that will not only feel great, but that will withstand many washes. It isn't all about the thread count, as many are trained to think. If you aren't sure what your best option is, visit a specialty linen shop. They will be able to walk you through all of the options to make sure that you are selecting the product that is right for you. You will end up saving money in the long run by purchasing a quality set.

Most importantly, leave yourself a mint on the pillow. You deserve it!





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\$800,000	\$27,000	\$16,000	\$11,000
\$900,000	\$30,000	\$18,000	\$12,000
\$1,000,000	\$33,000	\$20,000	\$13,000
\$1,500,000	\$48,000	\$30,000	\$18,000
\$2,000,000	\$63,000	\$40,000	\$23,000

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Kevin Ramsay  
250-217-5091

### 209-935 Cloverdale Ave, Saanich East

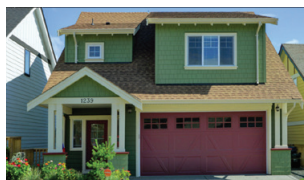
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Sukhmeet Grewal  
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**3 - 720 Linden Ave \$799,000**  
New MLS 368204  
Sat, July 30, 2-4pm  
Gay Helmsing & Anthea Helmsing  
250-655-0608  
RE/MAX Camosun **pg 17-18**

**Saanich Peninsula**

**1720 Ash Rd. \$1,188,000**  
New MLS 368110  
Mon, August 1, 2-4pm  
Shirin Purewal, 250-382-8828  
Burr Properties Ltd. **pg 17-18**

**Oak Bay**

**1720 Ash Rd. \$1,188,000**  
New MLS 368110  
Mon, August 1, 2-4pm  
Shirin Purewal, 250-382-8828  
Burr Properties Ltd. **pg 17-18**

**Saanich West**

**303 - 535 Heatherdale Lane \$488,000**  
New MLS 367485  
Sat, July 30, 2-4pm  
Sun, July 31, 1-3pm  
Claire Yoo, 250-384-8124  
Pemberton Holmes **pg 17-18**

**View Royal**

**313 Stewart Ave \$1,299,900**  
New MLS 368185  
Sat, July 30, 1-3pm  
Robert Hahn and Dana Hahn  
250-744-3301  
RE/MAX Camosun **pg 17-18**

**3798 Burnside PI \$824,900**  
New MLS 367599  
Sat, July 30, 1-3pm  
Mark Lawless, 250-744-3301  
RE/MAX Camosun **pg 17-18**

# real estate victoria

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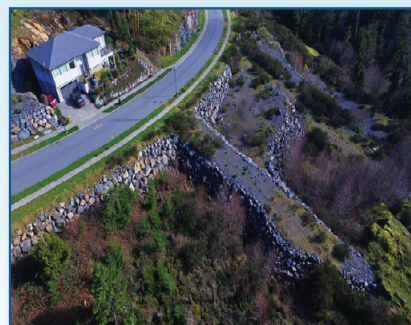
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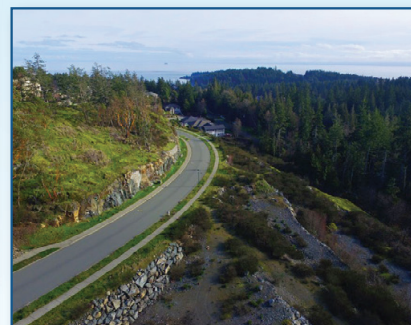
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Breathtaking views define this West Coast marvel. Elevated on the side of a hill with an unrestricted panorama of Gonzales Bay, Juan de Fuca Strait and Olympic Mountains, this home offers a rare blend of location and privacy in the highly coveted south Oak Bay area. At 5,250 sq. ft., the open floor plan is imbued with a relaxed feel as natural light spills throughout. Highlighted by its lush detailing, dual station office, media room, home gym, sauna and expansive balconies, this home captures everything to love about decadent West Coast living.

**Andy Stephenson** 250.532.0888



**5722 East Sooke Road, Sooke, BC**  
**\$1,388,000**

Living the life in one of Vancouver Island's most prized areas, East Sooke. This inviting waterfront home sits facing south on 5 acres of beautiful land. The south facing covered deck wraps around to the west for stunning sunset views after a long day. Not to be missed are the Eagles, Seals, Otters and Killer Whales that frolic in your backyard. Space is not lacking with a double garage, 4 bedrooms plus a den, 3 bathrooms, a family room and an entertainment room, all part of the 4,260 finished sq. ft. Built with pride and care, let this home be your next.

**Brad Maclaren** PERSONAL REAL ESTATE CORPORATION 250.727.5448

COMING SOON



**800 Rainbow Crescent, Victoria, BC**  
**Price Upon Request**

Spacious 7 bedroom, 4 bath home on Southwest Bank of Christmas Hill. Bright and open with generous finishing and function. Notable features; exquisite granite in entry, vaulted ceilings, quartz counters, stainless steel appliances, sky lights, engineered flooring, eat-in kitchen, huge media/gym, and entertainment sized view deck. Enjoy year-round sunsets and sweeping views toward the Sooke Hills and beyond. Central in location and 2 bedroom suite is ideal for extended family, rental or occupancy with main.

**Dean Boorman** 250.882.0234

**ANDY STEPHENSON 250.532.0888**  
astephenson@sothebysrealty.ca

**BRAD MACLAREN 250.727.5448**  
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**2176 Windsor Road, Oak Bay, BC**

**\$1,435,000**

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**1239 Lavinia Lane, Victoria, BC**

**\$2,189,900**

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**2042A Melville Drive, Sidney, BC**

**\$599,000**

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**Tammy Gray** 250.857.4729



**Donald St. Germain**  
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**Mark Imhoff**  
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**Tammy Gray**

**DONALD ST. GERMAIN 250.744.7136**  
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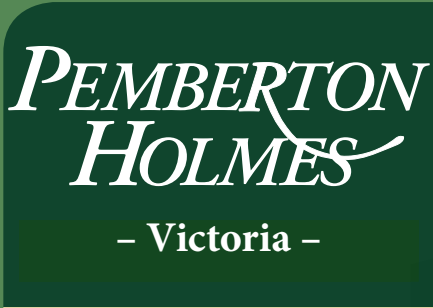
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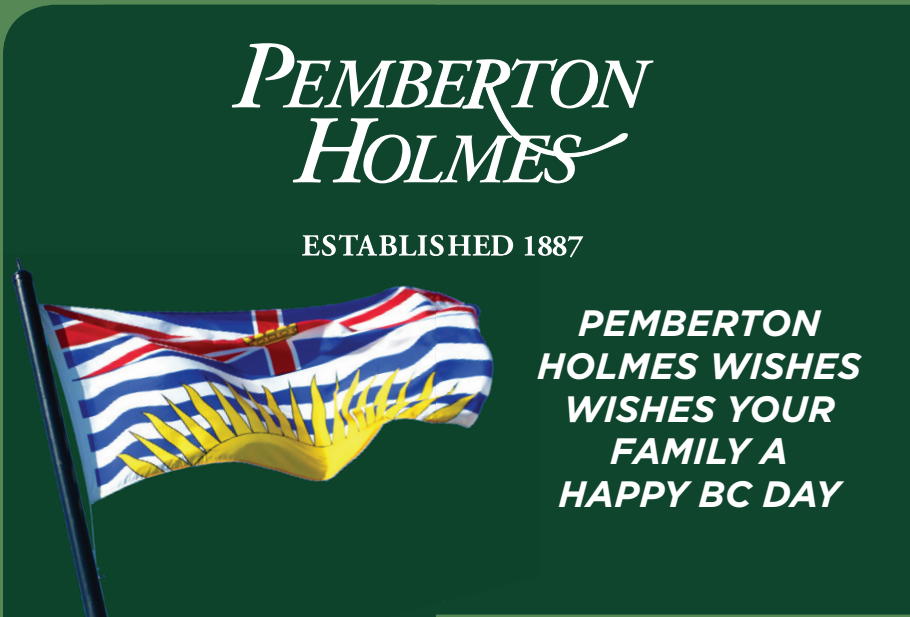


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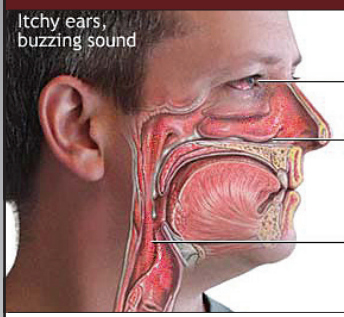
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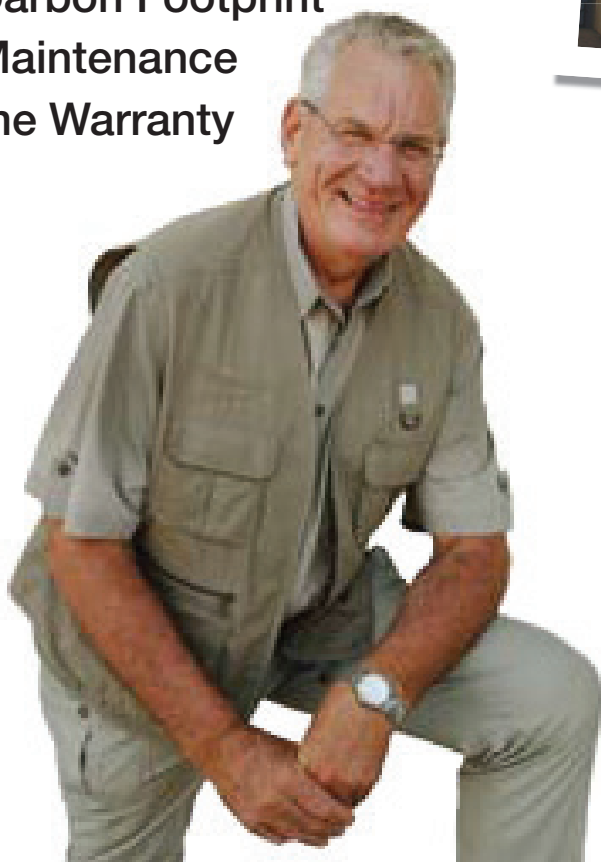


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 New MLS 368184 \$239,800  
 2BR, 2BA, Garage, Fenced Yard, Pets Ok!

**Diana Winger**  
**RE/MAX Camosun**  
**250-370-7788**



**EXQUISITELY DESIGNED CUSTOM VIEW HOME**

New MLS 367516 \$798,000  
 Features of this tastefully decorated open concept 3 bedroom 4 bath home include vaulted ceilings, French doors, 2 storey living room w/gas fireplace & stunning etched glass heron feature window. Master suite includes his & hers walk in closets, luxurious ensuite & balcony w/ views. Two more good sized bedrooms plus a 4 piece bath complete the upper level. Downstairs you will find a self-contained in-law suite complete w/ laundry hook-up. Lofty location offers sweeping views of the valley below, Olympic Mountains & city. Located on a quiet cul-de-sac of similar high quality homes. Near hiking trails of Thetis Lake Park, Highland Pacific Golf course & 5 minutes to school, hospital, stores & amenities.

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

**Saanich East**



**GORDON HEAD**  
 OPEN HOUSE AUG 1, 2-4PM  
 NEW MLS 368110 \$799,000  
 0.27 ACRE, Beautiful & Bright, In-Law suite, Close to Ocean, park & UVic

**Shirin Purewal**  
**250-382-8828** ★

**Selling a home or planning an open house?**

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**250 382-9171**

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**NEXT ISSUE PUBLISHED AUGUST 11 DEADLINE AUGUST 9**



**Saanich East**



**EXCLUSIVE 1.79 ACRE WATERFRONT ESTATE**

New MLS 365497 \$3,388,000  
This wonderful character home is a classic beauty with potential for 2 add'l lot subdivision. The large well-appointed kitchen is flooded with light. Tile floors & seamless solid surface counters have maintained charm while exceeding modern standards. Formal living/dining rooms feature original fir flooring and dramatic ocean vistas. Convenient main floor master with ensuite, his & hers closets, Juliet balcony. 4 bedrooms upstairs: one with private oceanview balcony, another with double-bed sized window seat with skylight for stargazing. Finished walk-out lower level with family room, office, sauna and wine room. Perfectly manicured grounds include tennis court, numerous decks & patios.

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

**Saanich West**



**BEAUTIFUL WEST COAST LAKEFRONT HOME**

New MLS 363730 \$1,450,000  
Create culinary masterpieces in your gourmet kitchen while enjoying your gorgeous panoramic water & mountain views, then retreat to your master bedroom & relax in the large ensuite steam shower. This fantastic 6 bedroom home has a large open concept entertainment size living/dining room featuring reclaimed oak flooring, a spacious lower level & multiple decks to maximize lakefront living. Additional 1 bedroom in-law suite w/private entrance, soaring 11 ft ceilings, patio, heat pump, A/C & gas fireplace. New roof w/tapered insulation & a Wetlands Pacific septic system. Updated private dock is perfect for swimmers & boating. Country living close to town.

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

**Saanich West**



**OPEN HOUSE JULY 30 SAT. 1-3PM 3798 BURNSIDE PLACE**

New MLS 367599 \$824,900  
Custom built "Rancher with Full Basement" with mountain views and water glimpses of Portage Inlet. This four bedroom, three bathroom home was built with superior quality and finishing details throughout. Fantastic floor plan with 1934 sq. ft. on the main level, plus finished lower level with additional storage, workshop area and generous and oversized rooms throughout. Easy "In-law Suite Potential", generous decks and patios, and even a "Heat-Pump" for efficient heating and cooling. Easy care landscaped yard with sprinkler system and an oversized double garage.

**Mark Lawless**  
RE/MAX Camosun  
250-744-3301 ★

**Saanich Peninsula**



**7908 PELTER PLACE**  
New MLS 367807 \$619,000  
Here it is; a fabulous family home, on a quiet cul-de-sac, in a very sought after Central Saanich neighborhood! Enjoy stunning valley and vineyard views from inside your home or out in your large sun deck or fenced back yard. The west facing balcony will provide a perfect setting for beautiful sunsets at the end of a long day; maybe with a glass of wine?! This one owner home has been kept in move-in condition. 3+ bedrooms, 3 bathrooms and a spacious layout to provide space for the whole family. There's endless potential to make this home your own, and an opportunity to create a legal lower suite, too! You're going to love living in this quiet, peaceful neighborhood! Motivated seller and ready for quick possession. This is a must see!!

**Craig Walters & Eric Smith**  
RE/MAX Camosun  
250-655-0608

**West Shore**



**PERFECT INVESTMENT -CENTRALLY LOCATED**  
New MLS 367948 \$239,000  
Live comfortably in this spacious 1-bedroom + Den, 1-bathroom unit in Jacklin Ridge centrally located in vibrant Langford just minutes from Westshore Centre, Glen Lake, Galloping Goose Trail, transit and more! Inside you will find a desirable open floor plan, contemporary finishing, island-style kitchen, large windows, gas fired-central hot water, in-suite laundry, and laminate flooring for easy care. Located on the quiet side of the building, sip your morning coffee on the deck with a wonderful private forest view. Building amenities include storage locker, underground parking and on-site fitness room. With rentals allowed and no age or pet restrictions, this is the perfect investment property or turn-key home!

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

**Malahat**



**CUSTOM EXECUTIVE HOME IN MILL SPRINGS**  
New MLS 367979 \$699,999  
Custom built executive home in sought after Mill Springs. Highest quality finishing's throughout with granite counters, hardwood flooring and heated tiles. Great open concept layout for entertaining on the lower level. You'll think you are at the movie theatre when enjoying the massive screen and surround sound system in the media room, it even has it's own mini kitchen, perfect for Super Bowl or kids birthday parties. This home even has it's own cedar sauna with built in stereo system. Home office with separate entrance is perfect for any home based business. Yard is beautifully landscaped and fully irrigated.

**Scott O'Neil**  
DFH Real Estate Ltd.  
250-477-7291



**BROADMEAD \$948,000**  
New MLS 367617 \$948,000  
- Private 1/3 Acre on the Park  
- 4 Bedrooms 2 Baths  
- Double Garage 2 Fireplaces  
- Hardwood Granite, More!  
- www.craigwalters.net

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



**ROYAL OAK CONDO \$488,000**  
OPEN HOUSE SAT. 2-4PM, SUN. 1-3PM

303 - 535 HEATHERDALE LANE  
New MLS 367485 \$488,000  
2 bedroom, 2 bath, Top Floor. Near commonwealth & Shopping Centers.

**Claire Yoo**  
250-858-6775  
**Pemberton Holmes**  
250-384-8124 ★

**Saanich Peninsula**



**DEEP COVE OCEAN VIEW**  
New MLS 367585 \$1,118,800  
- 4 Bedroom 4 Baths  
- Triple Sized Garage  
- Easy Care Lot  
- Enjoy Sunsets on the Water  
- www.craigwalters.net

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



**RENOVATED WITH PRIDE!**  
New MLS 367696 \$628,888  
Perfectly updated 3 bed/2 bath family home located in a popular Sidney neighborhood. Featuring beautifully remodelled Kitchen & bathrooms, cherry hardwood flooring on main, fully fence back yard, attached garage and a long list of quality features and energy efficient upgrades.

**Stephanie Peat**  
DFH Real Estate Ltd.  
Sidney  
250-656-0131



**THREE BEDROOM + DEN**  
New MLS 366455 \$289,900  
Specious 3-Br + Den, 1.5 Bath on quiet road near Shops, Buses, Schools. Large deck, private, fenced backyard, shed with power supply. Super Value, payments less than rent! Call Dale today! or visit www.MovingVictoria.com for Details.

**Dale Kroppmanns**  
Kroppmann Realty  
250-478-0808

**IC & I**



**MIXED USE BUILDING \$1,680,000**  
MLS 364977 \$1,680,000  
- Ocean Views Brentwood Bay  
- Own All Seven Addresses  
- Own the Whole Building & Land  
- Fully Rented!  
- www.craigwalters.net

**Craig Walters**  
RE/MAX Camosun  
250-655-0608

**Next Issue**

**Publishing Aug. 11**

**Deadline Aug. 9**

**real estate victoria**



**496-4678D ELK LAKE DR**  
MLS 366800 \$259,900  
Amazing, bright and spacious loft style condo in the highly sought after Royal Oak area! This beautiful living space is filled with an abundance of natural light and sunshine! Ultra-high vaulted ceilings make your living space feel even greater than the over 1,000 sq. ft. that the condo offers. 2 bathrooms, 1 on main floor and one off the master bedroom, a fully stocked kitchen, and gorgeous entry way make for a very convenient layout. Strata fees include heat/hydro. This is a must see!!!

**Craig Walters & Eric Smith**  
RE/MAX Camosun  
250-655-0608



**CHARMING BRENTWOOD BAY HOME WITH VIEWS**  
NEW MLS 368003 \$739,000  
\*Water & Marina Views  
\*Over 2000 sq ft of living space  
\*3 Bedrooms, 2 Bathrooms  
\*Master Bedroom on Main  
\*Gorgeous & Bright Interior  
\*Wonderful Detailing  
\*Lovely well-manicured yard  
\*Sure to Impress

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



**OCEANVIEW \$249,900**  
New MLS 367922 \$249,900  
\*872 sqft Apartment 1 Bedroom  
\*50+, No Pets, No Rentals  
\*Secure Underground Parking and Storage  
\*Games Room, Workshop, Library & More!  
\*www.craigwalters.net

**Craig Walters & Eric Smith**  
RE/MAX Camosun  
250-655-0608

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**FEATURE HOME**



[www.5704Wellsview.com](http://www.5704Wellsview.com)



### 5704 Wellsview Road. SE Cordova Bay-Saanich East \$825,000

Enjoy ocean, valley & mountain views in this large over 3,200 sq ft 1976 Spanish style home on a safe & quiet 0.39 acre fenced property with self-contained additional accommodation for guests, students, teens, in-laws &/or mortgage help! Built to entertain with spacious living room (with amazing views), big tiled kitchen, family room, recreation room with wet bar, expansive west facing patio. Recent updates include metal lifetime roof, significant bathroom updates & some laminate flooring. There are 3 wood burning fireplaces/stoves supplementing heating by baseboard electric & the windows are thermo-pane double glazed. There is a double carport, 2 sheds, a greenhouse too.



[www.103-3811RowlandAvenue.com](http://www.103-3811RowlandAvenue.com)  
\$549,900  
SW Glanford-Saanich West



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