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LUXURY HOMES

Pages 8&9



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Bear Mountain Condo \$225,000

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



Outstanding Value in Sooke

\$239,000

311 - 2220 Sooke Rd. 2 bedroom, 2 bathroom 854 sq. ft. MLS 368378





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Bright open floor plan, this 2007 condo offers complete privacy, 3rd floor unit over looks tranquil wooded area. Modern floor plan offers "L" shape living room /dining room, great area for computer or formal dinging. Kitchen features open granite top bar. Warmed in by wood flooring, electric fireplace in the Livingroom. Huge windows, 9ft ceilings, private deck, BBQ's allowed, creating your sanctuary. In suite laundry. Pet friendly bring your dog and cat. Rentals allowed. Underground secured parking and storage locker. Depreciation report completed and the building exterior has just finished being completed re painted, moss removed from shingles. Immediate shopping needs Red Barn at your door step. Walking, biking trails $\boldsymbol{\delta}$ great Bus routes all close by. **QUICK POSSESSION POSSIBLE**

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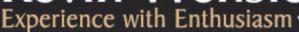
SUNRIVER, SOOKE

Gorgeous end unit, 2 bed & den, 2 bath, like new, high ceilings, open plan, built by Citta

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Personal Real Estate Corporation













Deep Cove Desirable cul-de- sac in picturesque DEEP COVE! OCEAN VIEWS from the living room & the large entertainment sized wrap-around sundeck. Many quality updates including, bathrooms, kitchen, interior & exterior painting. hardwood floors in the living areas. Over-sized windows & , Large rec room with gas fireplace. Pretty gardens with sitting areas, flowers, towering trees and vegetable gardens. Close to 2 beaches for boating, swimming & beachcombing. Enjoy the fresh fruits & veggies from the surrounding farm stands. \$675,000

Brentwood Bay Family Home

Fantastic Brentwood Bay project home. Great "bones" but needs cosmetic attention. Fantastic opportunity here for a large residence with a self contained suite. Main floor features: spacious living room, large dining room, sunroom & kitchen. Lower Level Has Laundry Room, 2 baths, utility room and full 1 bdrm suite. Large yard with greenhouse & shed. This is a winner for the buyer that wants to put their own "signature" on their next home. \$538,800

Character House ... Saanich West

First time to market in 50 years!! Located at 3150 Harriet Road. Built in 1941 this mid century residence needs a lot of TLC. Fantastic price for you to get in and remodel/ renovate. Hardwood flooring, coved ceilings, plaster walls. 2 full road frontages and zoned for secondary suites. Call NOW. \$429,900

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www.robertyoung.ca for floor plans & photos









Executive Elegance – Sunset Views \$1,189,000

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, Glearning 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-idoset 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



Gorgeous 5 bedroom, 3 bathroom home located on a quiet cul-de-sac in the desirable Mt. Doug/Gordon Head neighborhood. The main floor features Living room with Fireplace, Gourmet Kitchen with Large Family Room Addition that features Second Gas Fireplace, Vaulted Ceilings and Skylights! Master bedroom with ensuite, walk-in closet and access to sun deck. 2 more bedrooms on the main floor plus a one or two Bedroom Additional Suite down with Living Room, Kitchen, Dining Area and Large Patio. Excellent outdoor Entertainment Areas with sunny and spacious rear garden for the avid gardener or the growing family. Situated near Mt. Doug Park, UVIC, Beaches, Schools, University Heights Shopping Center, Theaters, Major bus routes and much more! ML: 368519



Real Estate Service

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Great opportunity to purchase this two-level, 3 bedroom, 1 ½ 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! ML: 367910 & 367921





Spacious and Conveniently Located \$459,900

Spectacular 1 Bedroom plus Den, 1.5 bath, south-facing suite, located on the quiet side of the popular Wave condominiums. Spacious layout featuring large open concept dining and living room, breakfast nook, electric fireplace, in-suite laundry, high quality Granite Finishes, engineered Maple Floors, 9 ft ceilings, floor to ceiling windows, view of the court yard and much more! Building also features a large fitness facility. Fantastic location in the heart of the city, just steps from all major amenities including: Market on Yates, London Drugs, Shopping, Theaters, Restaurants, Local bakeries, Cafes and more. Don't miss this Opportunity- Call Today!

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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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Cute as a Button! 9624 Sixth Street, Sidney

The perfect empty nester home! Sunny and bright, one level single family home within walking distance of downtown Sidney, Iroquois Park & the splendid oceanfront walking trail. Low maintenance, 1,495 sq ft with two bedrooms & two bathrooms all on crawl space. Efficient, easy-care home built in 2005 with a natural gas stove & fireplace & cosy radiant heat throughout. Laminate floors in the kitchen, dining & family room. Lovely landscaped garden with shed. No strata or strata fees. This ideal Sidney home is ready for you to move right in!

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How To Hang Picture

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AMY McGEACHY, DID

Creating a custom photo wall like the professionals

of the most common mistakes that I see in the homes of family and friends is awkwardly hung artwork. Hanging a beautiful art piece or photo too high is one of the largest decorating sins, and also one of my biggest pet peeves. They often know that

it isn't hung correctly, and that something is uncomfortable about it, but just aren't sure what needs to be done to correct the situation.

I like to turn to the high-end, minimalistic art galleries when I am explaining the science behind creating a beautiful wall hanging. You want the

center of the art piece to fall at eye level so that you can easily and comfortably move around the room looking from one piece to another. (I know that this is somewhat subjective, as we are all at varying heights.) However, the rule of thumb for many art galleries is to have the centre of the piece at 57" above finished floor. This may not work when you are hanging your art over pieces such as a fireplace mantle, piano, or sofa, in which case I would revert back to the rule of thirds. You also want to take the negative (blank wall) space into account as well

Framing your artwork in a

simple black frame, with a white matt, keeps your eye on the piece de resistance. Canvas works of art are also a favorite of mine. I love original art with texture, adding life and vibrancy to it. Larger in scale is usually better in my opinion, but if vou have a series of small pieces a collage or grouping can be a great way to make the piece have more impact in the space. Creating a common thread between the pieces is favorable. Whether it be consistency of the

frames, genre of artwork, or a common color scheme, there are many ways to tie the pieces together. I also like to have objects on the wall. Don't be afraid to try something a little different.







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Saanich West

508 Pamela Pl. \$790,000

New MLS 368844 Sun, August 28, 1-3pm Jacqui Thompson, 250-886-9191 Pemberton Holmes - Cloverdale

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Sat, Aug 27, 1-3pm Kevin Ramsay, 250-217-5091 Fair Realty

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216-1336 Hillside Ave \$350,000

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Saanich East

3942 Shorncliffe Rd. \$805,000

New MLS 369189 Sat, Aug 27, 2-4pm Ed G. Sing, 250-744-3301 **RE/MAX Camosun**

pg 17-18

#4 - 2566 Penrhyn St. \$679,000

Sat & Sun, Aug 27&28, 11-1pm Paul Cooper & Ellie Matheson 250-384-8124 **Pemberton Holmes**

West shore

1186 Kangaroo Rd. \$599,900

Sun, August 28, 1-3pm Alisa Jabs, 250-858-8174 **RE/MAX Camosun**

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3651 Citadel Pl. \$1,288,000

Sat, August 27, 2-4pm Cheryl Barnes, 250-413-7943 **RE/MAX Camosun**

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View Royal

1900 Watkiss Way

Sat & Sun 12-4 RE/MAX Alliance Ron Neal, 250-386-8181 www.ronneal.com

pg 6



712 DEMEL PLACE \$675.000



5579 MUNN RD \$950,000



963 WALFRED RD \$471,000



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Andy Stephenson

250.532.0888





4734 Lisandra Road, Metchosin, BC \$1,025,000

The breathtaking sea to sky views define this exquisite mountain top estate. This home affords an airy and modern feel with expansive windows providing an abundance of natural light and dazzling views throughout. This 2,149 sq. ft. 2 bedroom / 2 bathrooms home features an open concept layout, vaulted ceilings, a living room that spans across the main floor adjoining the gourmet kitchen, dining room, & master bedroom with ensuite & private balcony. 1,603 sq. ft. of luxurious patios are great for entertaining or enjoying the spectacular moonrises and sunrises.

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250.727.5448





4 - 710 Linden Avenue, Victoria \$549,000

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Donald St. Germain Personal Real Estate Corporation 250.744.7136





1 - 609 Ralph Street, Victoria, BC \$499,900

Extra living space is one feature of this nicely updated townhouse. 3 or 4 bedrooms, 3 Bathrooms, plus your beautiful ensuite, office, games room, or the possibility of extra income with a little modification, 9 ft ceilings. Some new paint and flooring make this home more inside than meets the eye. Add it's Beautiful fully landscaped yard with a great BBQ deck and this property has all the makings of a wonderful family home. Well located on a quiet street minutes to services, shopping, Galloping Goose Trail. It's worth the look.

Mark Imhoff Personal Real Estate Corporation

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4425 Happy Valley Road, Metchosin, BC

Horse property. This flat 2.06 acres with an older 3 stall horse barn, a 50 ft green house with grapevine, and a wired workshop (20x19). The house has newer furnace, 2 electric fireplace inserts, heat pump and 2 year old high treatment septic system. A spacious bright living room, separate dining area, 3 large bedrooms, ensuite and large main bath. Lower level walk out basement has huge red room with fireplace, two bedrooms, a 2 piece bath, plus more room for development. There are various fruit trees, huge sunny deck, wood shed and storage shed. Lots of extra space for RV, boat and many other toys

250.857.4729 **Tammy Gray**







Donald St. Germain



Mark Imhoff



Tammy Gray

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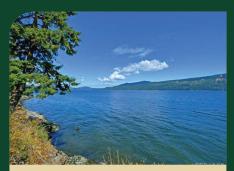
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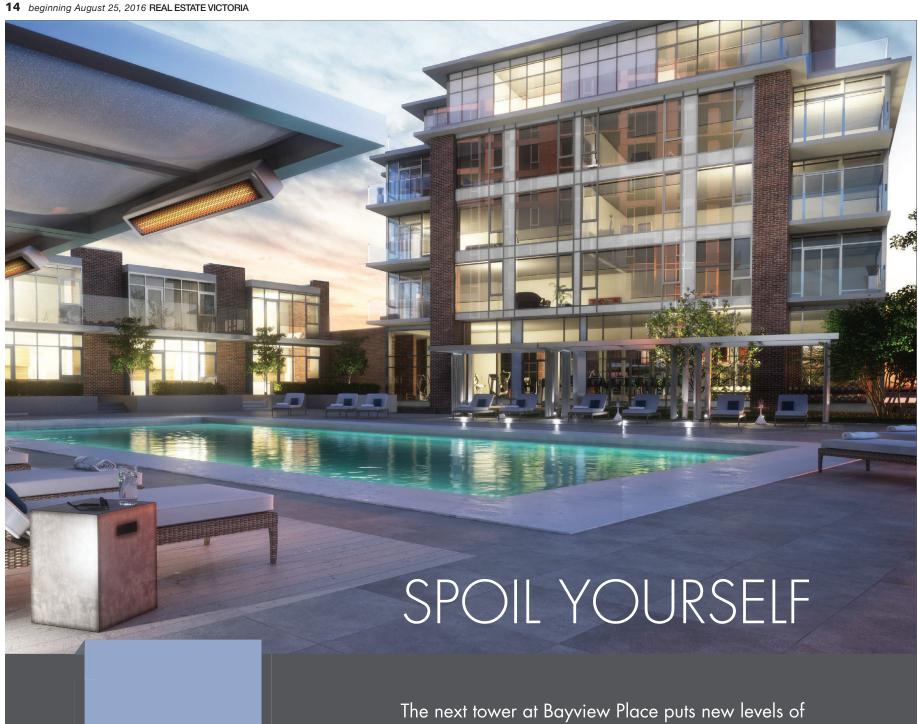
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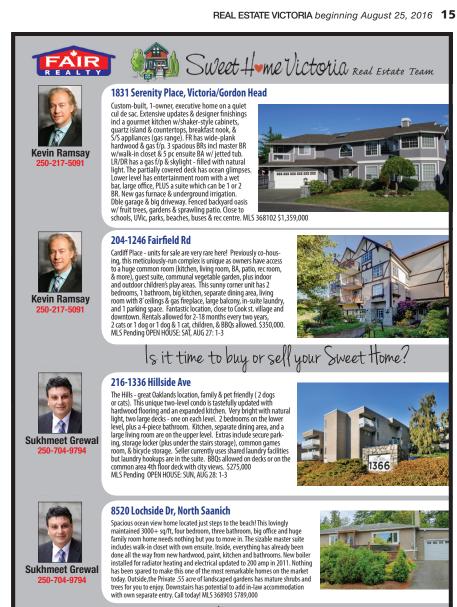


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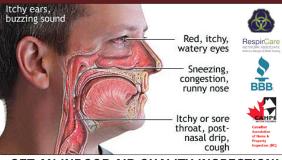
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NEXT ISSUE PUBLISHES Sept 8 - DEADLINE Sept 6 GENERAL INQUIRIES 250-382-9171

Condos, Townhomes, Strata Titles. Duplexes



A GREAT INVESTMENT **OPPORTUNITY TWO BEDROOMS \$529,000** DOWNTOWN ON YATES w MLS 368506 \$529,000 New MLS 368506

This perfect two bedroom, 2 Bathroom suite is right downtown in amongst some of the most trendy shops, restaurants, and night life. Built in 2015 by the award wining Concert Development company, it has created a quality built product. It's choices of style & contemporary amenities provides the owner with complete security cial lounge & garden terrace are perfect for entertaining & meeting your neighbours. CALL TO-DAY!

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





FANTASTIC RENOVATION!

Family Townhouse with west facing private fenced patio for you and your pets to enjoy! Kitchen has been updated more cupboards and pantry. New S/S appliances. 2 good size beds up, mast. has large walk-in closet. Both baths have been redone with designer taste. Lots of storage in and out. 2 parking spots. An easy walk to town and library. No size restriction on dogs.

Frances Wade DFH Real Estate Ltd. 250-656-0131

next issue **September 8**

deadline **September 6**



Oak Bay



UNIQUE MODERN HOME DESIGNED BY AWARD

WINNING ARCHITECT
New MLS 369086 \$1,780,000
Designed in 1958 by award winning architect, John Di Castri, this mid-century split-level is located in Prestigious Uplands. Unique modern home has had two major renovations including kitchen, baths, bedrooms more. It sits on 20,035 sq ft lot, so private w/mature growth that would suite natural vegetation or could be turned into lush manicured gardens. Natural light-filled kitchen opens to the terraced deck overlooking the estate like property. Many oversized windows throughout the home, a Di Castri trademark. 3 beds up, 2 down plus a large family room & office down. Enjoyed home as is or the sky is the limit with what could be done to further enhance the home. Spacious & private, the bones and location are nothing short of the best. www.KarenLove.com

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

Saanich East

BRAEFOOT

FAMILY HOME OPEN HOUSE

SAT, AUG 27, 2-4PM

3942 SHORNCLIFFE RD. N New MLS 369189 \$805,000 Discover this BEAUTIFULLY

presented and well maintained 4 BR residence located in the

It's surprisingly close to most conveniences & amenities in-

cluding local schools and UVic.

reno both outside & in and IT SHOWS! Designer style Kitch-

en, granite counters, new baths,

wood floors throughout, all new

thermo windows, nicely land-scaped both front & back, heat

Ed G. Sing

RE/MAX Camosun

250-744-3301

pump, etc. Don't miss this!

QUALITY UPDATES &

BRAEFOOT

neighbourhood.

Saanich East



FOREST GROVE TOWNHOUSE!

\$458.500 Great 1500+ sq ft Saanichton home in small sleeper developbuilt in 2005, this is lovely space. End unit provides much more light. Open concept main floor, large spacious kitchen, cozy living room and full dining room with electric fire-place as a feature and a French door to a beautiful tiled south facing private courtyard. Full bathroom on main. Upstairs, enjoy 2 bedrooms, with a huge master bedroom. Main bathroom upstairs is very spacious with separate water closet! New flooring, washer/ dryer, hot water tank, smoke alarms and much more. 4 ft crawl space, single car garage plus parking an additional car in front. Small pets allowed but no ren-

> Sandy Berry 250-818-8736 **Newport Realty** 250-385-2033

BROADMEAD \$933,000

New MLS 367617 \$933,000 - Private 1/3 Acre on the Park

- Double Garage 2 Fireplaces

Craig Walters

RE/MAX Camosun

250-744-3301

Saanich West

WONDERFUL

FAMILY HOME

OPEN HOUSE SAT. AUGUST 28, 1-3PM

508 PAMELA PLACE

5 or 6 bedrooms (1 can be a

den/office), huge games room,

bright open living, dining, fami-

ly room and kitchen with hard-wood floors. Large deck with a

view and 3 separate yard/garden

areas, 2 car garage with a workshop. Second suite allowed and

Jacqui Thompson

Pemberton Holmes Ltd.

250-886-8191

\$790,000

New MI S 368844

easy to do.

- Hardwood Granite, More!

- 4 Bedrooms 2 Baths

- www.craigwalters.net

Saanich Peninsula



107-9560 FIFTH ST.

Here is a quiet, sunny, adult condo at the "Blue Waters" in beautiful Sidney by the Sea! It's right across the street from the ocean front, a park and just a short walk to downtown. Recent updates include a new hybrid electrical panel with auto breakers, instant hot water, garburator, brand new high-end kitchen appliances, wired office/computer nook, new living room lighting, crown moldings and baseboards, low flush toilet and fresh paint throughout! You'll also enjoy oak flooring, a large storage locker, covered parking, work-shop, a recreation room and ocean views from the roof top library! You be living on the quiet side away from traffic, looking into the lawns and garden, all while soaking up the afternoon sun. Move in ready now!

Craig Walters RE/MAX Camosun 250-655-0608



BRIGHT, SUNNY ARDMORE PROPERTY \$849,900.00 New MLS 368498 \$849,900

Magnificent level, private property located in an area of fine homes, majestic rural properties & within walking distance to two golf courses & the sheltered waters of Coles Bay. This residence is sited towards distant Malahat views & to take advantage of fabulous evening sunsets. The bright, sunny property has a bountiful orchard of fruit trees. Original hardwood floors throughout the home's principal areas, an entertainment sized living room & family sized dining room plus kitchen with attached sunroom are just some of the features found in this circa 1963 home. Zoning may allow for a legal suite OR a Guest cotsee www.holmesrealtage, ty.com for details, MLS 368498.

Magdalin Heron Holmes Realty Ltd. 250-656-0911



DEEP COVE OCEAN VIEW CUSTOM & EXQUISITE BUILD MLS 367585 \$1,099,000 - 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

Saanich Peninsula



CHARMING ARDMORE COTTAGE \$749,900.00 New MLS 368516

Situated in North Saanich's prestigious Ardmore area is this circa 1954 home reminiscent of times past. The 2 bedroom, 1 bathroom 1170 sq. ft. cottage is comprised of an expansive living room which opens onto a sunny deck, has a quaint eat-in kitchen plus a master bedroom with attached sunroom. The .69 acre property has the potential to be your island vacation or starter home & the R-3 zoning could also be the site of a future new home as zoning may allow for a principal residence with a legal suite. The possibilities are endless; the location is prime as its within walking distance to two golf courses, Coles Bay & is not far from the charming seaside town of Sidney, see www.holmesrealty.com for details, MLS 368516.

> Magdalin Heron Holmes Realty Ltd. 250-656-0911



DEEP COVE HOME AND COTTAGE New MLS 368515 \$749,900

*.44 acre of sunlight and privacy *Near the DEEP COVE School *Over 2,800 total sqft *Pears, plums, apples & cherries *www.craigwalters.net

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West Shore

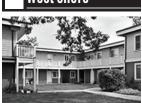


[3BED, 2 BATH] FAMILY HOME IN FLORENCE LAKE AREA

New MLS 368879 \$399,000 Family home just steps from Florence Lake. Some upgrades have been done including bathrooms and vinyl windows. Your decorating ideas will make this shine! Very bright inside with sliders off the kitchen/dining area that lead to a large, sunny tiered deck. This property is both quiet & private. Lower level is semi-suited and could provide separate accommodation. Call before this is SOLD! www.JulieSwift.com

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

West Shore



RURAL RETREAT METCHOSIN OPEN HOUSE SUN. AUGUST 28, 1-3PM 1186 KANGAROO ROAD

\$599,900 OPEN SUN AUG 28, 1-3. You can have it all here - tranquility, lovely family home, & mortgage helper income. On 3.38 acres, 4BD plus office, 3BA, wood floors, bay windows, spacious kitchen & family rm. drenched deck plus hot tub. Entertaining sized liv & din rm. Downstairs is a 1 or 2 bdrm suite. Dble garage & plenty "boys toys" parking in the yard. Only minutes from Rona & the mall. www.vicproperties.ca

Alisa Jabs 250-858-8174 **RE/MAX Camosun** 250-744-3301



BRIGHT TOP LEVEL

CONDO/TOWNHOUSE
New MLS 368956 \$215,000
Bright top level 2 bed 1 bath condo/townhouse (own entry) in quiet complex in central Langjust steps to amenities and a quick bike ride on the Galloping Goose to downtown. Large eat-in kitchen, living room, 2 generous size bedrooms, in-unit storage, and in-suite laundry. Exterior renovated with stucco and hardi-plank. Family oriented complex allows some rentals and pets, comes with 1 parking spot and a second can be rented. Call for appointment to view

Anke Venema 250-882-2272 Century 21 **Queenswood Realty** 250-477-1100

- *3 acres Mountain Top
- *2,200 sqft, Huge Vaults
- *Massive Decks *4734 LISANDRA ROAD

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

BEST VIEW OF ALL

New MLS 368967 \$1,025,000 *Mt.Baker/Victoria/Port Angeles

West Shore



MILLS CREEK FAMILY PERFECT

New MLS 369312 \$589,900 A unique enclave of homes bordering Millstream Creek & the Galloping Goose Trail. This 3yr. old home is in "show home" condition. 3 BR 2 Bath with modern open floor plan. Gourmet Kitchen with stainless appliances, Gas cook top & granite counter tops. Living room with gas F.P. Huge Family room on lower with bar. Spacious master with ensuite & walk-in closet. Gleaming hardwood on main.

Quiet Cul-De-Sac bordering
green space. 1K to Thetis Lake
Park.

Lynne Sager RE/MAX Camosun 250-744-3301





SUITE DEAL SUBDIVIDABLE LOT

New MLS 368717 \$468,000 Large 1/2 acre lot walking dis-Large 1/2 acre lot walking distance to schools, bus and shops. Up 2 Bdrms, 1 Bath, down 1 Bedroom, 1 Bath. Classic 60's bungalow with many improvements, new roof, H.W Tank, windows, flooring etc. Duples 2 Zoned for vacation rentals and 2 condary, switch Build large. secondary suites. Build large workshop or Vacation Cottage or subdivide. Lots of potential. Offered at \$468,000

Fred Lerch 250-889-2528 **Sutton Group** West Coast Realty 250-479-3333

Gulf Islands



SOUTHWEST OCEAN VIEW PARADISE!

New MLS 368408 \$699,900 Paradise Found in Port Washington Pender Island! This is ruly a Frame-able View on a Pastoral Setting featuring 1.3 acres of sunny green meadow with fruit trees galore! The Country Custom Built home features approx.1740 sqft 3 BR, 3 RA and even a Studio-Sleen BA and even a Studio-Sleep Cottage! This is a magnificent property in a magnificent location and it awaits its new own-

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

Malahat



[3 BED, 2 BATH] MILL BAY HOME WITH OCEAN VIEWS New MLS 369236 \$299,000

Fabulous opportunity to use sweat equity! This home needs TLC but is well with the effort. Close to the waterfront with ocean views from the living room and large deck. 3 bed 2 bath home on almost a third of an acre. Main living area consists of a Large kitchen with plenty of counter space plus a separate eating area and spa-cious living room. Walk out lower level has its own living room and bedroom and could easily be turned into extra accommodation. Just from all amenities including a marina, shopping centre and ocean front. Large private backyard. Quick commute to Victoria or Duncan. Call now to disappointment!!! www.JulieSwift.com

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





3 BED. 2 BATH **METCHOSIN**

NEW MLS 369022 \$989,000 Me, You, and a Beach There Too! Far above, circling on magnificent wings, an eagle gazes down on the white sands of beautiful Weir's beach. Nearby is a bird sanctuary and the marvelous gardens of an open-plan residence with cozy wood-burning fireplaces in the master bedroom and the living room. This is a place to truly relax, a place to entertain family and friends. Here you can explore a hobby, perhaps emulating Emily Carr with artistry that captures the natural beauty outside your windows, the unbelievable everchanging spectacle of the sparkling ocean, the misty blue skies and snow-capped mountains. Local cedar ceiling, Ocean Theme Bathroom Mural and

waiting. Hurry! See 3D Tour. Ian Heath & Marilyn Ball 250-655-7653

views of fruit trees and seaside...your West Coast Home is

Gulf Islands



PICTURE PERFECT

New MLS 368563 \$337,000 Looking for that perfect ocean view property, on beautiful Pender Island? Just over one acre of land, delightful 2+BR, 2BA, approx 1576 sqft split-level home has everything you need. Private, sunny & room for

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



ON THE POINT New MLS 368470 \$1,495,000

Exceptional south & west facing oceanfront home, on a secluded 2.12 acre peninsula, boasting over 900 feet of shoreline on North Pender Island. Timeless design with 2930 sqft of flowing, open plan, one level living, plus another 510 sqft with a woodstove on the lower floor. There are only a handful of properties available with this type of location & exposure in the Southern Gulf Islands. This is a legacy property in the mak-

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

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

ACCESSIBLE WATERFRONT LOT. New MLS 369209

On this private building lot you will enjoy peace, tranquility plus spectacular ocean views of Tumbo Channel Easily launch your kayak or canoe from your own oceanfront access. Time to start planning that dream cot-

Michael Vautour Dockside Realty Ltd. 250-629-3166



Call the REV Team

250 382-9171

real estate Victoria



MODERN WAREHOUSE DISTRIBUTION COMPLEX New MLS 368914 \$5,195,000 National and international ten-

ants with owner/user possibilities. Prime location near Mayfair and Uptown Malls.

Glenn Nicholls Pemberton Homes-Cloverdale 250-384-8124



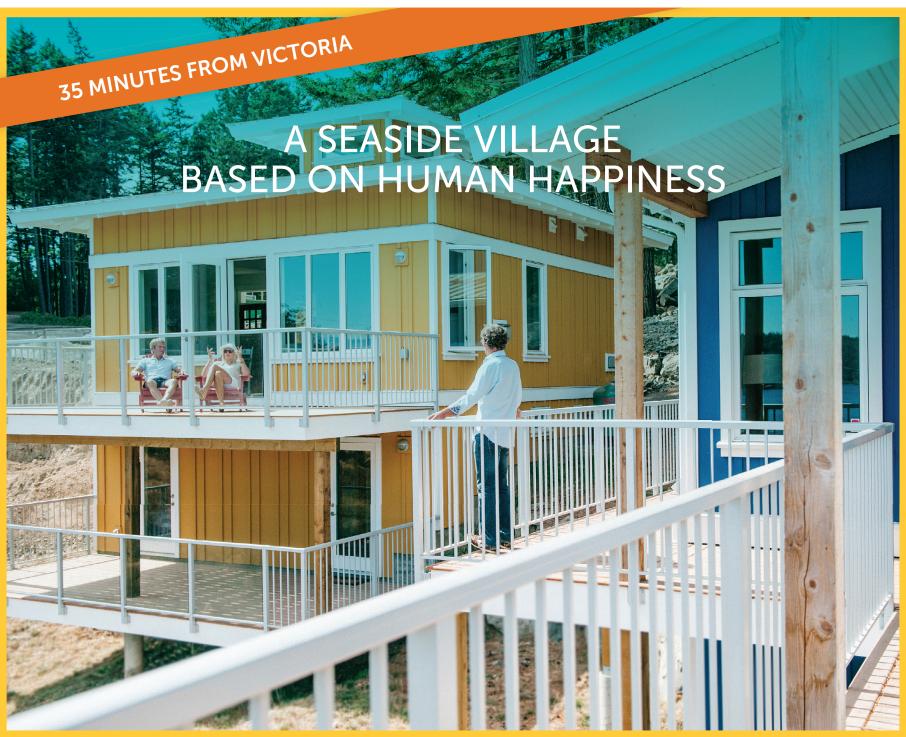
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Are you an area realtor involved in a local charity or not for profit initiatives?

Contact: Penny Sakamoto Black Press, Group Publisher psakamoto@blackpress.ca

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spiritbay.ca



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Google "The Neal Estate Team Reviews" to see what our clients are saying about their experiences!









2814 Shoreline Drive Updated Portage Inlet Waterfront View Royal \$1,070,000

njoy waterfront living and views in this updated 1975 owner built large over 3,500 square foot gorge waterfront home on Portage Inlet. Open plan kitchen with quartz island and counters with farm style oversized granite sink. Solid oak flooring through main living space. New master ensuite with walk in shower and heated floors Well maintained home has a flexible floor plan with 4 beds, 3 baths on 3 levels +1300 unfinished space means it has lots of potential. Great man cave/shop with sauna and double garage. Canoe downtown on the water or enjoy the beautiful sunsets from your deck or enclosed sunroom. Shopping, schools & golfing are a few minute walk away. It's all here in this quiet no through street. Easy to view, notice appreciated.



www.315-777CookStreet.com \$149,000 Vi Fairfield East-Victoria



www.22-1393CraigflowerRoad.com **VR Glentana-View Royal**



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www.3092LangfordLake.com La Westhills-Langford





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