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# real estate victoria

## Open Houses PAGE 6

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### Home design trends

AMY McGEACHY PAGE 4

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**SIDNEY - \$529,000**

MLS 370051 - 9594 Epcoc Road  
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MLS 370605 - 8911 Haro Park Terrace  
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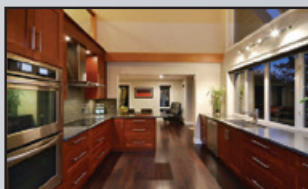
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**TARA HEARN**  
PREC

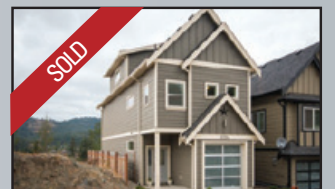
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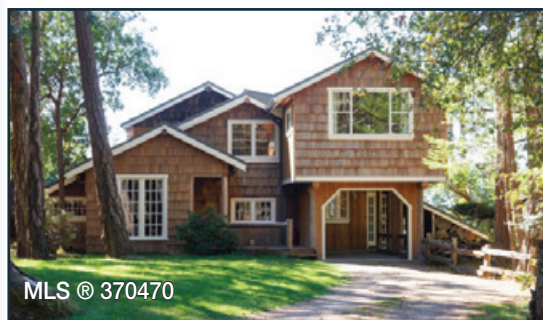
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MLS © 370470

**Rocky Point Custom Residence**

Stunning .8 acre setting for this fantastic WEST COAST custom built residence. Fabulous kitchen with ELMIRA 6 BURNER stove/oven. \$200,000 SPENT OVER THE PAST 3 YEARS ON NEW ENTRY, KITCHEN, BREAKFAST NOOK, MASTER SUITE, DEN, BATH'S, ROOF AND SEPTIC SYSTEM. Ocean glimpses, treed and private location borders 200-acre green-space/wilderness park. Outbuildings include horse barn, large garage/workshop and woodshed.



**SOLD!**

MLS © 369047

**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. \$539,900



**SOLD!**

MLS © 370807

**Saanichton Valley Views**

180 degree views to the Malahat encompassing the Mt Newton Valley. Great family residence just waiting for a few decorating ideas. 3-4 bdrms, 3 baths, double garage, large yard and a superb location.

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**Classic Bungalow \$699,900**

Classic 60's bungalow with obvious pride of ownership. Sitting high on Topaz Hill, this beautiful home features hardwood floors and covered ceilings. The main floor includes 3 spacious bedrooms, a 4 pc bathroom, bright living room and dining room, kitchen with adjoining sunroom that offers a beautiful outlook of the surrounding area and mountains. Full walk-out basement with great height and 3 pc bathroom; perfect for a suite. This home has been well maintained over the years with the benefit of a newer roof, heat pump and furnace. Located on a popular street with a south facing back yard. Close to downtown, schools, shopping and transit. ML: 371095



**Welcome to 317 Burnside  
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**Vic West Character Home  
\$569,900**

Charming 2 Bedroom, 1 bathroom character home in Vic West. Featuring French doors, hickory hardwood floors, cozy Jotul free-standing gas fireplace, newer maple kitchen w/eating area, large sunny deck, 4 piece bathroom & laundry complete the main. Upstairs you will find 2 spacious bedrooms, brand new engineer wood floors and new paint throughout. Exterior includes workshop, newer storage shed, white picket fence, gated & landscaped w/ garden beds, shrubs, flowers & cherry tree.



**South Facing Corner Suite  
\$444,900**

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! ML: 368519



**Updated Top Floor Suite  
\$499,900**

Enjoy Southern exposure and the convenient location of this beautifully renovated Rockland condominium! This beautifully renovated top floor suite offers: 2 balconies, 2 large bedrooms, insuite laundry, ensuite bathroom with walk in shower, 4 pce guest bath with granite countertop, updated kitchen with granite counters, newer glass tile backsplash, newer appliances, newer windows & doors and secure underground parking! Building features a sauna swirl pool, workshop and rooftop patio. Excellent location just a short walk to Cook St Village, Beacon Hill Park, Dallas Road Beaches, Downtown and much more. Call today!

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E.&O.E.: This information is from sources which we deem reliable, but must be verified by prospective purchasers and may be subject to change or withdrawal. Sotheby's International Realty Canada is Independently Owned And Operated. \*Salt Kettle by Winslow Homer, used with permission





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

**AMY McGEACHY, DID** trend

**T**wo things that I love, kitchen and bathroom renovations! They are often the most costly renos in your home, but they are also the most rewarding and often very necessary. Let's chat for a moment about updating the bathtub. It is currently very trendy to replace the tub with a full tiled in shower and class door. This is a gorgeous option with a high-end feel to it, but what if it isn't the right option for you? It isn't always a good idea to lose the bathtub if it is the only

one in the home. Even though showering is the most popular cleaning option in Canada, many people still like to be able to have at least one bathtub in the home. It is good to make this point part of the conversation when you are discussing the resale portion of your reno.

Shower enclosure: To tile or not to tile? That is the question... By tiling the surround of the bathtub, you can use many tile products on the market that will

give you a luxurious look, and will be incredibly durable. I like to use a larger format tile (12"x24") with an accent tile detail, as it has less grout lines and cleaning than traditional 3"x6" subway tiles. The sky is the limit when it comes to colors and design. I was pleasantly surprised when I saw the options for Bathfitters tub enclosures. If you don't want to tile the bath, this is a great option as well. (Bonus: Not grout lines to clean!)

My biggest pet peeve in the bathroom is the metal track and glass shower doors that were traditionally the only option. I love frameless glass shower doors. They are easier to clean, and make the space feel larger and more open. The Halo glass shower door from Maxx is a great option, as it is on a stylish top slide system that reminds me of barn door hardware.



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**Open Houses**  
October 20 - November 3, 2016



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**Victoria**  
**101-2211 Shelbourne St**  
**\$319,500**  
New MLS 371138  
Sun, Oct 23, 2-4pm  
Diana Winger, 250-370-7788  
RE/MAX Camosun **pg 13-14**

**Esquimalt**  
**204-1083 Tillicum Rd.**  
**\$399,900**  
MLS 370696  
Sun, Oct 23, 2-4pm  
Deanna Noyce, 250-818-8806  
RE/MAX Camosun **pg 13-14**

**357 Pooley PI**  
**\$699,888**  
New MLS 371092  
Sat, Oct 22, 1-3pm  
Gina Sundberg, 250-812-4999  
Royal LePage **pg 13-14**



**4920 Nagle Road**  
**\$998,000** MLS 364999  
This stunning executive home offers sophisticated, contemporary décor to compliment nature's spectacle: a panorama of ocean and mountain views in a private, serene setting. Exquisite surface materials like fir, slate, glass and quartz, soaring ceilings and expansive windows, a chef's dream kitchen, 4 beds/4 baths. Enveloped in nature and only 10 minutes to shopping and conveniences of the Western Communities.



**3354 Turnstone Drive**  
~~\$514,000~~ **\$528,000** MLS 371128  
Like New! Gorgeous Happy Valley 3 bed, 3 bath, 2000+ sf. family home. Open concept kitchen-living space, gorgeous quartz countertops, stainless appliances and 9 foot ceilings. Fabulous Master Suite features walk-in closet 4 pce en-suite, and electric fireplace.



**210-3255 Glasgow Ave**  
**\$245,000** MLS 371034  
REVENUE Potential! Spacious 2 bedroom corner condo features large living room, wood fireplace, private balcony, separate dining, updated kitchen and bath and loads of in-suite storage. Some pets allowed. Walk to Mayfair & bus routes.

**Saanich East**  
**1009 Southover Lane \$1,180,000**  
New MLS 370993  
Sat, Oct 22, 2-4pm  
Ed G. Sing, 250-774-3301  
RE/MAX Camosun **pg 13-14**

**4221 Wakefield Place \$799,000**  
Sat, Oct 22, 3-4pm  
Mark McDougall, 250-588-8588  
Royal LePage  
[www.homesandbuyers.ca](http://www.homesandbuyers.ca) **pg 13-14**

**3850 Amroth PI \$1,599,900**  
New MLS 371257  
Sat&Sun, Oct 22&23, 12-3pm  
Will Nikl, 250-384-8124  
PEMBERTON HOLMES LTD. **pg 13-14**

**Saanich West**  
**317 Burnside Rd.**  
**From \$429,900 - \$499,900**  
Thur-Sun, 1-3pm  
Robert Young, 250-385-6900  
Century 21 **pg 3**

**Saanich Peninsula**  
**1030 Clayton Rd \$708,000**  
MLS 368515  
Sat&Sun, Oct 22&23, 1-3pm  
Craig Walters, 250-655-0608  
RE/MAX Camosun **pg 13-14**

**10983 Chalet Rd \$968,000**  
MLS 370551  
Sat&Sun, Oct 22&23, 1-3pm  
Craig Walters, 250-655-0608  
RE/MAX Camosun **pg 13-14**

**West shore**  
**4493 B Lindholm Rd**  
**\$888,000**  
New MLS 371096  
Sat, Oct 22, 1-3pm  
Paul Whitney, 250-889-2883  
PEMBERTON HOLMES LTD. **pg 13-14**

**5159 Sandgate Road**  
**\$939,000**  
MLS 369022  
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**Sooke**  
**7034 Deerlepe Rd \$390,000**  
New MLS 371225  
Sat, Oct 22, 1-3pm  
Kevin Ramsay, 250-217-5091  
Fair Realty **pg 4**

**View Royal**  
**4 - 126 Hallowell Rd \$349,000**  
New MLS 371259  
Sat, Oct 22, 1-3pm  
Geoffrey McLean, 250-744-3301  
RE/MAX Camosun **pg 13-14**



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**5579 MUNN RD**  
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**2204 ISLAND FALLS**  
**MLS #370699**  
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1159 Sq Ft

MLS # 367272

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**1220 Shawnigan Mill Bay Rd.  
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**686 Augusta Pl. | \$585,000**  
Arbutus Ridge  
Lovely 2 storey 3 bed,  
family room, ocean views,  
Saltspring Is and more.  
MLS # 367576

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**627 St Andrews Ln | \$745,000**  
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Views of Saltspring Is.  
and golf course.  
MLS # 365040

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**Arbutus Ridge | \$409,900**  
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1825 Sq Ft

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# Westshore Living

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## Gateway to a new community

Langford has many older established neighbourhoods, but it's the new ones, in previously undeveloped areas, that have fuelled the city's expansion and made it the fastest growing municipality in B.C. in the past five to 10 years.

Among the biggest generators of new housing in the area, and new residents, is Westhills, a multi-pronged development that has become a haven for young families getting into their first home, retirees looking to scale down or be closer to their grown children and grandchildren and existing homeowners wishing to have a new home with perhaps a smaller mortgage.

While the earliest stages of Westhills were completed

more than seven years ago, development continues unabated. The Paradise Falls section, which has featured homes at two different price points – covering off younger buyers and those looking for more upscale digs – has its final phase underway. And the first phase in a 30-acre parcel known as the Lakepoint District, a condominium building, is well underway next to the Westhills YMCA-YWCA building and has proven to be a hot commodity.

"We sold 32 units in nine hours on opening day. That's 70 per cent of our building," Dale Sproule, real estate manager of sales and marketing for Westhills, said of the pent-up demand for the units.



The eventual southeast view from the top floor of the Lakepoint One condominium building.

"The big thing for most of our buyers was the convenience of Westhills and its proximity to all of the amenities around here, the arena at Westhills, the grocery shopping and other retail areas."

The plan is for Lakepoint to encompass a village feel and have a variety of services nearby, from the existing Y, public library branch and Victoria Conservatory of Music school to a planned neighbourhood pub, Lakefront Canoe and Kayak Club and further connections

to parkland areas around Langford Lake.

Phase two will be a 15-storey condo tower featuring roughly 100 suites. "We had real good demand for high-end suites, those penthouse type of suites that we didn't have in Lakepoint One," Sproule said.

"That building's going to have spectacular views."

With the red-hot housing market seeing homes everywhere sell quickly, the folks at Westhills can't build theirs fast enough to meet current demand, he said.

"Over the last few years we haven't any standing inventory, no home has not been sold before it's completed."

While prices are significantly higher today than in the days when Westhills first started targeting a portion of their new homes to first-time buyers, selling prices in Langford and elsewhere on the West Shore continue to be less for homes of similar size and age in Greater Victoria's core municipalities.

See next page



 Westhills

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WESTSHORE LIVING

# Langford mayor proud of city's contributions

When it comes to attracting and retaining residents and business on the West Shore, Langford Mayor Stew Young and his council and staff have been doing as much as possible to make buying a home or locating a business here as easy as possible.

"Langford had to be very aggressive to attract development," he said. "Right now in the whole economy of B.C., I think the housing market creates more jobs than mining and forestry combined, and Langford has known that all along."

Removing red tape to allow builders to do what they do best, which is to create jobs and housing, he said, and to

streamline the process of setting up a business in the City, has been their focus for some time.

"We try not to add a bunch more regulations," he said, especially if they are "an impediment to job creation and an impediment to business."

Since the days when growth in the area really started to take off, the City has listened to longtime and newer residents, he said, who wanted more in the way of recreational facilities nearby.

The municipality has built upwards of \$100 million in facilities and staffed them with qualified, capable managers who can run them efficiently, Young said.

Such amenities, placed in close proximity to others such as retail shopping and other services, have prompted many people to move to the area to be close to them. Not to mention the fact residents from neighbouring municipalities regularly use those facilities.

Langford is roughly the geographic centre of the West Shore and is now home to nearly as many people as the other four municipalities combined. Council and staff have worked hard together to see Langford become the economic driver for the area. "And the communities around us benefit from that," Young said.



Mayor Stew Young

## Gateway...

Sure, the West Shore has its more upscale and pricier areas, such as Bear Mountain and anywhere on the waterfront, and properties in Metchosin and Highlands can also be on the higher end, given the large lot sizes. But by and large, prospective buyers continue to look to this area for homes that will allow them to either get into the market when they might not otherwise be able to, or perhaps have a little more money in their pocket at the end of the month.

A significant percentage of buyers at Westhills, possibly as high as 30 to 40 per cent, are retired or on the downside of their working life, work nearby, are able to work from home

or are looking to open businesses on the West Shore, Sproule said. For the remainder who must deal with the commute into Victoria and Saanich, the hope is that some solutions arrive sooner than later, he added.

The recent addition of the Langtoria Greenline bus service to downtown – it starts its run at Westhills – is a positive sign, Sproule said. While he and Langford Mayor Stew Young would love to see some government offices located on the West Shore to help alleviate the crush of traffic, for now solutions like the bus will make the commute a little more bearable for some people.

[editor@goldstreamgazette.com](mailto:editor@goldstreamgazette.com)

## Mayor Shares why the community is #1 in the CRD

**A** lot of people tell me that if you look at Langford today and look at where we were at incorporation 25 years ago that almost everything is better. Everything has changed and everything is improved. Langford in 1991 was known as "Dogpatch". The newly incorporated municipality's primary task was to change that. Although we did not have much in the way of assets, the City managed to grow the local economy through the addition of diverse retail. Langford quickly became a shopping destination for southern Vancouver Island. In time, as Langford re-invested its tax revenues into infrastructure such as roads, sewers, parks and beautification projects, people who were coming here to shop started to think about coming here to live. We facilitated housing growth through a "get to yes" attitude towards zoning and development. City Hall continues to work with and nurture relationships with a diverse community of local developers, ones who understand and respond to the needs of local residents. We welcome all businesses from retail, commercial, multi family, industrial developments to create local jobs for our residents. In time, Langford also became a place where some big ideas came to fruition. Bear Mountain and Westhills are just two examples of large multi-faceted development communities within the municipality that have really expanded the range of lifestyle choices not only for Langford but also within the region. Targeted investment in recreation has attracted top tier athletes, while also serving the needs of local residents. Rugby Canada, Golf Canada, Cycling Canada and Tennis Canada now call Langford their "home" for training. In Langford we say "Live the Lifestyle", but it is much more than just that. Langford is the No. 1 place in the region to live, to work and to play. I invite you to come build your dreams with us here in Langford.



Mayor Stew Young



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**CHARMING COTTAGE  
IN NORTH SAANICH'S  
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MLS 368516 \$639,000  
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**West Shore**



**MAGICAL METCHOSIN  
OPEN HOUSE SAT 1-3PM  
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**Paul Whitney  
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**Sooke**



**2 ACRE BUILDING LOT**  
New MLS 368710 \$199,500  
Zoning allows two family dwelling. On a quiet cul-de-sac.

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**Up Island**



**GORGEOUS LAKEFRONT  
RETREAT**  
New MLS 369908 \$949,900

This stunning Youbou lakefront retreat is sure to please whether you are looking for a year round home or your dream summer destination. Set back from the road on a fully landscaped .3 acre lot with southern exposure and includes a detached 2 car garage and parking for up to 8 vehicles with room for the RV. This 2400+ sq. ft., 3 storey, 5 bed, 3 bath, main level entry home has seen many beautiful upgrades including new hardwood, slate and carpeting throughout, updated lighting and electrical and new plumbing fixtures just to name a few. The main level features a gorgeous and very functional kitchen with all new SS appliances, feature propane fireplace and views of the lake with access to a large sunsoaked deck. Upstairs you will find the master bedroom retreat complete with 5 pc. ensuite and its own deck overlooking the lake. What a wonderful spot to enjoy the sunrise or sunset with a cup of coffee or one of our local wines. Downstairs is fully finished with 2 more good sized bedrooms and a cozy family room -with another propane fireplace. From the lower level you have direct access to your back yard and the lake complete with private dock and concrete boat launch. This property has been meticulously maintained and upgraded by the current owner and is turn key and ready to go. Other features included municipal water, heat pump, fully landscaped and irrigation systems. Located in a fantastic neighbourhood of luxury lakefront homes on sought after Cowichan Lake, BC.

**Lisa Hales  
250-732-6185  
Pemberton Holmes  
250-746-8123**

**Gulf Islands**



**OCEANFRONT  
ACREAGE!**  
New MLS 370862 \$289,000

2.89 Oceanfront acres in Tyn-dallwood Estates on Pender Island. Sunny cleared site with a drilled well and survey in place. Beautiful views of Mayne and Saturna Island.

**Tanja Loneragan  
Dockside Realty Ltd.  
1-866-629-3166**

**Saanich West**



**2 BEDROOM, 1 BATHROOM  
TILLICUM HOME WITH  
ENDLESS POSSIBILITIES**  
New MLS 371074 \$494,900  
Are you ready for a project? Opportunity lives here. This home is sitting on a large fenced lot, with fruit trees and grapes. On a cul-de-sac surrounded by updated, charming properties. The property offers 2 bedrooms, 1 bathroom and wide open spaces on the main floor with vaulted ceilings and access to sundeck. Possible third bedroom down, in an otherwise open, full height basement. Take a walk along the Gorge Waterway. Close to schools, recreation centre, movie theatre and shopping. Put your sweat equity into this great location. | www.KarenLove.com

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

**Saanich Peninsula**



**DEEP COVE OCEAN VIEW  
CUSTOM & EXQUISITE BUILD  
OPEN HOUSE  
SAT & SUN 1-3PM  
10983 CHALET RD**  
New MLS 370551 \$968,000  
- 4 Bedroom 4 Baths  
- Triple Sized Garage  
- Easy Care Lot  
- Enjoy Sunsets on the Water  
- www.craigwalters.net

**Craig Walters  
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**DEEP COVE HOME  
AND COTTAGE  
OPEN HOUSE  
SAT & SUN 1-3PM  
1030 CLAYTON RD**  
MLS 368515 \$708,000  
\*.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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**COVETED LOCATION  
IN NORTH SAANICH'S  
ARDMORE AREA**  
MLS 368498 \$799,000

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 cottage, see www.holmesrealty.com for details, MLS 368498.

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

**real estate victoria**  
Open Houses PAGE 6

**MIKE HUBBY**  
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**Home design trends**  
AMY McGEACHY  
ONLINE REALTY THE TIME  
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Black Press, Group Publisher psakamoto@blackpress.ca

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### 113 - 1083 Tillicum Rd Kinsmen Park-Esquimalt \$339,900

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