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Home design trends
AMY McGEACHY PAGE 4
DEC 1 TO DEC 15, 2016

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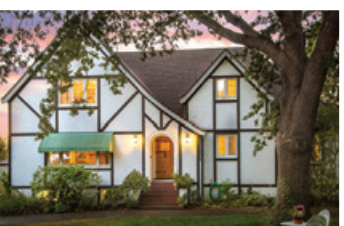
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371106



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907-100 Saghale Rd Vic West
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Spacious and sunny top floor corner unit in the much desired Brittany condominiums! Spacious layout features large living room with gas fireplace, large windows & access to deck, spacious dining room, modern kitchen with eating nook, in-suite laundry, spacious second bedroom, large master bedroom with walk-in closet & full ensuite bath. Building features extra wide hallways ideal for seniors, meeting room, and secured underground parking. Located just steps from Westshore Shopping Centre & the Galloping Goose Trail.



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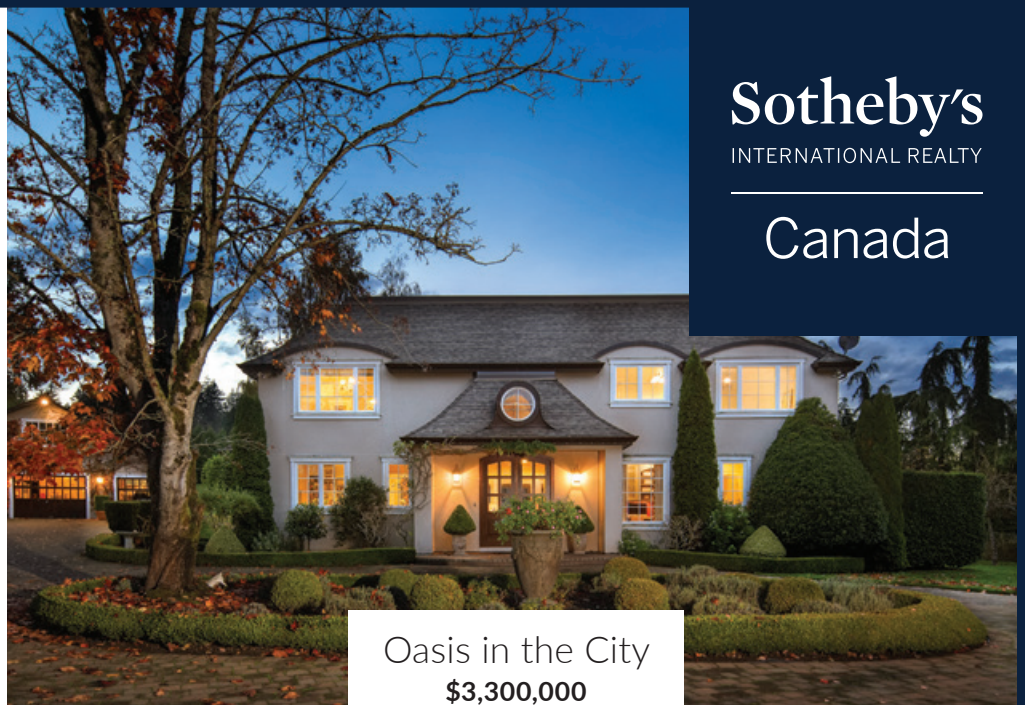
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AMY McGEACHY, DID trend

Planning for a home renovation

A home renovation can be an exciting and exhilarating time. You get to take all of the things that aren't working for you and reinvent them to make your home one that you have only dreamed about, budget allowing. However, many of us don't plan for the chaos that may ensure before the end result. There are many factors that affect the timeline and overall experience of the project. There are many things that can be avoided if properly planned out, but we also have to be prepared to deal with little surprises as they come our way. (And trust me there is always something) Here are a few things to consider before

taking that sledge hammer to the wall.

Finances: Make sure that you have budgeted out the entire renovation, and decided on something that you feel comfortable with. Hire a team that can help you stay within your budget, and understands your goals. However, that being said, you are the one that needs to make sure that you keep things in check and refrain from making a lot of small changes. That countertop upgrade may seem like a small amount in the beginning, but when all of the "change orders" come in at the end of the day, a few small things can often

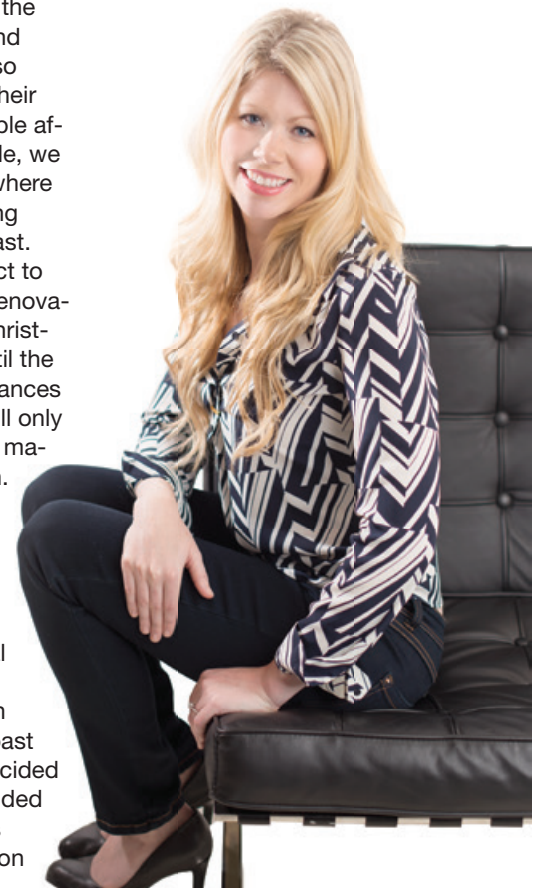
add 20 per cent to your overall bottom line.

Timelines: Be realistic and flexible. Many times a renovation will go off without a hitch. However, the worst thing that you can do is plan to have a renovation end close to a large holiday or milestone. While everyone has the best intentions to get the labor and product to you in time, there are so many factors that make it out of their control. One delay can have a ripple affect across the board. For example, we once got caught in freight strike where many of the trains were not making their regular deliveries from the east. This left the trades with no product to install, and ended up delaying a renovation for weeks. Don't plan your Christmas dinner in the new kitchen until the countertops are on, and the appliances are ready to take on the bird. It will only lead to heartache, frustration and major disappointment in the long run.

Surprises: We always hope for the best, but can't plan for things like natural disasters or personal issues. There may be things behind the walls like mold, structural issues or asbestos once you get underway. One kitchen renovation halted in the dead of our West Coast winter because Mother Nature decided to flood my client's home. This ended up delaying us mid renovation, as they had to shift both their attention

and finances to first disaster control and then restoration of other areas of the home.

All that being said, I hope that I haven't scared you. Most renovations end in toast to a job well done, and life in their new dream home.







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DFH Real Estate Ltd. **pg 13-14**

Oak Bay

650 Victoria Ave
\$1,695,000
New MLS 371029
Sat, Dec 3, 2-4pm
Nasrin Neyestani & Alaleh Rohani
250-384-8124
Pemberton Holmes Ltd. **pg 13-14**

404-1450 Beach Dr.
\$475,000.00

New MLS 372187
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Dean Boorman
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Sotheby's International Realty Canada **pg 4**



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MLS 371906

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View Royal

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MLS 368673
Sat, Dec 3, 2-4pm
Brad MacLaren, 250-727-5448
Sotheby's International Realty Canada **pg 13-14**

Saanich East

3982 Bel Nor Pl \$698,888
New MLS 371975
Sat, Dec 3, 1-3pm
Gina Sundberg, 250-812-4999
Royal LePage Coast Capital **pg 13-14**

5153 Beckton Rd \$975,000

New MLS 371491
Sun, Dec 4, 2-4pm
Doug McDonald, 250-885-1502
RE/MAX Camosun **pg 13-14**

Saanich West

4991 Prospect Lake Rd \$1,098,000
New MLS 371918
Sun, Dec 4, 1-3pm
www.ianheath-marilynball.com Ian Heath & Marilyn Ball
250-655-7653 **pg 13-14**

793 Cowper Street \$829,800

New MLS 372343
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Saanich West

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Century 21 **pg 2**

Saanich Peninsula

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Mark McDougall, 250-483-3562
Royal LePage **pg 13-14**

Sooke

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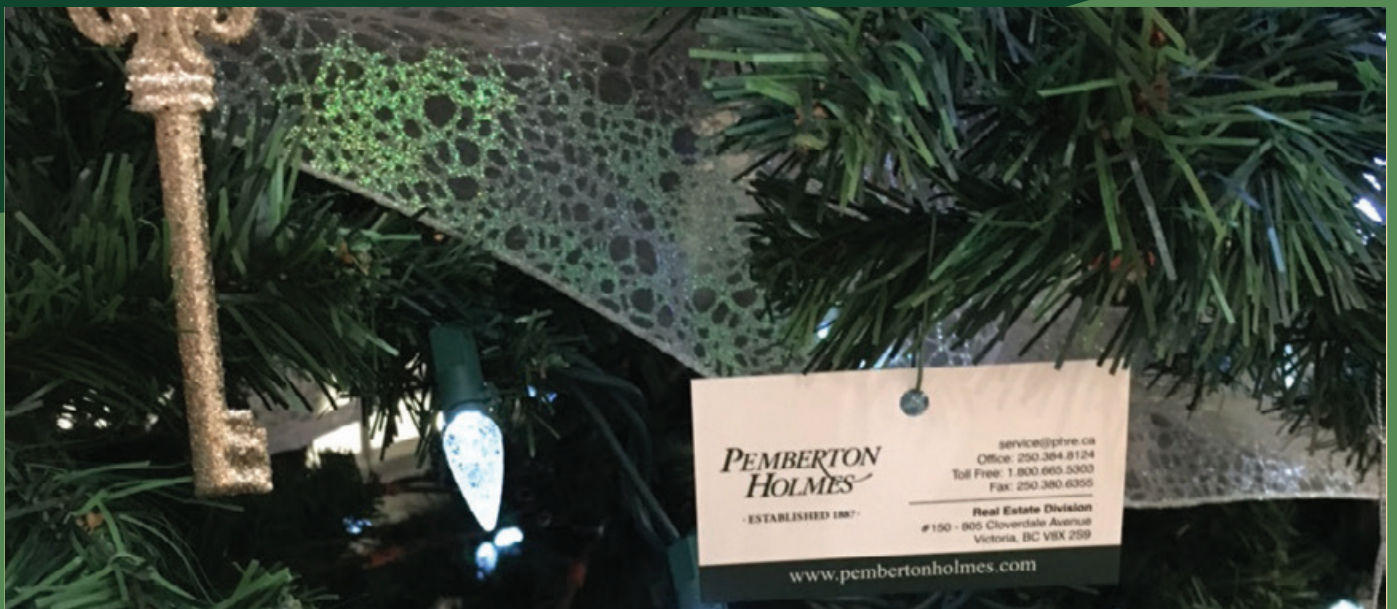
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- 1. Wild by Nature**
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- 2. Schools**
There are seven public schools in the region from East Sooke to Port Renfrew, most located in Sooke.
- 3. Recreation**
The SEAPARC Leisure Centre is located two minutes from the centre of Sooke, with a swimming pool, ice arena and meeting rooms.
- 4. Shopping**
Sooke offers a wide variety of businesses from bakeries to beer and wine stores to dental and financial services.
- 5. Restaurants**
If you got a hankering to dine out, Sooke has many fine eating establishments.
- 6. Events**
Sooke Fine Arts Festival and Canada Day are two major events celebrated here.

Welcome to your new community

Back in the day, when someone made Sooke their new home, they'd be greeted by a welcome wagon: a basket of local goodies and a handshake in good faith. Plus, everyone knew you were fresh in town, because, well, the whole street WAS the town. Things have changed over the years though, and fortunately the century-old tradition of welcoming newcomers is still very much alive in Sooke (and many other communities throughout

Canada). And there's not one, but two Welcome Wagons to choose from. First one is available from the Sooke Region Resources Society, which offers a community welcome basket containing civic information and gifts from local merchants. There's even a baby welcome basket available for recently-moved young families as well. The second Welcome Wagon comes from the Sooke Region Chamber of Commerce, providing a similar abundance



of civic information and gifts from local sponsors to newcomers and new moms in Sooke and surrounding area. Sooke Mayor Maja Tait, who signs all letters that go out to newcomers with their Welcome Wagon basket, said the wagon is a solid way to start in Sooke, having been a newcomer once herself. "When I first came to

Sooke I wondered into the District of Sooke office because I was looking for a map," she said, adding the Welcome Wagon will include maps, info on parks, trails, where to walk your dog, where all the schools are, info on recycling, even on how to deal with local wildlife. Tait suggested also paying a visit to the Sooke Region Museum,

which has a rich collection of info on local events, resources and history to offer. "Right away you'll get the culture and heritage piece of Sooke," she said. Welcome Wagon baskets will also include information on local activities and sports and athletic facilities, such as local gyms and the SEAPARC Leisure Complex.

Mayor shares why the community is No. 1 in CRD

Ask anybody who's either been to Sooke or planning to come back here: what's the coolest thing about this place? And they'll all answer in unison: community and nature. That's of course, why Sooke is very well the number one community in the Capital Regional District, and the fastest-

growing. Little does the rest of Vancouver Island and province know, this once pioneer-driven logging town is no longer the bedroom community it once was, but a bustling centre of activity. "The number one thing is strong community spirit coupled with spectacular scenery and small town charm," said Sooke

Mayor Maja Tait, adding that one of the things that what makes Sooke unique is the diverse, caring community that also happens to be in a beautiful natural setting. "Sometimes, you might have either one or the other, but in this case, we have both." Just think of it: you can sit by the water with

nothing but the wind in your hair, free of cars and noise, and a front seat to one of British Columbia's most spectacular ocean scenery. If chasing eagles around all day isn't your thing though, there's always the option of taking part in Sooke's rich repertoire of service clubs. For more info on exploring Sooke and all its



Maja Tait, Sooke mayor
countless, scenic trails, check out the Capital Regional District website or Sooke.ca.

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We bought our home in Sooke from you in 2007 and since then have come to know you so much better and really appreciate your skill as a realtor. We have always been impressed with your considerate and helpful approach. You have been very knowledgeable about the current real estate market and have always carefully listened to our concerns and needs.

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We have come to very much appreciate your integrity and professionalism as a realtor and feel like we also have come to know you as a friend. Thank-you so much for all you did for us. >>

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Living in the Sooke area

Anyone who's lived in Sooke for most their lives will tell you that it's a slice of paradise, of simplicity, and of true community spirit.

What about someone who's only been here a few years, what's their take on Sooke?

To get a better idea, we spoke with Heather Cochrane, a local Sookie who moved over from the mainland to Sooke four years ago to start fresh. Among the first things she noticed was the warmth of people.

"Ever since I moved to Sooke, I understood what the word community actually means," she said. "I've found that people are very welcoming."

The friendly small business environment and inclusion in Sooke was one of the things that prompted her to start her own business as a mobile aesthetician, which she's been running for several years.

Unlike bigger places on Vancouver Island, Cochrane said Sooke has a deeply-rooted desire to support local businesses, which gives it a bigger homely feel.

"It's not very often that I have to leave Sooke to get something... maybe a piece of furniture, because we don't have a furniture store, but that's about it," she laughed.

Cochrane described Sooke as "the volunteer capital of Canada" and she's not far off, either. To date, there are more than a dozen volunteer-run organizations that donate, organize and fund community events and support individual residents in need.

Being a volunteer with the Sooke Royal Canadian Marine Search and Rescue also helped her meet new people and got to know the community quickly.

"[Volunteering] really puts your foot in the door when it comes to meeting people. You get to know people with their own businesses, where they work, it's a good starting point," she said.

What's the last great thing about living in Sooke? Yup, the outdoors.

"Hope you like hiking and nature," Cochrane said. "There's not much of a late night scene in Sooke, but I think that's okay."

As she discovered throughout the course of many years, Sooke is a unique natural playground of rain-forest wilderness and breathtaking ocean views, most of which are a stone throw away.

"There are so many places to venture. There's some quick walks to the beach, or less than 10 minutes away, you're under a waterfall."

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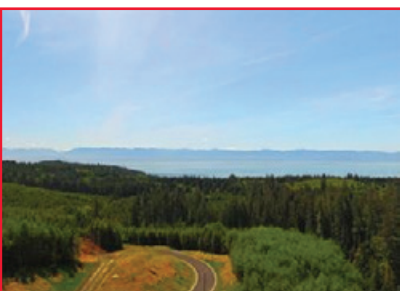
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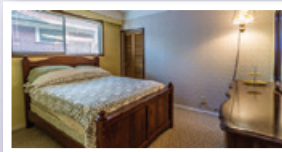
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