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Open Houses **PAGE 10**

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Home design trends

AMY McGEACHY **PAGE 5**

FEB 9 TO FEB 23, 2017

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Sooke Living
See pages 8,9



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SOLD!

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SOLD!

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Saanichton Rancher on Cul de Sac
 Gorgeous 2 bdrm, 2 bath with games room. Beautifully renovated with granite, tile, open living areas and all on one level of approx. 1600 S/F. Set on a private street close to Thrifty's Foods, hospital, restaurants and parks. This is a "can't miss" opportunity!! \$575,000

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www.robertyoung.ca for floor plans & photos



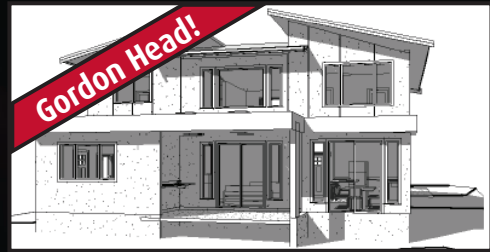
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Beautifully updated 4 bedroom, 3 bathroom South Oak Bay home! This home offers gracious living room with bay window and fireplace, media room/den with fireplace, dining room with bay window, gourmet kitchen with Bordeaux granite countertop, Villeroy & Boch porcelain sink, custom Italian design cabinetry and stainless Jenn-Air appliances plus double car garage/workshop! Featuring heated tile floors, engineered Brazilian rosewood floors, newer baseboards, newer crown molding, newer heat pump, built-in vacuum and more! Bonus - Beautiful 1 bedroom nanny suite or mortgage helper. Private south facing yard and sundeck with splashy hot tub and additional patio are ideal for entertaining. Don't miss viewing this special home!



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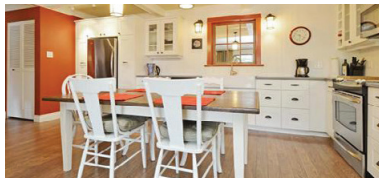
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Follow her column and check out more on
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AMY McGEACHY, DID

trend



Creating your own short term rental

While travelling, I decided to check out a few online sites to find a short term rental as opposed to a hotel stay. The main advantages is that you had all of the conveniences and amenities that you would have in your own home. We found there were many special touches added by the host. They also had beach towels, and all of the toys. It saved us from having to pack all of these extra, bulky items. A nice touch was a welcome basket. This included items like coffee, chocolates

and local candies.

We spoke to the owners of the unit and I asked them how they enjoyed being a host to travellers from all over the world. They told me that it one of their highlights. If you are considering starting a vacation rental in one of your own properties, here are a few things to consider:

- check strata and municipal bylaws to see if this is a type of rental that is allowed in your area
- provide comfortable, luxurious linens

- make sure that they have all of the utensils needed to cook a full meal
- think of the small things that your guests may forget when coming for a Westcoast vacation... umbrella, sunscreen, binoculars
- add welcome gifts, like treats from a local store that are special to your area
- There are also companies that can help you manage your vacation rental if it is something that you would like to do, but just don't have time to do it all yourself.

Calling all Victoria based design experts!

Real Estate Victoria is inviting local interior designers to submit articles for publication in this space. Email your 350 word article and a photograph of 200 dpi. Include information about the author and a phone number. Please note these are general interest articles and not for promotion of a specific business or service.

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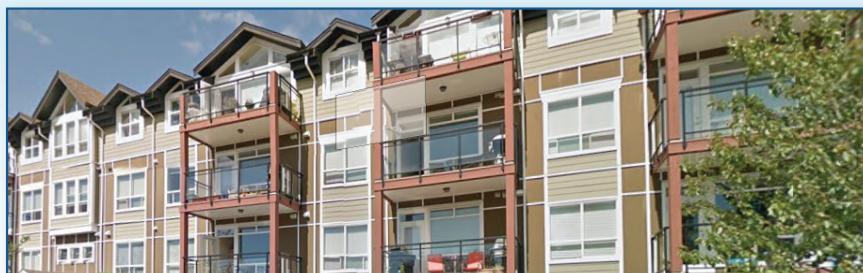
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Why move to Sooke

1. Schools

All the schools located within the District of Sooke are in School District No. 62: John Muir elementary, Ecole Poirier elementary, Sooke elementary, Saseenos elementary, Journey Middle and Edward Milne Community School

2. Parks

The area is home to several provincial and municipal parks, which include Sooke Potholes Provincial Park, East Sooke Regional Park, Sooke Mountain Provincial Park, Ed McGregor Park, John Phillips Park and Sooke Marine Boardwalk.

3. Recreation

The area has many recreation opportunities from fishing to biking to hiking and boasts the SEAPARC Leisure Complex with swimming pool and ice arena

4. Shopping

There are many shopping opportunist here from small craft stores to chain grocery stores.

Sooke among leaders in house sales

The trendiest neighbourhoods in Greater Victoria aren't in the trendy neighbourhoods of Victoria or Oak Bay – but in Sooke.

Homes in Langford, East Saanich and Sooke are selling fast, according to data provided by the Victoria Real Estate Board. Langford led the way in home sales with 45 in January, but 31 were sold in both Sooke and East Saanich last month. In comparison, 23 homes sold in Victoria and 15 in Oak Bay.

The average benchmark price of a Sooke home was \$436,100. That price has risen by more than \$80,000 in less than a year.

Yet in 2005, homes typically sold for \$271,000 in Sooke.

A total of 478 properties sold in the Victoria Real Estate Board region this January, 11.3 per cent fewer than the 539 properties sold in January last year.

Inventory levels edged lower, with 1,516 active listings for sale on the Victoria Real Estate Board

Multiple Listing Service at the end of January 2017, 38.6 per cent fewer than the 2,471 active listings at the end of January 2016. Realtor John Vernon said that low interest rates and population growth mean that more buyers than available homes, so most properties get snapped up fast.

"The hallmark is the availability of existing properties at a low that has not been seen in 30 years," he said.

That's great news for sellers who bought at a low price and can now reap the benefits of a hot market.

"We've seen higher prices here, or even bidding wars, because it's about supply, said Sooke realtor Marlene Arden.

A recent listing, a three-bedroom single-family home in Sunriver Estates, sold in three days for almost \$20,000 over asking with no conditions. The home sold for \$517,000. "Local realtors might say that's a really aggressive that person received, but you compare that with an in town listing and it's reasonable," Arden said. Vernon, who has been



Michael Leier installs siding at a construction site in Sunriver Estates. Home construction in the Great Victoria region is booming, including Sooke.

a realtor in Sooke for 27 years, said the area's affordability appears to be one of the biggest reasons why people are moving here. He said most people moving into Sooke come from Greater Victoria,

followed by the Lower Mainland, Alberta and other parts of Canada. There are few foreign buyers. Buyers tend to sell their homes in more expensive markets, possible to find a place cheaper,

less stressful with the opportunity to put some money in the bank "It's not that Sooke is just being discovered by people," Vernon said. "People have been attracted to the area for years."

Dear Michael

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.

In the course of selling our property this year we noticed, and greatly appreciated, the many times you went above and beyond the call of duty to help sell our property. You were always there for us and took a great weight of responsibility from our shoulders. You saved us a great deal of time, inconvenience and stress. In addition to that you displayed real patience and perseverance through the ups and downs of the negotiation process. All of your hard work and skill culminated in the successful sale of our home!

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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- Aquatic Centre includes a six-lane, 25-metre competition pool, leisure pool, swirl pool, sauna and pool viewing area.
- Skating arena with NHL regulation-size ice rink, with capacity for 3,500 people, arena dry floor during the summer
- Multi purpose room for dance, aerobics, yoga and events
- Three additional multi purpose rooms (capacity for 90 and 28 people) for events, meetings and celebrations
- Skate park and baseball diamond
- A nine-hole executive golf course.

The recreation complex is managed by the Sooke and Electoral Area Parks and Recreation Commission, also known as SEAPARC, which creates recreational opportunities for the public through development, provision and operation of recreation facilities, programs and activities. SEAPARC is a partnership of the District of Sooke and western com-



munities in the Juan de Fuca Electoral Area (Port Renfrew, Otter Point, Shirley, Jordan River and East Sooke). The commission serves the residents of these areas. Funding for the commission comes from property taxes and user fees. For more information please check out its website at crd.bc.ca/seaparc.



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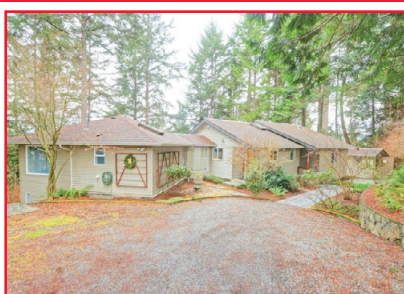
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- 3BR, 2BA, 1500+sqft
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- Close to walking trails & play park
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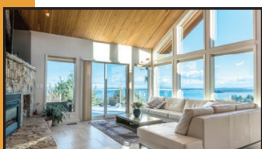
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Royal LePage Coast Capital Realty

Next issue publishing FEBRUARY 23, 2017 | Deadline is TUESDAY, FEBRUARY 21, AT 5PM



8763 Beaumaris Place
\$1,998,000
MLS 372570
Marvel at the expansive views of one of the most beautiful coastlines in the world from this luxurious west coast home.



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*Personal Real Estate Corporation



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Christopher Cook
Advertising Consultant

Call today at:
250.656.1151 ext 131
chris.cook@blackpress.ca



2106 NICKLAUS DR
MLS #373509
\$1,148,000



2863 GLEN LAKE RD
MLS #373749
\$475,000



3432 PATTISON WAY
MLS: COMING SOON
\$600,000



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**Condos, Townhomes,
Strata Titles, Duplexes****ONE BEDROOM CONDO IN
POPULAR VILLA ROYALE!****New MLS 373491 \$175,000**

- *One Bedroom, One Bathroom
- *Over 650 SQFT
- *Well Maintained Building
- *Sauna, Whirlpool
- *Close to Ocean & Cook St. Village
- *Beautiful Neighborhood

**IMMACULATE GEM
LOCATED IN THE HEART
OF FAIRFIELD!****New MLS 373840 \$849,000**

- *3BDRMS, 3 BATHS
- *Well Maintained, Lovingly Cared For
- *1500+SQFT, Plus Storage
- *Landscaped, Fully Fenced Back Yard
- *Open & Functional Floorplan
- *Fantastic Location: Beaches, Parks

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

**THE WILLOWS
ON SHELBOURNE****New MLS 373500 \$349,900**

Well maintained 2 bedroom 2 bathroom 1100 plus sq. ft. Condo in a very popular location. On a bus route to Downtown, Hillside mall, close to University of Victoria and Camosun, University heights shopping centre, Shelbourne Plaza and Tuscan Village, Library and lots more. Call John "It's Time well Spent"

John Smith
DFH Real Estate Ltd.
250-477-7291

**{2 BED/2 BATH/1 DEN}
MODERN & CENTRALLY
LOCATED CONDO****New MLS 373816 \$339,900**

Welcome to Kensington Terrace! This large unit includes 2 bedrooms & a den, 2 bathrooms and a large additional living room/dining area. Both the master bedroom and living area have their own patio - perfect for hosting! Full kitchen with beautiful modern finishes (granite countertops included!) The building offers a workout facility, sauna, billiards room and lounge. Great walk score, close to all amenities and parks. This 1400+ sq. ft condo is a true gem with endless possibilities. www.KarenLove.com

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

**Condos, Townhomes,
Strata Titles, Duplexes****BEAUTIFUL 55+ COMPLEX
New MLS 373699 \$249,000**

This spacious floor plan has a large master bedroom with full ensuite, 2nd bedroom or den, eating space in the kitchen and a large laundry/storage room. The property is in a beautiful setting with trees and lush gardens. The suite is on the sunny south-west side of the building and has a private balcony. Lions Cove is a quiet 55+ complex with a large dining/social space for activities, a community kitchen and a guest suite. There is also a workshop, separate storage and an Activities Room. Located on the bus line, close to VGH, Admirals Walk Shopping Centre and West Shore Community Senior Centre. This is a terrific value for a spacious suite in a quality constructed building.

Ranjit Thind
250-507-0507
Sutton Group West
Coast Realty
250-479-3333

**SIDE BY SIDE DUPLEX
New MLS 373697 \$699,000**

Great opportunity for the first time home buyer or investor. Revenue producing property or live on one side and rent the other side as a mortgage helper. Side by side rancher on large lot with 2 generous rooms per side and a large laundry/storage room. Open kitchen living and dining room. Brand New Roof! Great neighborhood, walking to Thetis Lake and Millstream Village. Cheaper than condo living! Call to view.

Ranjit Thind
250-507-0507
Sutton Group West
Coast Realty
250-479-3333

Victoria**SPECTACULAR OCEAN
AND MOUNTAIN VIEWS
INCL' LEGAL SUITE****New MLS 373434 \$1,588,888**

Great opportunity to own this 4 bedrooms 2 bathrooms and 2 kitchen home. Recently remodeled with desirable elements. Gourmet kitchen, hot tub in the backyard, hardwood floor and much more. Walking distance to town and other amenities. Ready to move in.

Inder Taneja
250-686-8228
Sutton Group
West Coast Realty
250-479-3333

Victoria**OPEN HOUSE SAT 12-2PM
192 BUSHBY STREET
** NO SNOW PERMITTING****New MLS 373851 \$989,000**

Nestled in a premier area of Victoria, close to the rich vibe of the Cook St Village and Fairfield Plaza is your early 1900's Edwardian Lady, singing with the original charm and features of this beloved Era! From the original hardwood floors and Fireplaces, and main level Ocean View parlour and Studio, 4 beds plus huge potential Ensuite, to the sunny Parisian style bistro Kitchen with open plan "Shabby-Chic" dining and living room, this home is sure to please! (AND a 1 bedroom unauthorized area perfect for Nan-ny). The fenced Secret Garden promises prized plantings, and a private brick courtyard. Across the street from the ocean, and easy access to Beacon Hill Park and beaches of Dallas Rd, this is a superb offering indeed. Call today \$989,000

**Ian Heath &
Marilyn Ball**
250-655-7653
www.ianheath-marilynball.com

**{5 BED/4 BATH}
SUPERIOR OAKLANDS
CHARACTER HOME****New MLS 373767 \$929,900**

This is a classy Oaklands home full of charm and grace. This sunny property offers a beautifully updated inside and out 5 bedroom/4 bathroom home with newer kitchens & baths, top of the line appliances, many built-in extras, loads of original preserved character, a front porch, a back deck, and a private cleverly garden oasis of a backyard. Down is 1, possibly 2 more kitchens with thoughtfully designed space for family, students, suites. Out is a single car wired garage. Located on a level lot on a very quiet street with an incredible garden, courtyard, deck - everything that you've ever wanted! Superior character home with potential for many opportunities. www.KarenLove.com

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

View Royal**GREAT HOME FOR EMPTY
NESTERS OR YOUNG FAMILIES!****New MLS 373600 \$139,900**

- *3BDRM, 2BATH
- *Generous Living Space
- *Open Concept
- *Plenty of Storage
- *Landscaped Yard
- *Close to Admirals Walk Shopping Centre

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

Saanich East**LOCATION, LOCATION,
LOCATION...FAMILY HOME
NEAR UVIC****New MLS 373879 \$839,000**

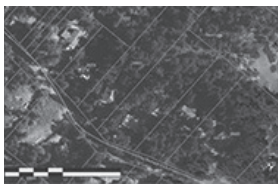
This three bedroom two bathroom solidly built in 60's family home is located in the highly desirable Mt. Tolmie area, close proximity to UVic, popular shopping area's including University Height's Mall & Shelbourne Plaza. The current seller's have lived in the home since 1988 and have lovingly maintained it. One of the highlight's of the main floor is the bright sunny and efficient kitchen with access to a large deck, ideal for your BBQ'ing needs. There are two gas fireplaces, one of each floor making relaxation in both the main floor living and lower level family rooms very homey and comforting. Homes rarely become available in this area so be sure to book your viewing appointment now as this listing is not expected to be on the market for very long.

John Riley McVie
250-686-4969
Royal LePage
Coast Capital Realty
250-592-4422

**MAPLEWOOD \$629,900****OPEN HOUSE SAT 2-4PM****3670 BLENKINSOP RD.****New MLS 373864 \$629,900**

Beautifully maintained and updated 4-5 bedroom, 3 bathroom home, 3 bedrooms on main and finished lower level with space for in-laws. Private terraced backyard, just listed.

David Rusen
Pemberton Holmes
250-413-7594

**PANHANDLE LOT****New MLS 373703 \$1,150,000**

Panhandle lot needs to be established, so let's make a deal, make an application to sub-divide over one acre of property in the Queenswood area sewer and water at lot line. Seller will give right of first refusal to the front lot once application to sub-division is successful. CALL JOHN "It's time well spent"

John Smith
DFH Real Estate Ltd.
250-477-7291

**NEXT ISSUE
PUBLISHED
FEBRUARY 23
DEADLINE
FEBRUARY 21**

Saanich West**PERFECT FAMILY HOME****New MLS 373550 \$599,000**

Situated within a tranquil area, pride of ownership is evident in this rare almost 2000 sqft duplex. Sunny private property offering all you would expect in a single family home without the higher cost, a gem in today's market! 3 large bedrooms, a new spa like bathroom and a lower level providing a spacious family room, separate laundry and a full bathroom, and more.

David Stevens
Royal LePage
Coast Capital Realty
250-893-1016

West Shore**{4 BED/3 BATH}****PERFECT FAMILY HOME****New MLS 373882 \$534,999**

Welcome to Pacific Ridge! With 4 bedrooms and 3 bathrooms, this lovely home will fit all of your wants and needs. With an open concept living/dining area (perfect for hosting guests or keeping an eye on the kids!), huge deck, backyard patio and a billiards room - this home has endless possibilities. Enjoy the beautiful easy care landscaping (lovely rock & water garden included w/waterfall potential) and mountain views. Extra set of plumbing in lower level ready for washer/dryer (or kitchenette). Plenty of nearby visitor parking, RV parking, and a workshop for hobbies or storage in the longer than average garage. | www.KarenLove.com

Marcus Degroot
RE/MAX Alliance
250-386-8875

**ME, YOU, AND A BEACH THERE TOO!
OPEN HOUSE****5159 SANDGATE RD
SAT&SUN, FEB 11-12, 1-3PM
*NO SNOW PERMITTING****New MLS 369022 \$869,000**

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 ever-changing spectacle of the sparkling ocean, the misty blue skies and snow-capped mountains. Local cedar ceiling, Ocean Theme Bathroom Mural and views of fruit trees and sea-side...your West Coast Home is waiting. Hurry! See 3D Tour.

**Ian Heath &
Marilyn Ball**
250-655-7653
www.ianheath-marilynball.com

West Shore**INCOME • 533 ATKINS AVE
\$639,900**

Come and view this updated home on a large lot. With lots of parking, huge deck off, upstairs dining room for your entertainment and sun tanning. Bonus self contained mortgage helper down. Studio in also self contained, both have separate entries. Close to all amenities. cozyr@telus.net

Richard Koziacki
Sutton Group
West Coast Realty
250-479-3333

**UPDATED, LOVINGLY CARED
FOR FAMILY HOME, LAKE VIEW!****New MLS 373839 \$689,900**

- *Fantastic Family Home
- *4 BDRMS, 3 BTHRMS
- *Beautiful, Landscaped Backyard
- *Entertainers Dream: Hot Tub, Pool, Wet Bar, Media Room
- *Located Near Local Parks & Trails
- *Close to Shopping, Restaurants and local schools

Geoffrey McLean
Personal Real Estate Corp.
RE/MAX Camosun
250-744-3301

**HORSE LOVER'S DREAM!
METCHOSIN****New MLS 373539 \$749,900**

This home on 2+acres has been lovingly cared for by it's owner for over 30yrs! Located in the heart of Metchoshin mins. to a network of riding trails & Galloping Goose to explore your day away. This property has full elec. fencing, houses a barn/shop, horse shelter, treated corral & paddock+double carport & covered area to house 100 bales of hay. Completing this pkg is a ~2000sq/ft meticulously updated home. Upgrades include new open kit. & master bedroom & lux. Ensuite, hardwood & tile flooring on the entire upper level, huge new balcony w/glass railing which is wired for hot tub. On the lower level, is 1 bdrm, 3pc. Bath, a large rec room w/wood stove for cozy winter nights, laundry rm, an attached garage w/elec. opener and workshop area. The property offers plenty of room for your RV and horse trailer. CALL GAYLENE SALINA FOR YOUR APPT. TO VIEW. gaylene@shaw.ca • www.gaylene.ca

Gaylene Salina
Sutton Group
West Coast Realty
250-479-3333

Malahat**SHAWNIGAN LAKE COTTAGE
WITH BUILDING LOT!****New MLS 373815 \$639,800**

Enjoy the beautiful views of Shawnigan Lake from your very own cottage - Newly rebuilt dock included! Completely redone interior complete with exotic hardwood floors, updated kitchen & bathroom, new fixtures/lighting. Updates include a world class septic system. Amazing? acre property, fully fenced in front. 14" glass doors open to the MASSIVE deck. Building site ready to go on other side of the street. Plenty of parking on both sides of the street. www.KarenLove.com

**Karen Love &
Robyn Wildman**
250-727-5868
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250-818-8522

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Our experienced team is committed to putting our knowledge to work for you in all steps of your real estate transactions, from start to finish. The Neal Estate Team is one of the most respected teams for buying and selling in the world and take great pride in delivering the very best world class personal real estate service in Greater Victoria and Southern Vancouver Island, because you deserve no less.

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

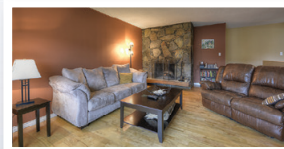


www.4463FairmontPlace.com



**4463 Fairmont Pl V8N 4R2
SE Gordon Head-Saanich East
\$799,900**

Gordon Head Revenue property. Keep the current tenants or move your family in to this updated home on an over 8000 square foot lot. 5 bedrooms and 3 full baths with a large open flexible floor plan to accommodate whatever needs you have. Currently configured as 4 bedroom main and 1 bedroom suite. On a quiet cul de sac with great views of Mount Doug huge deck, and fully fenced back yard. Close to UVIC, major bus routes, parks, shopping, schools, beach and more.



www.2102-620TorontoStreet.com
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Victoria - James Bay



www.403-2706PeattRoad.com
La Langford Proper-Langford



www.3170MarsStreet.com
\$699,000
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