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## Open Houses

PAGE 4

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Broadmead Executive \$1,600,000  
Michael Chubey, Personal Real Estate Corporation

Real Estate  
News from  
around the region

page 5

Saanich Lifestyle  
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see pages .....8&9

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418/417 29 Songhees Rd. Vic West  
373521 \$1,850,000



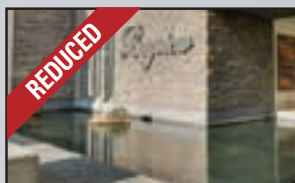
3-1016 Southgate St. Fairfield  
374798 \$750,000



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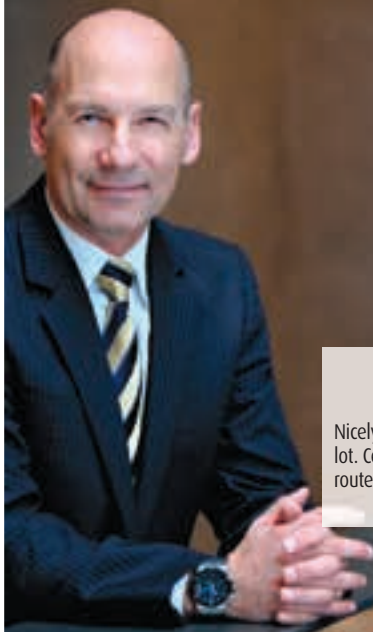
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Next issue publishing

**May 4, 2017**

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**Open Houses**

April 20 - May 4, 2017



**Oak Bay**


**1606 Yale St.**  
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MLS 376116  
Sat April 22, 1-3pm  
Sun April 23, 1-3pm  
Inder Taneja, 250-479-3333  
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pg 10



**Saanich East**

**3850 Amroth Pl.**  
**\$1,650,000**  
New MLS 376046  
Sun, April 23, 1-3pm  
Mike Hartshorne  
250-474-4800  
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**Saanich West**

**161 Hartland Ave.**  
New MLS 375243  
Sat, April 22, 2-4pm  
Paul Whitney, 250-889-2883  
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pg 10



**Saanich Peninsula**

**8889 Forest Park Dr.**  
**\$949,000**  
MLS 375504  
Sat, Apr 22, 3-5pm  
Fred Lerch, 250-889-2528  
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**\$649,900**  
New MLS 376578  
Sat, April 22, 1-3pm  
Sun, April 23, 2-4pm  
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pg 10

**821 Pears Rd.**  
**\$869,900**  
New MLS 376089  
Sun, April 23, 2-4pm  
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**West shore**

**2566 Buckler Ave.**  
**\$599,900**  
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**2287 Nicki Pl.**  
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**Sooke**


**1908 Billings Rd.**  
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New MLS 375104  
Sat, April 22, 4-6pm  
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Real estate news from the region

## Buying a home is an investment in your future

The decision to buy a home is significant – after all, it's likely the most significant purchase you'll make.

How do you decide if the time is right for you to buy instead of rent? The Victoria Real Estate Board offers the following factors to consider:

If you are aged 35 and buying your first home, you'll likely be mort-

gage-free by age 60 and sitting comfortably on a considerable asset.

It's highly likely your investment will appreciate considerably in 25 years. It's important, however, not to buy with the intention of making a quick fortune; think of home buying as a long-term investment.

Buying a home is an effective way of saving

regularly over many years. Even if you never buy into another retirement or investment plan, you are effectively putting money away for the future.

Owning a home of your own means you and your family can set down roots, get to know your community and involve yourselves in it.

As your family grows

and moves to homes of their own, you will have the option of earning extra income by renting out spare rooms or floors, if local bylaws allow.

If you plan to borrow money from a bank or other financial institution, owning your own home is a definite plus when it comes time to negotiate.

With many kinds of

investments, you have to pay a capital gains tax on profit you make. If your home is your principal residence, this tax does not apply.

After you've considered all aspects of home ownership and are ready to begin your search, it's time to contact your realtor, who has access to the Multiple Listing Service, or MLS, a

co-operative marketing system. Using the MLS, your realtor can prepare a customized list of properties for sale that best meet your needs and budget.

For more tips and information about buying or selling a home in Greater Victoria, visit [www.vreb.org](http://www.vreb.org).



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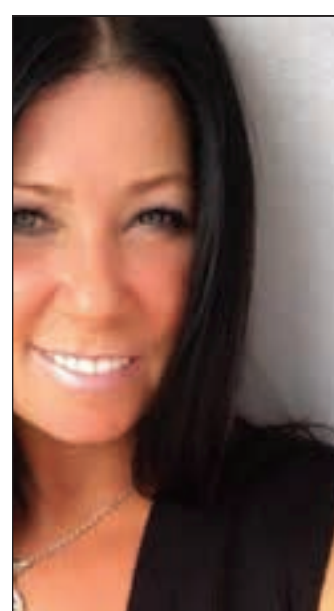
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## Heritage homes are worth it

*Built of old growth timber, Pedneault house hard to replace*

Travis Paterson  
News Staff

It took nearly two years of planning and was nearly deemed too big of a job, but in the end Brad Shuya got his house.

The architect pulled off a coup in terms of historic houses, bringing the solidly-built 1938 house from its original site at the corner of Saanich and Vernon roads, a mile up the road to Ralph Street, across from Swan Lake.

"It started in 1997, I was the architect for the La-Z-Boy furniture store that was going in, and this house was there on the one-acre lot," Shuya recalled. "When I got talking to the owners, I learned it was coming down, and I knew that was a shame."

Shuya and his wife had just finished a significant reno and addition at their house of the time, but couldn't resist visiting the Pedneault home.

"We found it was in pristine condition, had never been renovated, and we fell in love it with it," Shuya said.

To this day the interior lathe has never been painted, and works to the house's remarkable charm. The house reeks with charm, with a museum of originals, the tiled kitchen floor, wall-mounted phone, in-wall fire hose, clear grain oak hardwood floors and, most importantly, the unseen wall to wall floor joices

made of old growth fir.

The original builder, Louis Pedneault, had a saw mill in Sooke and used the old growth to make his dream home. It was so solid, thanks in part to the floor joices, that it made moving it easier (once it was on the road, that is).

Falling in love was the easy part. The sizable house is quite tall, and they were unsure they could move it. But the moving company's believed it was possible.

"There were quite a few restrictions, particularly power lines, that limited us to about a one mile radius," Shuya said.

Finally, with the entrance and porch of the house cut off and transferred separately, the house was ready to go. The window to move the house was between 2 and 5 a.m. It started with a scare, as they needed additional tow trucks to pull it out of the mud, leaving only an hour to complete the move.

"We went up north up the southbound lane of the [Vernon/Pat Bay Highway]," Shuya said. "The police closed the road, fire department removed fire hydrants, and B.C. Hydro lifted and removed power lines."

The last piece was to remove the fence that stands between the highway and Ralph Street.

"It was a big job but the value still outweighed the costs, you couldn't build a house for that price," said Shuya, who runs his architect practice from an office in the house's ground floor. Restoration is nothing new for Shuya, who recently led the redesign of Ecole Quadra's entrance, a new Camosun tech building, the roof at Bayside middle school and is leading the new Sidney Community Safety Building.

Noted Victoria author, historian and heritage house buff Valerie Green recounted the Pedneault family's history in her book *If These Walls Could Talk - Victoria's Houses From The Past*, published in 2001.

"The Pedneault home was the house that wouldn't sell, Louis wasn't interested despite the commercial development that was springing up around him," Green recalled. Green penned a Saanich News column for 19 years, often focusing on heritage homes such as the Pedneault house, and previously served on the Saanich Heritage Foundation board with Shuya.



"Many people do wonderful restorations to the houses though some slip through the cracks, and they're demolished, sadly," Green said. A timely example is the Verdier house in Central Saanich. The arts and crafts style house, built in 1911, is being moved to accommodate a new development by Stride Properties that proposes a 40-unit rental building managed by the Greater Victoria Housing Society, as well as six market townhomes.

"The house is going to stay on the land, possibly moving a few yards to face West Saanich Road," Green said. "It's not going far, which is good."

Green credits Stride Properties as not all developers are as keen on preserving heritage homes.

"I've found that there are developers who couldn't care less, they just want to make money and don't care about knocking down old houses, don't care to restore them," Green said. "But mostly I've found developers are willing to listen to people's views, and are sympathetic to people's feelings about heritage, which I think is important."

For more information on heritage homes visit the Saanich heritage register at Saanich.ca. reporter@saanichnews.com

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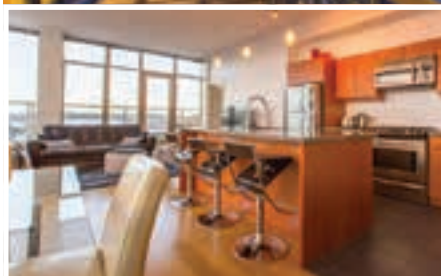
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# Saanich's Gorge area offers countless amenities

Wolf Depner  
News Staff

Rob Wickson, current president of the Gorge Tillicum Community Association, has lived across Canada, even the world. Yet Saanich has been his home for nearly three decades and he could not be happier.

Wickson, a trained economist, first moved to Saanich from Oak Bay in 1988 on a memorable day — Canada Day, July 1. While Wickson's family came Oak Bay in 1928, he did not live in the region until 1977, after having lived all over Canada (Gimli, Montreal, Ottawa, Halifax and Yellowknife and in France (Metz).

Wickson, who has held various roles in the territorial government of the Northwest Territories, the provincial government of British Columbia, and the B.C. Chamber of Commerce, said he and his wife searched for a home in the Gorge neighbourhood of Saanich because we wanted a central location in the Capital Regional District.

"Both of us are tied to working downtown and the Gorge presented us with the most attractive amenities [including] natural parks, schools, retail, transit, more affordability, and the Gorge Waterway," he said.



Rob Wickson playing his guitar at his Gorge area home.

*Photo Submitted*

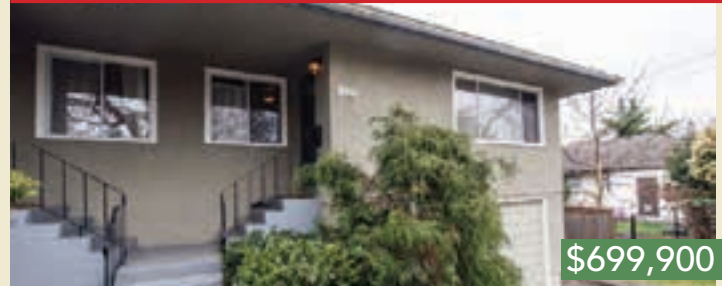


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The views from this home over Gonzales Bay and beyond are simply amazing and can be viewed from almost every room. Large decks invite you to sit on a sunny day to watch the ships and yachts sail by. The large lot is a gardener's delight with large trees, rocky out crops and hidden spaces. There is room to grow veggies and flowers build rock pools and simply enjoy. A spacious and open home with a separate living room and study; there are many updates and features. The master bedroom on the second floor is huge and takes full advantage of the panoramic views. This 1913 home as it is would be wonderful to live in and with renovations and additions would be quite stunning.

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New MLS 376116 \$1,890,000

Brand new home, within steps to Oak Bay Village. Features gorgeous 4 Bedrooms+Den, 3 Baths. Contemporary design with timeless open concept. Quartz counters, shaker self close closets, LED lights throughout. Built in surround sound, HVAC, air condition. Gourmet kitchen features SS Jennair appliances with large island and pantry. Separate Dining room. Main floor features an inviting foyer, marble/hardwood floors. Great room includes wet bar, gas F/P and French doors opening to a large outdoor patio. Upstairs features a large sitting area, 3 bedrooms, laundry room. Private master features ensuite with 5 pc bath /heated tiled floors and large walk in closet. Single garage Close all amenities. GST included.

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ON THE LEVEL.**

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Only Perfectionists will appreciate this impeccable Cordova Ridge 2 -3 bedrm Rancher with Ocean glimpses! The Engineer and Top Artist's home is a treat to view with attention to Detail throughout. A formal entry opens to the Living and Dining Rm w. vaulted Cedar ceilings crowned with a soaring Fireplace. Enjoy Entertaining with a superb Bar! Rich Hardwood flows to the Sunny Kitchen and Nook, with heated Tiles also in the updated Baths. The Den/Bedroom allows for designs to add on a Nanny area. The Gardens are a treat, with the westerly rear yard the ultimate Sun trap. An awning shades a lovely sitting area. Outside is an Artist Studio, garden shed and double garage and a vast walk-in, crawl space. Hurry!

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

**PICTURE PREFECT  
CORDOVA BAY**

New MLS 376330 \$1,365,000

Custom built executive home in beautiful Cordova Bay. Highest quality finishing's throughout with granite counters, hard wood flooring, heated ensuite tiles and speakers wired throughout. Fantastic floor plan with the master bedroom on the main floor and the kids bedrooms plus a gym/office/bonus room upstairs. The backyard is your very own oasis with access to the hot tub from the master bedroom. This stunning home has loads of curb appeal with gardens that rival Butchart Gardens and a lovely horseshoe driveway made of paving stones and coloured concrete. Extra deep three car garage that has enough room to comfortably fit two vehicles and a boat.

**Scott O'Neil  
DFH Real Estate Ltd.  
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**Saanich East****2 BED, 1 BATH 1-LEVEL TOWN-  
HOUSE WITH 2 SUNNY PATIOS  
& COZY FIREPLACE**

New MLS 376334 \$450,000

Sunny 1 level Cordova Bay townhome. Enter the private front court yard under the blooming cherry blossoms and into a spacious entrance. Elegant flooring throughout out draws you in. The 2 bedrooms are set away from each other. Master bedroom is large with a huge custom organized closet. A surprisingly large kitchen with separate pantry and laundry opens to gracious dining area. The spacious living room offers vaulted ceiling, beautiful décor and the wood burning fireplace adds coziness. Off the living room are sliders which open to 1 of 2 patios, allowing you to listen to the ocean. Large garage with storage space. One of Victoria's best secret beaches is just across the street. Cordova Village is a very loved and well run complex.

www.KarenLove.com

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**Saanich West****[5 BEDS, 4 BATHS]  
MODERN COUNTRY ESTATE  
STEPS TO ELK LAKE**

New MLS 376348 \$1,989,900

This spacious, open-concept family home has been tastefully updated. The home is elegant yet simple and has room for extended family. Located on sunny level land, this property is ideal for a hobby farm or horse property. Elk Lake and its riding trails are just steps away. On 7.88 acres, this home offers 5 bedrooms, an office, 4 bathrooms, vaulted ceilings, granite, a large formal dining room and stainless steel kitchen. The living room has a grand fireplace making the space feel warm and inviting. Master suite is a +500 Sq. Ft. private sanctuary, complete with a walk-in closet and sitting room which opens to inner court yard. Large windows give gorgeous views of the grounds. 3 sunny decks, 3 outbuildings, a pond, majestic mature trees, healthy manicured lawns and total privacy.

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MLS 375243**

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**Saanich West****RUDD PARK**

New MLS 376171 \$500,000

3 Bedroom Home with Studio suite!  
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Personal Real Estate Corp.  
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**Saanich Peninsula****STEPS TO THE OCEAN  
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**Scott O'Neil  
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**Gulf Islands****CHARACTER &  
CHARM COTTAGE!**

New MLS 376557 \$279,000

This approx. 1050sqft, 2BR, 1BA gothic arch style home features extensive wood finishing, exposed beams, airtight wood stove, cozy open plan with views to the south. South facing decks. Flat, sunny lot in quiet location.

**Howard Sanders  
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New MLS 376337 \$199,000

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**Gulf Islands****SW WESTCOAST  
WATERFRONT!**

New MLS 376312 \$618,000  
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New MLS 376552 \$375,000  
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**Malahat****MILL BAY**

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Absolutely beautiful custom built 6 bdrm 4 bath home in Sentinel Ridge. This 4000 sq.ft. 3 storey home is a perfect blend of luxury, comfort & practicality with a family's needs in mind. 4 bdrms up, each with walk-in closets. You'll find honed granite counters, a pantry & quiet-close Maple cabinets in the kitchen. Spacious den or formal dining room. Downstairs is a lovely guest space & bar which could be a media rm. Kit/LR/DR lead out to an incredible expanse of level fenced yard with Southern exposure. Ocean views! Perennial gardens, veggie beds & fruit trees make this .45 acre property truly park-like, with ample privacy. Cedar deck, playhouse, Slate patio/firepit. Garage is ~30' long on one side, RV parking. An incredible package!

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