

SINCE 1977

real estate victoria

Open Houses

PAGE

8

MAY 18 TO JUNE 1, 2017



7271867



MYvictorialisting.com

250.382.8838

12,500sq ft Ocean Front Lot



2064 Esplanade

\$2,700,000

Real Estate
News from
around the region

page

8

Victoria Lifestyle
AT ITS FINEST
see pages10&11

ENGEL & VÖLKERS® BINAB GROUP



3749 Waring Pl
377679

Cadboro Bay
\$2,680,000



2631 Queenswood Dr
375099

Queenswood
\$4,000,000



4409 Moonlight Ln
377141

Gordon Head
\$2,600,000



414-10 Paul Kane Pl
377142

Vic West
\$1,050,000

2950 LANSDOWNE RD

Stunning
Uplands Home

\$5,000,000
377641



2987 BAYNES ROAD

Brand New Home
in Ten Mile Pt.

\$3,200,000
377376



1856 Crescent Rd
377901

Fairfield
\$1,600,000



332 Irving Rd
375710

Fairfield
\$1,550,000



48 Maquinna St
377140

Oak Bay
\$2,150,000



52 Maquinna St
377139

Oak Bay
\$2,000,000



ITALY FRANCE LONDON CALIFORNIA GERMANY NEW YORK HONG KONG VANCOUVER MONTREAL TORONTO CALGARY VICTORIA

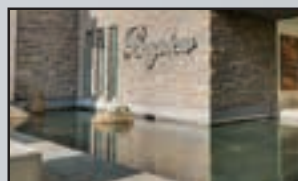
JASON BINAB

Mobile: 250-589-2456 • Email: jason.binab@evcanada.com
binabpropertygroup.com

*PERSONAL REAL ESTATE CORPORATION



Thinking
about buying
or selling?
Talk to Tara



110-100 Saghalie Road
\$768,000 mls 376070
Bayview One
Contemporary and Sophisticated Condo



204-225 Belleville St
\$595,000 mls 376360
2 bedroom 2 bath Inner Harbour
Condo with Westerly views



824 Beckwith
\$599,000 mls 377753
4 bedroom 2 bath

OFFICE: 250.477.1100


MOBILE: 250.588.2852

www.TaraHearn.com


It's time to
MAKE-A-MOVE.CA



RE/MAX
CAMOSUN




**Sun. May 21 • 1-3
Open House**
MLS 375195 | **7223 Norman Lane**
Spend your days taking in the breathtaking views of Brentwood Bay in this charming traditional 1100 SF, 2 bedroom plus office home.



**Sat. May 20 &
Sun. May 21 • 1-3
Open House**
MLS 377278 | **1135 Treadwell Dr.**
Immerse yourself with SPECTACULAR VIEWS from just about every room in this 3200 SF 3 bedroom, office AND den home, boasting expansive living areas.


Anthea Helmsing - 250-893-5540 | Gay Helmsing - 250-360-7387 | www.make-a-move.ca
helmsingrealestate@gmail.com
Not intended to solicit properties already listed for sale.




Find **Everything**
You Want in a
HOME
real estate
victoria

GENERAL INQUIRIES 250-382-9171

Kevin Wensley REALTOR® Victoria BC
Experience with Enthusiasm
Personal Real Estate Corporation







Paula Wensley
REALTOR® Victoria BC
Let my family show your family the way home
Choosing the right Real Estate Agent just got easier! As a 3rd generation REALTOR®, born and raised in Victoria, I am dedicated to providing the highest level of service and look forward to assisting you with all your Real Estate needs.

Paula Wensley
Office: 250.388.5882 | Cell: 778.678.7387
Pwensley@macrealty.com | Paulawensley.com

MACDONALD REALTY

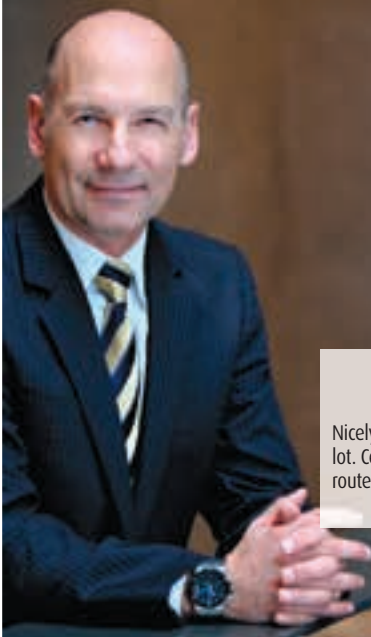


MACDONALD REALTY



250.388.5882 | www.KevinWensley.com | Kevin@KevinWensley.com

www.robertyoung.ca for floor plans & photos



**Celebrating
30 Years
of Award
Winning
Real Estate
Service**



602 Courtney St.
Victoria
V8W 1B6



9 Suite Character Conversion! \$1,399,900

Nicely maintained 9 suite, light housekeeping character conversion situated on a large 65x120 lot. Centrally located within walking distance to downtown, shopping, recreation center and bus routes. Call today for more information! ML 377681



Panoramic Ocean and Mountain Views! \$929,900

Beautiful West Coast home offering spectacular panoramic ocean, mountain and sunset views from nearly every room! Built in 1992 and offering cherry wood flooring, living room with gas fireplace, in-line dining room with access to wrap-around sundeck, spacious oak kitchen with gas cooktop, built in oven and breakfast nook with bay window. Upstairs, you will find a deluxe master bedroom with splashy 5 piece ensuite, 2 more spacious bedrooms and a 4-piece main bathroom. Bonus - Lower level offers an additional accommodation studio/Nanny suite. Situated on a gently sloping 2.6 acre lot with an additional small barn for storage, excellent double car garage and additional room for RV parking. ML 376913



Executive Custom Home \$1,450,000 + GST

Brand new custom home situated on a 7,344 Sq ft. level building lot! This quality executive home offers: 3 or 4 bedrooms with legal separate garden suite, 2.5 bathrooms, living room with gas fireplace, separate dining room, den, double garage, large patio with stainless steel outdoor kitchen and entertainment sized sundeck with natural gas BBQ outlet. Plus 2-5-10 Year New Home Warranty! Situated in the fantastic Gordon Head/Mt Douglas neighborhood and close to University Heights Shopping Centre, Mount Doug Hiking Trails and Beaches, Thrifty Foods, Movie Theaters, Library, all levels of schooling including UVIC and on major bus routes. Call today for more info! New ML



Hillside - Summit \$879,900

Well cared for family home in the desirable Hillside/Oaklands neighborhood! Featuring: 4 beds, 3 baths, a bright kitchen with access to sundeck, spacious living room with fireplace and access to South-facing deck, spacious dining area for entertaining. Bonus- Separate 1 BR additional accommodation suite! Situated on a gently sloping 7,050 Sqft lot that faces South. Offering city views and is just minutes from schools, shopping, Cedar Hill Golf Course, transportation, parks, restaurants, recreation and much more! ML 377672

robertyoung for real estate 250.385.6900

I believe every home is
a mansion, regardless of
size, location or price.

Please call me if
you are considering
selling your home.



GLYNIS MACLEOD

Personal Real Estate Corporation

250.661.7232

gmacleod@sothebysrealty.ca

glynismacleod.com



**Cape Cod Charmer
\$1,600,000**

Gorgeous estate-like Brentwood Bay home in the Garden Gate enclave of fine homes. A sun splashed 1.09 acre lot with well loved 3,580 sq ft home built for the current family in 1999 with recent updates including; bathrooms, kitchen, flooring, paint & much more. Main floor master suite with spa-like bathroom & custom walk-in closet. Three bedrooms & bonus room upstairs. This home could be enjoyed by a family or a couple who enjoy their space. Stunning private slate & brick paved outdoor patio for family barbecues. The easy-care manicured grounds include a heated swimming pool with glass surround & separate change room. Conveniently located near Butchart Gardens, the hiking trails of Gowlland Tod Park yet near to UVIC & VGH.

LOCAL EXPERTISE, GLOBAL CONNECTIONS.

sothebysrealty.ca

Sotheby's International Realty Canada, Independently Owned and Operated. 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. *Hamlet at Payanet near Gardanne, used with permission



CHERYL BARNES

REAL ESTATE

PROUDLY PRESENTING
FINE WESTSHORE REAL ESTATE
WESTSHORE LIVING



2050 TROON COURT

Custom light filled estate sized home with astounding views of the golf course and Mt. Finlayson. Located in the prestigious golf resort of Bear Mountain, this property offers privacy, yet close to many local amenities and features a fabulous gourmet kitchen, large great room, family room with 18ft vaulted beamed ceilings, separate dining room, luxurious main floor master suite with five star hotel sized spa en-suite, and spacious upper bedrooms. This elegant home boasts fabulous outdoor entertaining space with 3 sets of large french doors leading to expansive patios and outdoor entertainment spaces which delight in afternoon west facing sun all backing on to the golf course.
\$1,550,000 | 2050TroonCourt.com



400 Trans Canada Highway
\$899,000 | MLS 377556



203-3800 Quadra Street
\$209,000 | MLS 376814



27-3650 Citadel Place
\$850,000 | MLS 385898



103-1395 Bear Mountain Parkway
\$314,900 | MLS 377969



Strata Lot 4, Bishan Place
\$445,000 | MLS 373163



105 Hilltop Cres.
\$457900 | MLS 374461



1107 Marina Drive
\$399000 | MLS 377453



250-413-7943 | cherylbarnes.ca



GET THE MARKETING
YOU DESERVE!

SELL FOR THE BEST PRICE!

WORK WITH A TOP SELLING
WESTSHORE REMAX AGENT

TOP 100
WESTERN CANADA REMAX

TOP 10%
VICTORIA REAL ESTATE BOARD



HD PHOTOS



PRECISE FLOOR PLANS



EXTENSIVE ONLINE
EXPOSURE



PRINT ADVERTISING



MEGA OPEN HOUSES



EAGLEHURST
HOMES

MOVE IN SUMMER 2017!

At Eaglehurst, all homes come complete with premium finishings and fixtures including stainless steel appliances with natural gas range, expansive master bedrooms with radiant in-floor heating in the ensuites, and fully fenced and landscaped yards with in-ground irrigation. Located just 15 mins from Victoria, 5 mins to BC Ferry Terminal and 3 mins to quaint Downtown Sidney, Eaglehurst is a community connected. Come see for yourself what Eaglehurst has to offer!

Presentation Centre

2387 Beacon Avenue, Sidney
Open Sat. - Sun. 11am - 5pm

Show Home

9317 Canora Road, N. Saanich
Open Wed. - Sun. 12pm - 5pm

EAGLEHURSTHOMES.COM



DEXTER
ASSOCIATES
REALTY

città
group



Prices starting from
\$769,900 incl. GST
& own with only
a 5% Deposit!

PEMBERTON HOLMES

ESTABLISHED 1887



THE LEGATO | \$679,900

1405-960 Yates St.
(Occupancy Spring 2018)
City and distant water views, 2 bdrm, 2 bath suite, bright & open plan, kitchen w/quartz counters & stainless appliances.

TRACY MENZIES

250.419.2075
www.TracyMenzies.com



SOLD IN 4 DAYS!

13-3255 Rutledge St | MLS # 377150
Listed Price \$379,000

Sold at \$420,000

Call **MAY LEE** now for a home evaluation.

MAY LEE

mayleevictoria@gmail.com
250.589.6811
mayleerealestate.com



OCEANFRONT LUXURY | \$2,490,000

2454 Lighthouse Point Road
Private 1 acre retreat on Westcoast oceanfront; gated community. By appointment only.

NANCY VIEIRA PREC

www.nancyvieira.com
250-514-4750



FAMILY FARM | \$1,880,000

7087 Mays Road, Duncan
Multiple streams of income on 40+/- pristine acres. By appointment only.

NANCY VIEIRA PREC

www.nancyvieira.com
250-514-4750



ACCEPTED OFFER

Lovely One level ROCKLAND Townhome

Accepted Offer in just a few Days.

Call **Jane** for selling **Quickly** and **Efficiently!**

JANE LEWIS

pj.lewis@shaw.ca
250.686.9628



LAKEFRONT HOBBY FARM \$825,000

Close to Ladysmith & Nanaimo

DIANNE ANDREWS

Rural Expert
250-616-0322
midislandhorsecountry.com



917 SOLITAIRE LANDING - HAPPY VALLEY | \$449,000

Perfectly positioned at the end of block. 3 bed, 3 bath, 9ft ceiling, large yard. Walking distance to school, shopping, the Galloping Goose Trail. MLS 377851

RAY MURRAY SRES

250-686-389
SheppardMurray.com



Are you a First Time Home Buyer?

Call me today to find out about the New Buyer Programs including the New Home Partnership Program!

ARRAN MCLELLAN

YourLuckyIrishRealtor.com
250.884.3980
250.384.8124



THIS IS THE BEST TIME TO SELL YOUR HOME!

Demand has NEVER been better! **CALL US** for an **evaluation!**

NICOLE BURGESS WALT BURGESS

nicole@nicoleburgess.com
250.384.8124



OPEN HOUSE • MAY 20 & 21 • 2-4 PM

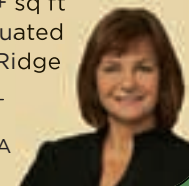
RETIRE IN STYLE! VIEWS & GRACE | \$599,900

599 Pine Ridge Drive, Cobble Hill BC

(Gated community, so sorry no drive by prior to the date)

The most spectacular golf course and mountain views! 1800+ sq ft rancher has been updated and remodelled to perfection! Situated in the gated, ocean front golf course community of Arbutus Ridge for active folks 50+ who want the best in their retirement years! Call for more information or a private appt to view.

CATHERINE HOBBS
CATHERINEHOBBS.CA
250.858.9599



PEMBERTON HOLMES

- Victoria -

WELCOMES NEW REALTOR®

BJ BRAMACHARIE

VICTORIA OFFICE
(250) 384-8124

love my home.

PEMBERTONHOLMES.COM



Arbutus Ridge | \$400,000

Views of the golf course.
Half duplex, 2 bed, 2 bath, open plan
L/R, D/R, eating area, large deck,
double garage, crawl space
for extra storage needs.
MLS # 377455

JACQUELINE BAKER

JACQUELINEBAKER@PEMBERTONHOLMES.COM
Cell 250-661-3389 Office 250-384-8124



Arbutus Ridge | \$519,000

4 Bed, 2 Bath, 2746 sqft.
Master w/ Ensuite
Guest bed & bath
Large family room
MLS # 375590

JACQUELINE BAKER

JACQUELINEBAKER@PEMBERTONHOLMES.COM
Cell 250-661-3389 Office 250-384-8124



Arbutus Ridge | \$459,000

2 Bed, 2 Bath, 1773 sqft
On Cul de sac
Overlooks golf fairway
Perfect for downsizing
MLS # 375493

JACQUELINE BAKER

JACQUELINEBAKER@PEMBERTONHOLMES.COM
Cell 250-661-3389 Office 250-384-8124



Lot 498 Hatch Point Place | \$750,000

Arbutus Ridge, High Bank Waterfront
Views of Mt. Baker, Saltsping Is.
Over 14000 sq. ft
MLS# 377179

JACQUELINE BAKER

JACQUELINEBAKER@PEMBERTONHOLMES.COM
Cell 250-661-3389 Office 250-384-8124



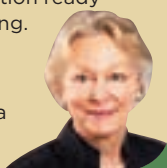
NEW LISTING

EQUESTRIAN ESTATE - COBBLE HILL | \$629,000

5 level acres - fenced/cross fenced
Five stall barn, five paddocks, riding ring
4 bdrm rancher - renovation ready
Picturesque private setting.

SUSAN WILLIAMS

susanpwilliams@shaw.ca
250-732-6343 DIRECT



Sold Fast for Top Dollar

23 years of real estate experience
and a proven marketing system
will get your home sold fast for
top dollar.

Just relax and watch it happen!

Call me for a free, helpful, & no
commitment consultation.

Your happiness is my goal.

BRENT BEAGLE, CFA

250-888-8134 brent747@telus.net
www.brentbeagle.com



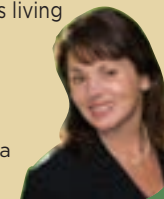
SOLD IN 4 DAYS!

LANGFORD TOWNHOME | \$419,900

2103 Greenhill Rise
3 levels of bright spacious living
in this 3 bedroom 3 bath
townhome.

ALANNAH BRENNAN


alannahbrennan@shaw.ca
250-516-7973



PEMBERTON
HOLMES

Celebrating
the 198th Birthday of
Queen Victoria





Suzi Jack
*PREC
Licensed Realtor(R)

250-656-5062 (Office)
1-250-203-3919 (Cell)
9713A Second St. Sidney
docksiderealty.ca

Docksider Realty Ltd.
Victoria Gulf Islands

Serving Victoria and the Saanich Peninsula

Next issue publishing

June 1, 2017

Deadline is
Tuesday, May 30
at 5pm

CALL THE REV TEAM

250-382-9171

real estate victoria Open Houses

May 18 - Jun 1, 2017

Saanich Peninsula

11305 Ravenscroft Pl. **\$1,988,000**

New MLS 377375
Sat, May 20, 1-3pm
Ian Heath & Marilyn Ball
250-655-7653
www.ianheath-marilynball.com

1245 Knute Way **\$749,900**

New MLS 377580
Sat, May 20, 1-3pm
Sun, May 21, 1-3pm
Craig Walters
250-655-0608
REMAX Camosun

pg 9

#104 - 9919 Fourth St. **\$287,000**

New MLS 377895
Sat, May 20, 1-3pm
Geoffrey McLean & Jodi Baker,
250-744-3331
REMAX Camosun

pg 9

7223 Norman Lane

New MLS 375195
Sun, May 21, 1-3pm
Anthea & Gay Helmsing
250-360-7387
REMAX Camosun

pg 3

1135 Treadwell Dr.

New MLS 377278
Sat, May 20, 1-3pm
Sun, May 21, 1-3pm
Anthea & Gay Helmsing
250-360-7387
REMAX Camosun

pg 3

Eaglehurst Homes **From \$769,900**

Presentation Centre **2387 Beacon Avenue, Sidney**

Sat. - Sun. 11am - 5pm

Show Home

9317 Canora Road, N. Saanich

Wed. - Sun. 12pm - 5pm

250-655-3049

EAGLEHURSTHOMES.COM

pg 11

West shore

5002 Wedgewood PI \$699,900

New MLS 377596
Sat, May 20, 1-3pm
Sun, May 21, 1-3pm
Lee Johnston, 250-478-9600
REMAX Camosun

pg 9

Real estate news from the region

Victoria real estate market inventory edges up, sales still constrained

While the inventory of homes available for sale in the region remains low, indications suggest a more balanced market may be coming, according to the Victoria Real Estate Board.

"The numbers we saw in April are a further

indication that the market is gradually moving towards a more balanced state compared to the record-setting pace of 2016," says Ara Balabanian, president of the Victoria Real Estate Board.

A total of 885 properties sold in the region this

April, 31.2 per cent fewer than the 1,286 properties sold in April last year. The 10-year average for sales in April is 772 properties.

"We are starting to see hints of a more traditional spring market. Local agricultural production has been delayed due to the late spring, and so has

the local real estate market," adds Balabanian.

"More sellers listed their homes for sale over the month of April compared to the month previous."

VREB's Multiple Listing Service had 1,690 active listings for sale at the end of April 2017, an increase of 8.6 per cent compared

to March, but 34.8 per cent fewer than the 2,594 active listings for sale at the end of April 2016.

"Inventory is still low, which means that buyers may encounter multiple offer situations in some of the high-demand areas – there is still more demand than supply,"

Balabanian says.

The MLS Home Price Index benchmark value for a single-family home in the Victoria Core in April 2016 was \$684,900. The benchmark value for the same home in April 2017 has increased by 17.6 per cent to \$805,100.

Find
Everything
You Want in a
HOME

real estate
victoria

next issue June 1, 2017

Condos, Townhomes, Strata Titles, Duplexes



**SIDNEY BY THE SEA
OPEN HOUSE SAT 1-3 PM
#104-9919 FOURTH STREET**

New MLS 377895 \$287,000
*Pristine!

- *Contemporary one bdrm condo
- *Spacious living room with electric fireplace
- *West-facing patio
- *Eat-in kitchen with like-new appliances
- *Plenty of storage
- *Convenient in-suite laundry
- *Shops & bistros within walking distance

**Geoffrey McLean
Personal Real Estate Corp.
& Jodi Baker
RE/MAX Camosun
250-744-3301** ★



**{2 BEDROOMS} 1-LEVEL
CORDOVA BAY LIVING-JUST
STEPS TO THE OCEAN!**

New MLS 377749 \$429,999
Sunny 1 level Cordova Bay townhome. Enter the private front court yard under the blooming cherry blossoms & into a spacious entrance. Elegant flooring throughout out draws you in. 2 beds are set away from each other. Master is lrg w/ custom organized closet. 2nd bedroom is smaller suitable guestroom den or office. A surprisingly lrg kitchen w/sep pantry & laundry opens to gracious dining area. The spacious living room offers vaulted ceiling, décor & 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. Lrg garage w/storage space. One of Victorias best secret beaches is just across the St. Cordova Village is a very loved & well run complex.

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



**SPECTACULAR VIEWS
RESORT-STYLE LIVING**

New MLS 377358 \$1,250,000

- *Corner Penthouse
- *90' wrap-around floor-to-ceiling windows
- *Heated marble floor in master bedroom's spa-like ensuite
- *Family room adjacent gourmet kitchen
- *570 sq.ft. wrap-around balcony
- *Resort-style living at Shuttles Residences
- *Victoria's Inner-Harbour

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

Victoria



**HILLSIDE 1 BDRM
\$279,800**

New MLS 376277 \$279,800
Rentable, pets allowed, 2 cats or 1 dog & 1 cat. Spacious 700 Sq Ft plud Balcony. Clean, some updates, laminate floors, appliances, in-suite laundry, secured parking & bike storage. Call today for your private viewing.

**Kathryn Alexander
Sutton Group
West Coast Realty
250-881-4440**



GREAT LOCATION

New MLS 377708 \$300,000
*Cute, cozy, bright & cheery
*2 Bedroom, 2 Bathroom
*Refreshed from top to bottom
*Gas Fireplace
*In-suite laundry
*Secure underground parking
*Patio for BBQs
*2 cats or 1 dog

**Geoffrey McLean
Personal Real Estate Corp.
& Jodi Baker
RE/MAX Camosun
250-744-3301**

Saanich East



**4 BED, 2 BATH
EXCELLENTLY UPDATED
HOME IN EVER POPULAR
FERNWOOD NEIGHBORHOOD**

New MLS 377579 \$699,900
Don't let the address fool you, this solid updated house is tucked away on a private sunny urban oasis! Terrific fully fenced yard with a lovely outlook, nice garden borders, mature plantings, shrubs and trees. 4 bedrooms, 2 bathrooms & easy to suite. You have a formal split entrance opening to a larger living room with terrific FP, formal dining room, sunroom, and an eat-in bright decor kitchen. Down the hall is a newly decorated bathroom & 3 great bedrooms on the main level. Lower has another bedroom and bathroom. Updates throughout the home, but classic oak floors and character accents remain as well! Big carport, extra parking lots of storage & hobby workshop space in the lovely ever popular Oaklands Fernwood location. Retreat in the city - great family home or revenue property opportunity!

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

Saanich East



**4 BED, 3 BATH CUSTOM
BUILT HOME ON BEAUTIFUL
LOT WITH DISTANT CITY &
WATER VIEWS**

New MLS 377834 \$998,800
Lovingly maintained custom built and renovated home. Mature beautiful gardens on a private yet sunny lot with gorgeous outlook and distant views. Huge picture windows both upstairs and down, bring the flora and lush green outside of the established gardens inside. Modern traditional style with large spacious rooms, vaulted ceilings, incredible layout, terrific separate self-contained 1-bed plus sunroom (easy to expand to 2-3 bedrooms) above ground suite. Extra storage, workshop, garage and hobby space. Long term owner has loved this magical place for decades and you can tell. Ready for a new owner looking for a special home in a great Gordon Head area - what an opportunity!

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

Saanich Peninsula



**1245 KNUTE WAY
OPEN HOUSE
MAY 20 & 21, 1-3PM**

New MLS 377580 \$749,900
Here it is; an awesome family home located on a quiet cul-de-sac in sunny and picturesque Brentwood Bay! It is immaculate, updated, has southern exposure in the fenced and beautifully landscaped yard with an amazing, private patio deck. You'll also enjoy a large living room with fireplace, formal dining and eating area over looking a huge family room which is roughed in for a second fireplace/wood stove. There is bright laundry room/mud area, an attached double garage plus a four car driveway, newer thermo windows, a 50 year fiberglass roof and a huge walk-in crawl/storage space. It's short walk to schools, shopping, the oceanfront and all amenities. It's easy and a pleasure to view! A must see that won't last!

**Craig Walters
RE/MAX Camosun
250-655-0608** ★

Saanich Peninsula



**85-7570 TETAYUT RD
New MLS 377523 \$274,800**
Here is the perfect adult life style in sought after "Hawthorne Village"! Your new home is a bright custom built rancher with southern exposure, a separate dining room off the kitchen, a vaulted ceiling in living room and an adjoining patio/BBQ area. You'll have an excellent floor plan with separated bedrooms, stainless steel appliances, 3/4 inch Canadian Maple flooring, a warranted heat pump lowering the average hydro cost to \$34. You'll also enjoy a double garage, two space driveway and loads of storage. This home offers an easy care, fully fenced yard for your favorite small pets. Constructed on site and can be mortgage financed. It's a great strata alternative and at an affordable price. A must see!

**Craig Walters
RE/MAX Camosun
250-655-0608**

West Shore



**BEAUTIFUL METCHOSIN
OPEN HOUSE SAT&SUN 1-3PM
5002 WEDGEWOOD PL
New MLS 377596 \$699,900**
Come out and see this amazing country property! Meticulously kept this 2 or 3 bedroom 3 level home with gleaming hardwood, large bright living room with wood fireplace, updated kitchen and bathroom, lower level features large rec room with wood stove, bedroom bathroom and laundry area (easily suited). Plus it's on 2.25 acres, set up for houses, electric fencing, 4 stall barn on huge shop, plus its on city water. This is that perfect package, see you at the open house.

**Lee Johnston
RE/MAX Camosun
250-478-9600** ★

Sooke



**NEW HOME ON 1.13 ACRES
New MLS 377294 \$599,000**
Crafted 3 bedroom 2 bath home. RU4 Zoning.

**Mike Williams
250-858-1348
Pemberton Holmes
250-642-3240**

Sooke



**WATCH THE WHALES SWIM BY
New MLS 377659 \$725,000**
Terrific Rancher on 2.4 acre lot. Breaktaking ocean & mtn. views.

**Mike Williams
250-858-1348
Pemberton Holmes
250-642-3240**

Gulf Islands



**COZY OCEAN VIEW HOME
New MLS 376568 \$349,000**
Cosy Rancher style home privately situated, with Ocean views over Tumbo Channel and beyond. Master Bedroom with ensuite and two additional bedrooms. Landscaped with room for gardening. Near public beach access & park. Your Island retreat!

**Michael Vautour
Dockside Realty Ltd.
1-866-629-3166**



**ROCK SOLID HOME
WITH OCEAN VIEWS!
New MLS 377840 \$479,000**
3+BR, 2BA, delightfully designed, South facing home with over \$80,000 in upgrades. The new kitchen is open-plan & fabulous, with quartz counters, stainless steel appliances, & custom cabinets. This home sparkles from top to bottom.

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



**EASY ISLAND LIVING!
New MLS 375424 \$339,000**
One level, 2BR approx. 944sqft featuring; bay-window, skylight, jacuzzi tub, marble tile entry, Osborne woodstove, 24x16 garage, vinyl siding, on sewer and water system. The sunny yard has had a great garden in the past.

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

Gulf Islands



**LAKEFRONT LUXURY!
New MLS 377738 \$629,000**
Immaculate 3BR, 3BA, family residence built in 2001. With a bright sunroom, generous dining, living, family rooms, and large kitchen, this home has it all. Outside, is a colourful garden, greenhouse, large lawn, and dock.

**Howard Sanders
Dockside Realty Ltd.
1-866-629-3166**



**SUNNY AND BRIGHT!
New MLS 377454 \$379,500**
Newer 3BR, 1BA approx. 1200sqft one level home with storage beneath, cathedral ceiling in living room, 2 skylights in kitchen, and modern fixtures. The lot is level, bright, and sunny with plenty of lawn space.

**Howard Sanders
Dockside Realty Ltd.
1-866-629-3166**



**PRISTINE LAKEFRONT!
New MLS 377522 \$427,000**
Single-wide 2BR, 1BA home plus studio with 2pc BA. Landscaped backyard leading up to the sandy beach. Large covered 400sqft deck with outdoor furniture. This property comes fully furnished. Nothing to do but to enjoy!

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

IC & I



**RESIDENTIAL DEVELOPMENT
OPPORTUNITY
New MLS 377507 \$3,750,000**
Zoned and ready to go. Services at the lot line. Density up to 133 units allowed, including single family, townhouse, duplex, multi-family apartment or assisted living.

**Glenn Nicholls
Pemberton Holmes
- Cloverdale
250-384-8124**



Why condo living is so great/The pros of condo living

1. Shopping, entertainment, restaurants, services and everything the city has to offer, all on your doorstep.
2. Urban condos strip away problems of traffic jams and parking and the time you might otherwise spend in traffic can now be spent doing something you love.
3. Living in a condominium makes you part of the community.
4. Many condos offer gated or locked entries, doormen or even security professionals.

Hudson Walk Two taking shape downtown

by Tim Collins

This week, the Hudson District added a third urban rental building, Hudson Walk Two, into a Victoria rental housing market plagued with unprecedented low vacancy rates. “These homes offer the ultimate in convenient downtown living and the uptake on them has been the fastest we’ve seen on this project,” said Rick Ilich, president of Townline, the company behind the Hudson District development. “This community continues to come alive and that is very rewarding to see.” Hudson Walk Two is a 16-storey con-

crete purpose-built rental forming part of the Hudson District. It’s the third urban residence in Townline’s plans, preceded by Hudson Mews (120 units) and Hudson Walk One (178 units). The newest project will add 106 units to the city’s rental inventory, an addition lauded by David Hutniak, CEO of LandlordBC.

“We definitely need these purpose-built rental-housing units in Victoria to allow the city to grow and meet the needs of the community. Victoria is changing and while the mayor has done a great job in streamlining the development process and changes in bylaws to allow for secondary housing (garden and basement suites) are great, we really need developments like this if we’re going to seriously address the rental housing shortage,” said Hutniak.

He said the entire community has to recognize that (residential) density isn’t a dirty word but rather a reflection of what the city has to do to grow and prosper.

“The message, I think, has been heard at a political level, but it’s the whole community that has to look at the situation and appreciate that we need more housing,” he said.

Hudson Walk Two is exactly what the city needs said Chris Colbeck, vice president of marketing for Townline. He described the wide variety of pet friendly apartments, featuring 15-one-and-two-bedroom floor plans in condo-style homes as well as walk-up town-homes. The units range in size from 474 to 1,302 square feet.

“The units will allow for a broad range of people to live and work right in the city. It’s a strategy designed to add to the vibrancy of the city,” said Colbeck, adding the development brings a diversity and energy to the downtown core, noting the units are being occupied by a full range of tenants, including students, young professionals, seniors and down-sizers opting for a simpler life downtown.

“The people taking up our suites have everything at their doorstep...yoga, cafes, shopping and markets, Chinatown...it’s all there,” said Colbeck.

The next phase of the Hudson development is now in the planning stages and is planned as a high rise condo building. More information can be found at hudsondistrict.ca.

Need mortgage financing? Look no further. Let us make it happen.

Darrell Wahl

Mobile Mortgage Specialist
250-634-8948
darrell.wahl@rbc.com

Paul Herceg

Mobile Mortgage Specialist
250-661-6186
paul.herceg@rbc.com



Let's make your Someday happen.™



N. OAK BAY

BOWKER

COLLECTION





WELCOME TO THE BOWKER COLLECTION

neighbourhood event

JUNE 3RD 12-4PM

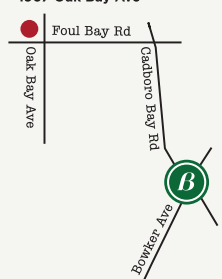
Bowker offers 1 and 2 Bedroom + Den, Townhomes, Premium Residences, Garden Homes, Terrace Homes and Penthouses perfectly connected by a Secret Garden. All within walking distance to 3 Villages & Willows Beach.

RSVP TODAY

1967 Oak Bay Avenue
info@bowkercollection.com / 778 265 2050

LIVEBOWKER.COM

Sales Gallery:
1967 Oak Bay Ave



 **ABSTRACT**
developments

This is not an offering for sale. Any such offerings may only be made with a Disclosure Statement, E.&O.E.

RON NEAL

& The Neal Estate Team
More than 4,000 Dreams Fulfilled!



Join more than 10,000 monthly visitors online at RonNeal.com
View our 24/7 Video Open Homes, Search Victoria Homes For Sale and All Home Values

Gain The Neal Estate Team Advantage! THE BEST WAY TO BUY AND SELL IN GREATER VICTORIA

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!



4403Tyndall.com



4403 Tyndall | \$838,000
SE Gordon Head-Saanich East
A Gem in Gordon Head

Current owners have raised their family in this home for the past 22 years. Pride of ownership is evident in this meticulously clean home, and beautifully landscaped yard. It's now time to let your family enjoy this bright and inviting home! Large rooms, functional layout, and the perfect home to move in and enjoy, or easy suite option for the lower level. Enjoy the lovely private deck with access from the kitchen with its own dining area. A large master with 3 piece ensuite. Large, bright living room and formal dining room and family room with gas fireplace on the lower level. New heat pump (and back up gas furnace), newer deck, new roof in 2011, and updated bathrooms.

COMING SOON



10455AlIBay.com
\$1,690,000

SOLD



307-305MichiganStreet.com



408Goward.com
\$1,100,000

REDUCED



1642LloydPlace.com
\$849,000



RE/MAX

We donate a portion of every sale to BC Children's Hospital



Childre
Miracle
Hospita

PROUD SUPPORTERS OF OUR COMMUNITY

RE/MAX Alliance

250.386.8181 • 800.255.3411



Ron

Karie

April

Scott

Jamie

Randy

Nathan