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real estate victoria

Open Houses PAGE 6

JUNE 15 TO JUNE 29, 2017



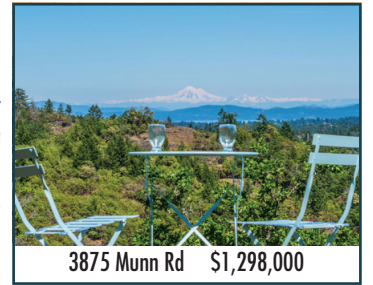
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Real Estate News
from around the region

page 7

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118 RAINBOW ROAD

Seven Stunning
Suites on Salt
Spring Island

\$6,800,000
378390



3796 CADBORO BAY ROAD

Half an Acre on a
Magical Setting

\$1,350,000
378829



885 LINKLEAS AVENUE

South Oak Bay
Family Home

\$2,250,000
379204



2450 LANSDOWNE ROAD

18,445 Sq Ft lot
in Uplands

\$2,200,000
379265



2241 PACIFIC AVENUE

Oak Bay
Henderson
Beautiful Lot

\$1,000,000
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642 CRAIGFLOWER ROAD

Character Home
with Revenue

\$950,000
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**Based on Engel & Völkers Statistics from VREB MLS.

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water view home!



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\$879,900
 MLS: 378906

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MLS © 378491

Bayview 14th Floor STUNNING VIEWS
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 \$439,900

1909 Arts & Crafts Gem
 Beautiful & gracious restored 1909 Arts & Crafts home offers 3 bed+den & 3 bath on main plus a gorgeous 1 bed+den suite on lower. Lovingly maintained & upgraded over the years & welcomes her new owners. Custom kitchen features beautiful maple shaker cabinetry from Summerhill Kitchens. The flooring throughout the main is original old-growth fir & much of the wood trim has been stripped & restored. The roof is 30 yr shingle warranty done in '96; electrical service upgraded to 200 amp '09, new perimeter drain system installed '08, water service upgraded to 3/4" as well. Enjoy the sun on the huge quiet, private & south facing deck off the kitchen & bedroom. \$750,000

Peninsula Waterfront Townhome
 Superb opportunity for this 3 bdrm, 3 bath waterfront residence. Mint condition, beautifully maintained in a private enclave just off Lancelot in Central Saanich. Rarely available, this unit fronts right on the water and enjoys terrific views. Double garage and lots of storage. \$875,000

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Inner Harbor Town Home \$1,749,900

Enjoy breathtaking Ocean, Mountain and Inner Harbour views Plus colourful Marine Traffic from this South Facing, oceanfront Townhome! Located in the prestigious Mariners Landing, completely renovated with the highest of quality finishings & Offering: Custom Hardwood floors, Solid wood doors and casings, living room with gas fire place, in-line dining room, Gourmet kitchen with top of the line stainless appliances and family room with access to a private patio. Upstairs you'll find a Master Bedroom retreat with Fireplace, Private Deck & Splashy Ensuite, 2 more Bedrooms, 1.5 Bathrooms plus laundry and mezzanine/study. The Fully Finished lower level offers Wet Bar, Media Room and Full Bathroom plus Private Double Car Garage! Don't miss this rare opportunity - Call Today! **ML 378250**



Hillside - Summit NOW \$829,900

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**



Panoramic Ocean and Mountain Views NOW \$879,900

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**

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Perfect Retirement
\$839,000

Fully updated home with master suite on the main floor & an idyllic south facing private backyard with patio. Additional 2 bedrooms & a full bathroom upstairs - all tastefully renovated. Vaulted ceiling reaching 16' in the elegant living/dining room with natural gas fireplace. Enticing chefs kitchen with gorgeous granite counters, stainless steel appliances with natural gas stove. Wide plank contemporary flooring throughout. One step to the sunny private patio & backyard with mature landscaping, garden shed & irrigation. Attached garage & underground services. Enjoy the community of Saanichton all within walking distance. Just move in & enjoy the lifestyle!

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OPEN SAT 2-4 Immaculate ONE OWNER custom 1986 home - Pristine move in condition with many updates in the past few years such as New Fiberglass Roof 2006 (40 yr warranty), Aluminum barge board fascia 2008, skylights 2013, laminate 2012, Lennox heat pump 2003, Central Vac 2013, H2o 2010, GE self-cleaning over 2013, GE Profile Fridge 2010, Bosch D/W 2010, Samsung W/D 2015, original Thermador Cooktop & BBQ, exterior paint 2009, Deck paint 2017. Septic recently serviced, gutters & skylights cleaned. This versatile home features 3 /4 bedrooms, 3 bathrooms, den (has a rough in for bathroom), family & living room, wood fireplace + wood stove, separate dining, eat in kitchen, and fabulous west facing back yard with huge deck and established gardens! HYDRO bills are approximately \$136-146 per month. Floor Plans are available. *Call Cheryl to View Today at 250-413-7943. 579StornowayDrive.com*
\$650,000 | MLS 379394



2050 Troon Court
\$1,550,000 | MLS 376772



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



584 Kingsview Terrace
\$545,000 | MLS 378175



Lot M Sunset Point
\$1,480,000 | MLS 378671



105 Hilltop Cres.
\$457,900 | MLS 374461



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HD PHOTOS



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MEGA OPEN HOUSES

Real estate news from the region

Victoria real estate market sees slow increase in inventory

While the numbers aren't large, spring has brought some increase in the number of homes available for sale in Greater Victoria.

"This month we have seen an increase in inventory, which means that buyers have more choice, and it means that now in some areas sellers are competing for buyers," says Ara Balabanian, Victoria Real Estate Board president.

There were 1,896 active listings for sale on the Victoria Real Estate Board Multiple Listing Service at the end of May 2017, an increase of 12.2 per cent compared to the month of April, but 21.2 per cent fewer than the 2,406 active listings for sale at the end of May 2016.

A total of 1,006 properties sold in the Victoria Real Estate Board region this May, 22 per cent fewer than the 1,289 properties sold in May last year. The 10-year average for sales in May is 815 properties.

"There are many different market conditions in Victoria, because we have so many different

neighbourhoods and different levels of demand for those neighbourhoods," Balabanian adds. "The market won't change immediately, but we can track a shift as more inventory enters the market to meet the demand from buyers. Overall, pressure on pricing is easing because of the increase

in inventory and the rate of increase of price is normalizing.

"As we have predicted, we are seeing the beginning of a gradual return to a balanced market in the Victoria area. In conditions such as

the ones we see now, it's more important than ever to have an expert realtor on your side, whether you are buying or selling a property."

The Multiple Listing Service Home Price Index benchmark value for a single family home in Victoria's core communities in May 2016 was \$706,500. The benchmark value for the same home in May 2017 has increased by 16.8 per cent to \$825,500.

For more information about real estate in Victoria, visit online at vreb.org.

The Multiple Listing Service Home Price Index benchmark value for a single family home in Victoria's core communities in May 2016 was \$706,500. The benchmark value for the same home in May 2017 has increased by 16.8 per cent to \$825,500.

CHIARA

— on the Gorge Waterway —



24 Urban Residences

**1 and 2 Bedroom units on the Gorge Waterway
Rooftop Garden/Lounge with water views**

These chic city condos are nestled across from the scenic Gorge Waterway. A location with a rich history and natural charm. A prime location for anyone who's on the move . . . connecting to parks, trails, shopping & downtown Victoria.

Featuring 24 thoughtfully designed residences over 4 floors with spacious floorplans, luxury finishes, and expansive decks. A vast rooftop terrace provides a sprawling amenity space to entertain, soak up the sun and gaze at the stars.

Chiara is the perfect blend of active waterfront recreation and affordable urban lifestyle.

Occupancy late summer, next year 2018

30% already sold
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1740 Foul Bay | \$929,900

Fabulous Fairfield/Oak Bay character family home. This 4 bdrm, 3 bath home has been completely renovated and features large kitchen with quartz counters, family room and french doors that lead to huge deck, ready for back yard BBQs. 2 pc bath down & bonus 4th bdrm or den/office, plus formal dining area. Upstairs you will find 3 generous size bdrms, full bath & master with walk-in closet & ensuite with shower. The sun-filled west facing backyard is fully fenced and well-manicured with mature trees and 2 storage sheds. PRIME walkable location just steps from Oak Bay Rec, Redfern Park & Oak Bay Ave. Easy bus to UVIC or Camosun.
MLS 378730

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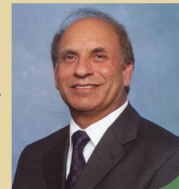


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SALT SPRING ISLAND WF

Savvy Beach House | \$975,000

South end design-savvy beach house, architect-designed, stunning views, quiet location. Close to Fulford ferry.

MLS 377217

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SALT SPRING ISLAND

221 Isabella Point | \$575,000

Affordable waterfront, cozy, comfortable updated panabode cottage, faces Fulford Harbour!

MLS 359737

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love my home.



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

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Arbutus Ridge | \$519,000

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

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Arbutus Ridge View Home | \$689,900

Views of the golf course, Saltspring Is. 3 Bed, 3 Baths, large L/R, D/R, Kitchen, Family room and loads of storage
MLS 378551

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Lot 498 Hatch Point Place | \$750,000

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

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6220 Welch Rd. | \$3,150,000

4 Bed, 5 Bath, built: 2010. 5,357 sqft of one-level living on farmable land in the Martindale valley area. It's all set up for you here with a pool, hot tub & guest house in the South facing backyard.
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3393 Robson Place | \$1,385,000

4 Bed, 3 Bath, built: 2015. 3,799 sqft. Clear views of Mt. Baker & the Olympic Mountains as the backdrop for your well set up outdoor living area that features a dual sided fireplace to the living room, along with panoramic ocean & city light views.
MLS # 377746

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1093 Inwood Road | \$1,375,000

Tucked away on a secluded area of Curteis Point is this cozy waterfront home with great curbside appeal & strong bones that awaits you to put your updating touches on. All principle rooms come with open views of the sea.
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3929 Ansell Rd. | \$929,900

Mt. Tolmie. 2 floors, 6 bedrooms, 2 bathrooms, 2 kitchens. Walk to Campus View, Mt. Douglas, UVic, restaurants and all amenities. Mature fruit trees & private backyard. | MLS# 378670

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Saanich Peninsula

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Craig Walters, 250-655-0608
RE/MAX Camosun **pg 11-12**

Oak Bay

3476 Henderson Rd. \$969,900
Sat, Jun 17, 2-4pm
Mark Salter, 250 361-1939
RE/MAX Alliance

Esquimalt

926 Mesher Pl. \$779,900
MLS 378009
Sat, Jun 17, 2-4pm
Sun, Jun 18, 2-4pm
Jim Reslein, 250-216-6967
Pemberton Holmes Ltd. **pg 11**

9525 Canora Rd. \$549,900
MLS 376543
Sun, Jun 18, 2-4pm
Shelly Reed, 250-213-7444
Sutton Group West Coast Realty **pg 2**

Victoria

1904-83 Saghalie Rd. \$879,900
MLS 378906
Sat, Jun 17, 11am-1pm
Mike Hartshorne
250-474-4800
Royal LePage Coast Capital Realty **pg 2**

2465 Foul Bay Rd. \$799,000
MLS 378739
Sat, Jun 17, 1-3pm
John Riley McVie, 250-592-4422
Royal LePage Coast Capital **pg 11-12**

Saanich East

2944 Tudor Ave. \$2,288,000
MLS 374329
Sat, Jun 17, 2-4pm
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www.ianheath-marilynball.com

West shore

597 Stornoway Dr. \$650,000
MLS 379394
Sat, Jun 17, 2-4pm
Cheryl Barnes, 250-413-7943
RE/MAX Camosun **pg 4**

115-75 Songhees Rd. \$1,749,900
MLS 378250
Sun, Jun 18, 2-4pm
Robert Young, 250-385-6900
Century 21 Queenswood Realty **pg 3**

Sooke

4538 Otter Point Rd. \$899,900
MLS 376913
Sat, Jun 17, 2-4pm
Robert Young, 250-385-6900
Century 21 Queenswood Realty **pg 3**

1194 Sunnygrove Terr. \$920,000
MLS 378027
Sat, Jun 17, 1-3pm
Sun, Jun 18, 1-3pm
Holly Harper, 250-85-2033
Newport Realty **pg 11**

2050 Troon Crt. \$1,550,000
MLS 376772
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N. OAK BAY

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MCDONALD PARK
New MLS 378788 \$589,900
Brand-New 3 Bedroom Condo!
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SOUTH OAK BAY
New MLS 377543 \$3,599,900
2 Bed Condo at Oak Bay Beach Hotel!
Chris Gill *PREC
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CARE FREE LIVING
New MLS 379334 \$250,000
*The Railyards"
*434 sq.ft. Bachelor
*133 sq.ft. patio for BBQs
*Gleaming concrete floors
*Gas fireplace
*In-suite laundry
*Rentals and pets permitted
Geoffrey McLean
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WILLIS POINT
New MLS 379100 \$750,000
Renovated Home with Guest Cottage!
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Condos, Townhomes, Strata Titles, Duplexes



RARE URBAN TOP FLOOR OCEAN VIEW CONDO
New MLS 379008 \$369,000
2 level trendy loft w- 1BR in the heart of desirable Old Town & the vibrant design district. Chic concrete floors, updated open-concept kitchen, stainless, eating bar, in-suite laundry, skylight, funky 19'ceilings for incredible interior design ideas! Bright, West facing, sparkling ocean views & stunning sunsets. Separate STORAGE, your own secure underground PARKING spot. Shared rooftop patio w-more views Walk score of 99! Steps to all that exciting downtown Victoria has to offer! Rentals, pets & all ages welcome!
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SIDE BY SIDE DUPLEX
New MLS 379011 \$599,999
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 bedrooms per side and a large laundry/storage room. Open kitchen living and dining room. Brand New Roof! Great neighbourhood, walking to Thetis Lake and Millstream Village. New roof. Cheaper than condo living! Call to view.
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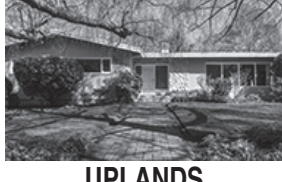


BRENTWOOD BAY
New MLS 378165 \$739,900
Move-in Ready Family Home!
Brad Stokes-Bennett
The Condo Group
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HIGH QUADRA
New MLS 378544 \$1,595,000
Brand-New 2 Bedroom Pent-house!
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Oak Bay



UPLANDS
New MLS 378793 \$1,995,000
5 Bedroom Home on Beautiful Lot!
Andrew Hobbs *PREC
The Condo Group
Burr Properties Ltd.
250-382-8838



OAK BAY CHARMER OPEN HOUSE
SAT JUNE 17 1-3PM
2465 FOUL BAY RD
New MLS 378739 \$799,000
What a superb location with close proximity to wonderful schools, UVic, Camosun College, Oak Bay Recreation Centre, Fort & Foul Bay shopping malls and access to frequent public transportation. Upon entering the home one is impressed by the spaciousness of the living and dining rooms featuring coved ceilings. There is oak hardwood underneath all carpets on the main level, including all 3 bedrooms. With access from the kitchen you will enjoy your east-facing deck, a great spot to enjoy your morning cup of coffee, for BBQ'ing or just looking over a beautifully cared for flower garden and backyard that enjoys a rear lane access. This lovingly maintained and solidly built 1947 two level plus lower level home awaits your family. Pride of ownership is evident throughout this well-loved charming vintage Oak Bay home. Truly a delight to view!
John Riley McVie
250-686-4969
Royal LePage
Coast Capital Realty
250-592-4422 ★



OAK BAY
New MLS 377259 \$1,500,000
Brand-New 2 Bedroom + Den Home!
Chris Gill *PREC
The Condo Group
Burr Properties Ltd.
250-382-8838

Saanich East



4 BED, 3 BATH CUSTOM BUILT HOME ON BEAUTIFUL LOT WITH DISTANT CITY & WATER VIEWS
New MLS 379335 \$988,000
An incredible family home located in serene Gordon Head - lovingly maintained by the long-term owner for decades, and it certainly shows! Modern traditional style with large spacious rooms, vaulted ceilings, incredible layout, terrific separate self-contained 1-bedroom plus sunroom (easy to expand to 2-3 bedroom) above ground suite. Extra storage, workshop, garage and hobby space. 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 established flowering, bushes, trees and planting inside.
Karen Love & Robyn Wildman
250-727-5868
RE/MAX Alliance
250-818-8522
www.KarenLove.com



FABULOUS SUNNYMEAD!
New MLS 378027 \$920,000
Come see this 3 bedroom/3 bath executive home on large sunny lot. Many updates have been done such as coffered dining room ceiling, complete upgrade of trims and doors, new white oak flooring, a Design One Stevens Interior kitchen and renovated bathrooms. There is a wonderful patio off the living room for BBQ's along with a very private garden. Close to great schools, tennis courts, walking and biking trails and of course, Cordova Bay beach to run the dog on. A MUST SEE!
Holly Harper
Newport Realty
Christies International
250-385-2033



CADBORO BAY
New MLS 378968 \$1,348,000
4 Bed Home on Beautiful Lot!
Haden Campbell
The Condo Group
Burr Properties Ltd.
250-382-8838

Saanich East



ELEGANT FAMILY HOME
New MLS 379246 \$1,569,000
*Elegant 4156 sq.ft. Family Home
*Exceptional finishing and gleaming oak floors
*Lazio Ressigni designed kitchen
*Formal dining room
*Stained glass windows and skylights and oak wainscoting
*Prestigious Wedgewood Estates
*Quiet cul-de-sac
Geoffrey McLean
Personal Real Estate Corporation
RE/MAX Camosun
250-744-3301



GREAT FAMILY HOME
New MLS 379017 \$699,999
Great Family Home!! With a total of 6 bedrooms and 2 bathroom and extra accommodation on the ground level, this is a must see. Over 2400 sq.ft. Up is 3 bedroom, living room and family room. 3 bedroom suite down. This great family home is located in a sought after area, close to schools, parks, shopping and bus. Affordable, comfortable living with many upgrades, incl. vinyl windows, newer carpet + newer roof.
Ranjit Thind
250-507-0507
Fair Realty Victoria
250-480-3000



PROSPECT LAKE
New MLS 378602 \$1,595,000
Expansive Property by Prospect Lake!
Jeff Shaw
The Condo Group
Burr Properties Ltd.
250-382-8838

Saanich West



YOUR OWN HOME!
New MLS 378990 \$595,000
*3 Bedroom Rancher
*Electric Fireplace
*In-line Dining Room
*Fully Fenced for Kids & Pets
*Heat pump/air conditioner
*Huge sunroom
*Quiet cul-de-sac
Geoffrey McLean
Personal Real Estate Corporation
RE/MAX Camosun
250-744-3301



3 BED, 3 BATH PRIVATE AND PEACEFUL FAMILY HOME BACKING ONTO BUTCHARD GARDENS

New MLS 379183 \$669,900
Backing onto Butchard Gardens at the end of a culdesac, this family home awaits your decorating ideas. It offers 3 bedrooms and 3 bathrooms, a large living room with a cozy fireplace and big windows overlooking the green space. Kitchen has eating area, huge separate dining room which could be a super family room or even remodel as a master bedroom. Downstairs has separate entrance, rec room, bedroom and a 3 piece bath plus lots of storage space. There's a large private deck out back (needs repair) and a lovely patio out front. The double garage has room for a workshop. Parking for boats and RVs too. Close to schools and parks. Don't miss this one.
Karen Love & Robyn Wildman
250-727-5868
RE/MAX Alliance
250-818-8522
www.KarenLove.com



EXECUTIVE LIVING IN DEAN PARK
New MLS 378820 \$925,000
Beautiful 2600sqft, 3BD, 3BA on .44acre of landscaped privacy. Tastefully updated, this house was designed to bring the outdoors in with its floor to ceiling windows throughout. Hardwood floors, chef's kitchen, large outdoor entertaining area.
Suzi Jack*PREC
250-656-5062
Dockside Realty Ltd.
1-866-629-3166

real estate victoria

Saanich West

Saanich Peninsula



85-7570 TETAYUT RD
OPEN HOUSE SAT 1-3PM
 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. 55+, but a younger spouse okay. A must see!

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

Waterfront



WATERFRONT!
 New MLS 378947 \$1,599,000
 *Custom Executive Rancher
 *Bonus guest area with 4 piece ensuite, fireplace & office
 *2645 sq.ft.
 *Exceptional finishing
 *Gorgeous private .5 acre backing bird sanctuary
 *Open plan
 *Canoe or kayak from your backyard

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

real estate victoria



HUGE PRICE REDUCTION
TO \$549,900
OPEN HOUSE SUN 2-4PM
9525 CANORA RD
 MLS 376543 \$549,900
 Quality built 2 level strata duplex offering a 1 bedroom mortgage helper. Come to our open house on Sunday or call direct to view!

Shelly Reed
Sutton Group
West Coast Realty
 250-213-7444 ★

Gulf Islands



ONE OF A KIND!
 New MLS 379160 \$1,100,000
 A beautiful driveway will wind you up to this spectacular mountain top home with breathtaking panoramic views from Valley to Ocean. Currently a family home but has B&B potential. Zoning also allows a cottage to be built. Privacy abound!

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

Lots & Acres



BUILD YOUR DREAM HOME
 New MLS 379086 \$895,000
 *Over 1/2 an acre
 *Beautiful Broadmead
 *Build your DREAM home
 *Highly sought after community
 *Development Potential would require rezoning
 *Rare & Unique find
 *Fantastic opportunity!

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



LET THE LAKEFRONT LIFE BEGIN!
 New MLS 379224 \$540,000
 Level, sunny, accessible lakefront. 2BR, 1BA home recently updated from top to bottom, including: hardwood flooring, SS appliances, interior & exterior paint, custom lighting, exterior stairs, electric baseboards, airtight freestanding fireplace & even the dock.

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

revweekly.com

NEXT ISSUE

PUBLISHED JUNE 29

DEADLINE JUNE 27



OPEN SAT & SUN 2-4PM

GORGEOUS RANCHER
 MLS # 378009 \$779,900

Move in ready 3 bed 2 bath home, double garage, beautiful private yard w/decks & hot tub. Near Gorge Vale Golf Course and glimpses of the Gorge. This is a must see!

PEMBERTON HOLMES
 ESTABLISHED 1887
JIM RESLEIN
 250.216.6967
 jreslein@gmail.com



Selling a home or planning an open house?

Call the REV Team 250-382-9171

rev@revweekly.com

real estate victoria



FABULOUS SUNNYMEAD!

MLS 378027 | \$920,000

DON'T MISS THIS WONDERFUL EXECUTIVE 3 bedroom/3 bath home in beautiful Sunnymeade. The owners' have taken great care upgrading this lovely property which includes a coffered ceiling in the dining room, a Design One Stevens Interior Kitchen, new white oak flooring, high grade wool carpeting, beautiful designer trim and doors plus a sunny SW facing garden. A great patio off the living room gives you opportunity for summer entertaining in a very private garden. Along with good schools, walking/bike trails, tennis courts and close to Broadmead for your shopping. Don't forget Cordova Bay beach for summer picnics and walking the dog. A MUST SEE!



HOLLY HARPER



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



696BayRoad.com



696 Bay Road | \$849,900
ML Mill Bay-Malahat & Area
Water Views

Water views with suite, as well as an additional nanny accommodation, this property is a rare find. The spiral staircase leads to you to the bright and spacious kitchen and main living area. Fully enclosed sun room with open balcony access overlooking this .42 acre lot complete with apple, plum, cherry, and peach trees. The one bedroom suite, and the nanny suite each have their own private entrances. This custom home was thoughtfully planned, and could accommodate a large family, or, with R-3 zoning, possibly be utilized as a Bed & Breakfast – buyer to make own inquiries with the municipality.



1642LlyodPlace.com
\$849,000
VR Six Mile-View Royal



900FoulBayRoad.com
\$998,000
Vi Fairfield East-Victoria



659HessCrescent.com
SW Glandford



10455AllBayRoad.com
Si Sidney North-East-Sidney
\$1,690,000



1006WalemaAvenue.com
SE Cordova Bay-Saanich
East



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Ron

Katie

April

Scott

Jamie

Randy

Nathan