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Open Houses PAGE 11

NOV. 2 TO NOV. 16, 2017

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MLS ® 384316

Colwood Family Home

Gorgeous family home on a quiet cul de sac. Private 7500 square foot garden, level, fenced and beautifully landscaped! DO NOT pass this one by Folks. 5 bdrms, 2 baths and lots of room up and down with suite potential. Updated kitchen with custom cabinets, minutes to Royal Bay and the new Royal Bay Beachpark. Close to shopping, schools, bus lines, parks and easy access to downtown Victoria. First time to the market ever and meticulously maintained. Call for info package. \$625,000



MLS ® 383602

First time to Market in 30 Years!

This is a mid century classic with coved ceilings, hardwood floors, plaster walls and lots of room! Remodeled kitchen, lots of light with over-sized windows throughout. Massive living room with fireplace, separate formal dining room, and a full basement. This home has had a lot of updates with new roof in 2014 and the addition of new windows and complete exterior stucco. Still offers you an excellent opportunity to add your own touches and updates. .3 acre lot (or 13,332 square feet). Private with an awesome multi level deck for those fun BBQ's and gatherings with friends and family. Close to schools, shopping, parks, walking distance to Butchart Gardens and an easy hop to downtown Victoria and Sidney. This is a winner folks! \$599,900



MLS ® 381551

Old West Saanich Road

12.5 acres, level with outbuildings and a fabulous older home in need of remodelling or renovation! Stunning setting, private with a creek at the front. 4800 sq ft residence with large rooms, porches and full of potential. Massive barn/workshop. Call now for details. 1.975 million dollars.

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

www.robertyoung.ca for floor plans & photos



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602 Courtney St.
Victoria
V8W 1B6



Downtown Patio Suite \$459,900

Beautifully maintained patio home in the much sought after Wave Condominiums! This one bedroom + den suite offers an open concept living room, dining room and kitchen, electric fireplace, in-suite laundry, soaring 12ft ceilings, gleaming engineered cherry wood floors, Sunny Southern exposure and much more! Situated in the heart of downtown and only steps to shopping, restaurants, theatres, parks, entertainment, transportation and more! Easy to view - Call today! ML383652



Olympic View/Latoria \$869,900

Beautiful Brand New Custom Built Home offering 5BR & 4BR with a finished Legal Suite - A Must View! Minutes from Olympic View Golf Course & Walking/Hiking/Biking Trails in beautiful Latoria. This home boasts an open concept design featuring a living room with soaring 18 ft. ceiling, gas fireplace, gourmet kitchen with Quartz island, high end stainless steel appliances & custom built cabinetry. Offering beautiful valley and mountain views from dining, living and master bedroom! 2-5-10 Yr. New Home Warranty - Call Today! ML384277



Beautiful 2 Bedroom Suite \$379,900

Beautiful 2 Bedroom, 2 Bathroom suite in the popular Carrington Court condominiums! Situated on the quiet side of the building and over-looking the beautiful courtyard! Featuring: Living Room with cozy Gas Fireplace, in-line Dining Room, Modern Kitchen with European Cabinetry and pass-through window to Dining Room, Spacious Master Bedroom with large Walk-through closets leading to a Splashy Ensuite Bathroom, In-suite Laundry and much more! BONUS- Pets and Rentals Permitted! Secure Underground Parking and situated only minutes from Downtown Victoria, the Gorge Waterway, Galloping Goose trail and on Bus routes. Easy to show-Call today!



Brentwood Village \$329,900

Welcome to this exceptional 2 Bedroom, Corner Suite situated in the heart of Brentwood Village! Enjoy the open concept layout plus Chef's kitchen with Breakfast Bar that's perfect for entertaining. Located in an ideal location nestled between downtown Victoria, Sidney, the Butchart Gardens and the Ocean - Call Today! ML 383192



Fairfield \$699,900

Situated just steps from Beacon Hill Park and within walking distance to Downtown, the Inner Harbour, Cook Street Village, Dallas Road Beach Front and much more! This front half of a Strata Duplex features: 2 Bed, 1 Bath and a Gas Fireplace Up PLUS a 2 Bed, 1 Bath Suite with 9' Ceilings Down! ML 382626



Modern Corner Suite Now Only \$449,900!

This beautiful corner suite offers: 2 Bed, 2 Bath with in-floor radiant heat, Modern Kitchen, Quartz counter tops and Stainless Steel appliances, European Laminate Flooring, in-suite Laundry, 9 Foot Ceilings, 2 Balconies, Secure Underground Parking and Storage Locker! Situated in a boutique development built in 2016 that's just steps to shopping, restaurants, parks, transportation and much more! Easy to view - Call today! ML 382257

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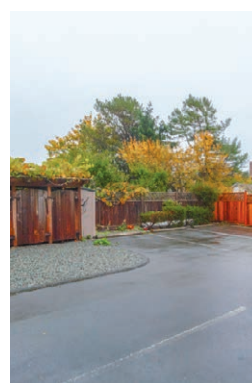
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353B LINDEN AVENUE

OPEN HOUSE SUNDAY, NOVEMBER 5TH, 1:00 - 3:00 PM

If you're looking for a super convenient FAIRFIELD location, just blocks to the BEACH and the INNER HARBOUR, then this awesome CHARACTER CONVERSION is just the spot! FRESHLY PAINTED, AND MOVE IN READY. 2 BEDROOMS, BATHROOM, EXTERIOR STORAGE, ONE PARKING SPOT, GROUND FLOOR, 795 APPROX SQ FT. \$415,000. VISIT: 353B Linden Avenue.com for more info!



WELCOME TO 1028 WALFRED ROAD OPEN HOUSE SATURDAY, NOVEMBER 4TH, 2:00 - 4:00 PM

This is a great home for larger families! Don't miss this 5 bedroom home in a great family neighborhood, just steps to Belmont High School & Happy Valley Elementary School, the Galloping Goose Trail, and all Westshore amenities! Functional family layout – the main level features a huge rec room with patio sliders to the backyard, 2 bedrooms, 3 pc bath, and 2 extra den/storage rooms which could easily be modified into a kitchen for a 2 bedroom in-law suite. The laundry on the lower level has 2 doors which make it an easily shared laundry space between the upper and lower levels. This could be a great layout for DAYCARE too! The upper level features a bright and sunny huge open concept family / dining / kitchen with eating / cooking island and cozy propane fireplace, plus sunny BBQ deck. The huge master has a walk in closet & 4 piece en-suite, 2 additional bedrooms as well as another 4 piece bath for children. RECENT UPDATES INCLUDE FRESHLY PAINTED GREY TONES, LAMINATE FLOORS, and KITCHEN COUNTERTOPS. This is a great home for a large family. Single Garage and BONUS RV Parking! CALL TO VIEW TODAY! THIS IS A DUPLEX WITH NO STRATA FEES!! \$585,000. VISIT: 1028WalfredRoad.com for more info! MLS 3835499

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MLS# 384425

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250.686.3789
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.93 ACRE OCEANFRONT LOT | \$550,000

2550 Seaside Drive, French Beach
Treed private lot with water and hydro at roadside. Gentle slope to beachside with over 100ft of frontage.
MLS # 378722

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www.nancyvieira.com
250-514-4750



LEVEL .46 ACRE LOT | \$225,000

Lot 6 Parkinson Road, Port Renfrew
Perfect building site with some views, completely cleared with driveway & community water at road.

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www.nancyvieira.com
250-514-4750



ARBUTUS RIDGE \$600,000

Classy custom home 1700+ sq ft. Lovely location w/ sunny views. In the gated active adult community of Arbutus Ridge. 50 min N of Victoria.
VIREB MLS # 432320

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catherinehobbs.ca
250.858.9599



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ROBDAVIES.CA



STEPS TO OAK BAY VILLAGE | \$899,900

1358 Hampshire Road

A fantastic location on a tree lined street. This 1950's home on a 6000 sq ft lot awaits your ideas - or build your dream home. Sunny lot with morning sun and west facing easy care back yard. Call today to view.

MLS # 383724



TRACY MENZIES
250.419.2075
www.TracyMenzies.com



2018 CUSTOM BUILT RESIDENCE | \$1,600,000

1507 Shorncliffe Rd.
3 Bedroom + Den, 3 Bath + 1 Bed Legal Suite
Home: 3,279 sq.ft. Lot: 6,600 sq.ft.
Occupancy January 2018
MLS # 384598

CHRIS LEBLANC
250.418.0717
chrisleblancsells.com



2018 CUSTOM BUILT RESIDENCE | \$1,600,000

1509 Shorncliffe Rd.
3 Bedroom + Den, 3 Bath + 1 Bed Legal Suite
Home: 3,330sq.ft Lot: 6,600 sq.ft
Occupancy January 2018
MLS # 384599

CHRIS LEBLANC
250.418.0717
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LEVEL ENTRY RANCHER, LIFESTYLE LIVING | \$459,900

#8 - 9650 Askew Creek Drive, Chemainus
Great Location, Move-in ready, 1 yr old, low maintenance lifestyle, professionally landscaped, 5 ft crawl w/outdoor access, 1278 sq.ft, 2 bed, 2 baths, cul de sac setting.
VIREB MLS # 431905

HELENA BOWEN
HelenaB@telus.net
250.210.0164



307-1060 LINDEN \$379,800

RENOVATED sunny, corner 2BR condo that is now rentable in a dog friendly building located near Cook Village, downtown & the ocean. 2 SOUTH facing balconies & gas FP! See 3D Virtual Tour. | MLS # 384791

DIANA WINGER *PREC
HOMEVICTORIA.COM
250.588.8839



love my home.



SALT SPRING ISLAND

370 STARK RD. | \$975,000

5+ south-facing acres, perfect for family and horses: large 5 bed home, riding ring, paddocks, stable, huge barn. Mins to Ganges. MLS #374514



SUSAN DE STEIN *PREC
Personal Real Estate Corp.
250 537-7943 (text/cell)
susandestein@shaw.ca



SALT SPRING ISLAND

221 ROLAND RD. | \$975,000

Fulford Harbour Beach House
This waterfront gem needs to be seen, quiet, steps to stone beach, 2 mins to ferry. MLS # 377217



SUSAN DE STEIN *PREC
Personal Real Estate Corp.
250 537-7943 (text/cell)
susandestein@shaw.ca



ARBUTUS RIDGE
\$649,000

Like new custom built 2yr old home 3 bed, 2 baths, open plan, loads of storage. MLS# 384766



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WELCOME HOME! \$799,000

1447 Wende Road 4 beds, 3 baths, gleaming hardwood floors, covered ceilings, skylight, sun room, huge lot with fern gardens, pathways, greenhouse on a quiet street. Close to schools, buses, shopping, etc. MLS # 383472



CORIE MEYER
CORIEMEYER.COM
250.818.3216



WELCOME TO BROADMEAD!
\$1,050,000

Spacious Family Homes, 4 beds & 4 baths, Potential In-law Suite, 2 Sunny Private Decks, Double Garage, Security System, 2 Fireplaces, Lots of Storage. **New roof coming soon!** MLS # 384550



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OPEN SAT & SUN 1-3

GORDON HEAD: IN THE SAME FAMILY SINCE 1975! \$999,888

1884 San Juan Ave. Updated 1969, 2600sq.ft. on an 8900 sq.ft. corner lot w/2 driveways. Living room w/fireplace, Dining Room, Kitchen, 3 bed, 1.5 baths. Downstairs w/a new 2 bed suite + 1 bath & own entrance.



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JUST REDUCED! OPEN SAT 2-4

DESIRABLE GORGE NEIGHBOURHOOD \$499,900

1917 Character Home. Large SW facing deck overlooks large lot with fruit trees & garden shed. Large kitchen, Dining room w/fireplace, wood floors. Large oversized garage. MLS # 384164



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Saanich West



GREAT FAMILY HOME
 New MLS 384582 \$675,000
 *Solid & well maintained
 *3 bedroom, 2 bathroom, 1555 sqft
 *Hardwood floors & coved ceilings throughout
 *Gas fireplace
 *Bright eat in kitchen
 *Sunroom & huge deck
 *Lower level with private entry & in-laws suite potential
 *Double garage & fully fenced backyard
 *.16 acre lot

Geoffrey McLean
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 250-744-3301



WONDERFUL HOME IN SERENE NEIGHBORHOOD
 {5-BED/3-BATH}
 New MLS 384737 \$849,900.00
 This place has it all and is ready to move into! Custom built for the original owner, first time on market. Updates include the new roof and gutters, newly painted inside and out. The main part of the house has a brand-new kitchen with stainless steel appliances, newly updated bathrooms, flooring, lighting, deck - this home is better than BRAND NEW! Lower 2-bedroom LEGAL suite with some great updates, most recently quartz countertops. Suite offers separate meter and laundry, rents for \$1400+utilities. Huge private sunny yard backing onto serene green parkland. Located down a private lane in a popular Strawberry Vale location. Room for RVs, extra parking, extra-large garage with workshop space. An incredible offering in today's market.

Karen Love & Robyn Wildman
 250-727-5868
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 250-818-8522
 www.KarenLove.com

Saanich East



{4 BED/2 BATH/2 KITCHEN} OLD WORLD CHARM & MODERN CONVENIENCES
 New MLS 384510 \$829,900
 4 Bedrooms, 2 baths 2 kitchens in a very desirable area. Beautiful solid character oak flooring, coved ceilings throughout main floor, plus completely reno inside out - top to bottom. Updates include all thermal windows, newly redone kitchens and baths, newish appliances, new light fixtures/ceiling fan, quartz cambria countertops and great backsplash in open plan breakfast bar in chic upper kitchen, some new doors, high efficiency gas furnace, gas FP, roof/gutters, sewer line, high energy rating, extra insulation, paint inside and out, brand new LEGAL suite downstairs, 200 amp service, SW sun exposure plus a HUGE fully fenced yard with raised garden bed, fig tree plus a large beautiful new deck off main floor! The best combo of old world charm with all the modern conveniences.

Karen Love & Robyn Wildman
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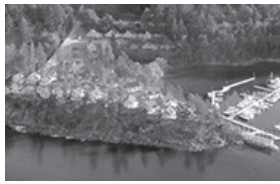
Saanich Peninsula



ESTATE SALE! MAPLEWOOD, 1/2 ACRE VIEW LOT PLUS HOME OPEN SAT, NOV 4, 1-3PM 1199 HOLLIS RD.
 New MLS 384429 \$949,900
 Live on the top of the Hill in the heart of Greater Victoria in the well established & beautiful Maplewood neighbourhood close to Parks, Rec-centre, Buses, Schools and Shopping malls. Located at the very end of a no-through street, you will find this beautiful and private 1/2 acre South facing View lot with a 3 Bedroom, Basement Home. The solid Home was built in 1953 and offers over 1650 sq ft of living area, plus great space, but needs a lot of updating. Home & Lot are assessed at \$1,003,900. Interested? Place your offer! Call me for private viewing!

Fred Lerch & Associates
 250-889-2528
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 West Coast Realty
 250-479-3333 ★

Gulf Islands



CURRENTS AT OTTERBAY 1/4 SHARE
 New MLS 383552 \$36,000
 This cottage sleeps 6 with master on the main floor, full bath and large loft with views of the marina. Walking distance of the ferry and Golf course. One week per/month, two consecutive summer weeks.

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

Gulf Islands



SOUTHWEST OCEANVIEW ACREAGE!
 New MLS 384382 \$439,000
 This 2.83-acre park like parcel is level and useable, with nice trails throughout. Cottage is 500-sqft, 1BR plus small sleeping loft. Large workshop/studio, septic field in for 2nd structure; pending approval, but needs additional septic tank.

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



OCEANVIEW ACREAGE!
 New MLS 384309 \$569,000
 Oceanview acreage on South Pender. The home has been upgraded with new roof, bathroom and wood flooring throughout. This is a west coast 2 BR, 2 BA home with a little bunkhouse for more guests.

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

IC & I



UPSCALE DISTRIBUTION WAREHOUSE NEAR MAYFAIR AND UPTOWN MALLS
 New MLS 384504 \$4,875,000
 32,000+ sq. ft. complex on over 1 Acre of property. Fully leased, but 26,000+sq.ft. can be available for an owner/occupier. Assumable first mortgage and some vendor financing available.

Glenn Nicholls
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DISTRIBUTION WAREHOUSE FACILITY
 New MLS 384509 \$8.75/SqFt
 26,000+ sq. ft. warehouse with some offices between Mayfair and Uptown Malls.

Glenn Nicholls
 Pemberton Holmes
 250-384-8124

Find the Perfect House



Nov 16
 Next issue of REV is

Nov 14
 Advertising deadline is

real estate victoria

NEXT ISSUE PUBLISHED NOV 16 DEADLINE NOV 14

Real Estate Victoria ~ revweekly.com



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Nov 2 - Nov 15, 2017

Open Houses

West shore

1028 Walfred Rd.
\$599,999
New MLS 383549
Nov 4, Sat, 2-4pm
Cheryl Barnes
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RE/MAX Camosun

pg 4

Victoria

353B Linden Ave. \$429,900
MLS 384505
Nov 5, Sun, 1-3pm
Cheryl Barnes, 250-413-7943
RE/MAX Camosun

pg 4

Saanich West

439 Walter Ave. \$499,900
MLS 384164
Nov 4, Sat, 2-4pm
Corie Meyer, 250-818-3216
Pemberton Holmes

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Saanich East

1199 Hollis Rd. \$949,900
New MLS 384429
Nov 4, Sat, 1-3pm
Fred Lerch
250-889-2528
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pg 10

Saanich Peninsula

10413 Finch Pl. \$799,000
New MLS 383761
Nov 5, Sun, 2-4 pm
Ian Heath & Marilyn Ball
JONESco Real Estate Inc
250-655-7653
www.ianheath-marilynball.com

102-9870 Second St.
\$899,900

New MLS 384644
Nov 12, Sun, 2-4 pm
Anthea & Gay Helmsin, 250-655-0608
RE/MAX Camosun Peninsula Prop

pg 10



Next issue publishing

Nov 16, 2017

Deadline is
Tuesday, Nov 14
at 5pm

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MAPLEWOOD 1/2 ACRE PLUSE HOME MLS 384429



OPEN SAT 1-3 NOV 4
1199 HOLLIS RD.
Located at the top of Hill this large 1/2 acre property offers views plus a 3 Bdr, Basement home t be updated. Property is assessed at \$1,003,900. Place your offer!

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Open House Sun. Nov 12, 2-4 pm
102-9870 Second St. Sidney \$899,900
This spacious condo, almost 1900 sq ft, with it's exclusive private entrance offers the feel of a private home or townhouse. This property offers one level living with 2 master bedrooms each with ensuite & walk in closets. Located!block from Beacon Ave., ocean walk-way, marina, shops and restaurants. Seldom do units become available in this building, truly a unique opportunity.

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11-639KildewRoad.com



11-639 Kildew Road | \$379,900
Co Hatley Park-Colwood

Spacious & affordable one level home

This home is in an adult oriented complex within walking distance to all amenities, parks & transit in the fast growing area in Colwood on Victoria's Westshore. Pets are welcome and BBQ's are permitted. No rentals. Relax on the front covered porch and or back deck. There's parking for two vehicles and plenty of storage in this bright & very well maintained home with many updates throughout. A popular complex with a proactive strata. Call today!



COMING SOON

3856CareyRoad.com
3856 Carey Rd | SW Tillicum
\$649,000



CURRENT

B30-920WhittakerRoad.com
Malahat Proper-Malahat & Area
\$74,900



SOLD

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CURRENT

620GorgeRoadWest.com
SW Gorge-Saanich West
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