

real estate victoria

Open Houses

SINCE 1977

PAGE **5**

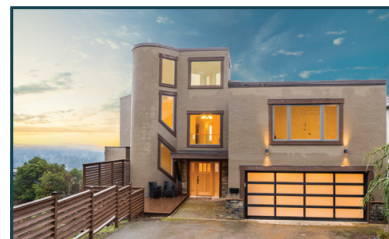
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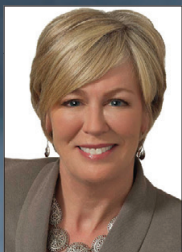
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Oak Bay Lifestyle
AT ITS FINEST
see pages 10 & 11



Mariann Abram



Debra Bartlett



Paul Hartigan



Magdalin Heron



Jen Kennedy



Deanna Kirk



Lorne Klipper



Paul Macris

HOLMES (REALTY)

During the holiday season, more than ever, our thoughts turn gratefully to those who have made our progress possible.

So at this special time, we sincerely

Thank You

and Best Wishes for the New Year!



Terry Calveyley



Irene Dunic



Michele Holmes



Clayton Jeffs



Lisa Kirkham



Steven Klipper



Chauncey Smith



Terry Stockus



David Parry



Andrew Plank



Kent Roden



HOLMES (REALTY)

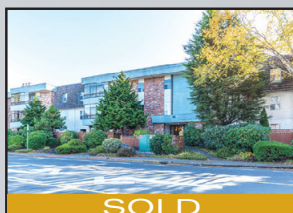
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Huge, roomy family residence set on a private .6-acre lot in Central Saanich. Located only 30 minutes from town, but offering a fantastic chance to own a house with a fabulous sep suite, water views, workshop/garage and close to schools etc. 4 bdrms, 3 baths, 2700 square feet and lots of potential for your interior design and decorating ideas. There is NOTHING like this available in todays market.....don't delay in viewing. \$699,000

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

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Just listed this gorgeous 1 bdrm plus den with hardwood floors, granite counters, custom fixtures and blinds plus a fab deck for entertaining. Fully rentable, covered parking and steps to the shopping village of Langford \$319,900

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Olympic View/ Latoria **\$869,900**

Beautiful Brand New Custom Built Home offering 5Bed & 4Bath 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



Gorgeous End Unit Townhouse **\$565,000**

Built in 2003, this beautiful End Unit, 2 level townhome offers one of the largest and brightest floor plans in the complex and features quality finishing throughout! Including 9 ft ceilings, tiled entry, Gourmet kitchen with island and maple shaker cabinets, in line living and dining rooms with Gas Fireplace, laminate wood flooring, extra large windows and much more! Upstairs you'll find a spacious master bedroom with walk-in closet and splashy ensuite bath PLUS 2 more spacious bedrooms and a 4 pce bath. Walking distance to Mayfair and Uptown shopping centers, restaurants, major bus routes and entertainment! Easy to view - Call today!



Patio Home! **\$419,900**

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 **\$948,000**

Offering a Brand New 4 Bedroom Custom Home with Legal 2 bedroom suite! Open concept layout ft. living room with soaring 14 ft. ceilings and fireplace, in-line dining room with access to sundeck, Gourmet Kitchen with top of the line S/S appliances, quartz countertops & island. Master bedroom with plush carpet, walk-in closet, & marble en-suite bathroom, plus 3 additional bedrooms and another luxurious marble bathroom. Close to beautiful Hiking, Walking & Biking Trails and much more! Easy to View - Call Today ML385925

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Majestic West Coast
Living

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382873**



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View Home

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385568**



2-277 MICHIGAN STREET

Luxurious Town House
in James Bay

**\$900,000
385757**



16-675 SUPERIOR STREET

Executive James Bay
Town House

**\$850,000
386076**



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353B LINDEN AVENUE | MLS 384505 | \$399,000



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*Vreb Stats, Remax Stats 2017



**real estate
victoria**

SEASON'S GREETINGS

Realtors of Greater Victoria extend holiday greetings to our readers

*May the timeless
message of Christmas
Shine for you & yours*



KAHL REALTY
& PROPERTY MANAGEMENT

Call **250-391-8484** for all your Real Estate needs

*Wishing you
all a very
Merry Christmas
and Happy
New Year*



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Victoria, BC V8X 5J2

To all my clients, fellow realtors & friends



*I wish you a Christmas full of happiness, plenty of food,
memories to last a lifetime and a Happy New Year!*

HomeSold®

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sr@shellyreed.com

HAPPY HOLIDAYS

Here's to a season filled with family, friends and good health!
Should the new year bring you a change of address,
please contact me so that I may assist you.



**Location!
Location!**

Level entry with ocean
and city views, this
southern exposure home
has 3 bed/1.5 baths up
and a 1 bedroom self
contained suite down.



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Merry Christmas

*W*ishing all our clients & friends a very special holiday season and a healthy, happy & successful 2018. It was a pleasure working with you in achieving your real estate goals!



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**CALL US IF
YOU WANT
YOUR HOME
SOLD!**

250-384-8124
nicole@nicoleburgess.com



Merry Christmas everyone, and the very best in 2018!

2017 was a year of change and I want to thank all of my past, present and future clients for making the transition with me to Pemberton Holmes. I feel very lucky to have so many great clients and I look forward to continuing that relationship, as well as meeting and working with new clients in 2018.



**Real Estate
Institute
of Canada**

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inezlouden@telus.net
250.812.7710



To all my clients, have a
Merry Christmas

I have buyers that are looking for
Condo's in the **Oak Bay** and
Cook Street area's.

Please call me if you are
thinking of selling.

ROB DAVIES
C: 778-350-5525
ROBDAVIES.CA



Season's Greetings



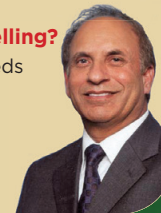
To all my clients, friends and colleagues
thank you for your support and giving me
the opportunity to serve you.

I wish you and your family all the best for
the holiday season and a very happy and
prosperous New Year.

Thinking of buying or selling?

For all your real estate needs
call any time.

GURCHARAN CHAUHAN
Direct: (250) 744-4613
Office: (250) 384-8124
gurcharanchauhan.com



Seasons Greeting

Christmas is a time of hope
and new beginnings.

It is a time to be thankful for all
our wonderful blessings in our lives.

In the Spirit of Christmas,
I would like to wish you all a

*Joyous Holiday Season,
and all the Best in
the New Year...*

HELENA BOWEN
HelenaB@telus.net
250.210.0164



*Wishing you a wonderful
Holiday Season and a
Happy New Year filled
with Joy, Love, Peace,
Health and Laughter.*

JANE LEWIS
pj.lewis@shaw.ca
250.686.9628



*Happy Holiday to you
and your family.*

COLIN MILLARD
YOUR consultant
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Happy Holidays!

From my family to yours, have a
wonderful Christmas and may the
New Year ahead be a happy, healthy
and prosperous one!

A very special thank you goes out
to all my wonderful Clients past and
present, Family, Friends
and Colleges for your
continued business.

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7875 West Coast Road – Sooke

This property is zoned Neighbourhood Commercial C-1. High traffic area on the Pacific Marine Circle route in the fast growing community of Otter Point. Good local traffic off season. Lots of parking and access to a nice beach. Steady income with mobile tower on the land. MLS # 385857

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deck. Loads of extra storage.
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*Wishing you and your families
a very Merry Christmas
and a Happy Healthy and
Prosperous New Year 2018.
I'm happy to help with your
Real Estate needs*

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3+ Bedroom/2 Bath Home
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*Enjoy the Holidays
with the Family.
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fireplaces and much
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Commonwealth Pool,
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WELCOME HOME | \$679,900

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home and 1 bed, 1 bath Cottage. Bright,
Sunny and quiet. Great, central location.
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Condos, Townhomes, Strata Titles, Duplexes



FABULOUS SIDNEY LOCATION

New MLS 384006 \$489,000
Close to all that matters in Sidney. This bright, corner two bedroom, two bathroom unit is one of four town homes in an adult oriented complex which is within walking distance to most of Sidney's amenities. Principal rooms are infused with daylight from over-sized windows and skylights and the expansive living/dining room can accommodate intimate gatherings or be adjusted to entertain a larger crowd. The spacious master bedroom has a large walk-in closet and laundry facilities are intelligently close by. This town home has a dedicated single car garage, the complex allows small pets plus barbecues are also allowed so bring your personal touches to this charming home. QUICK possession possible, MLS 384006.

**Magdalin Heron
Holmes Realty Ltd.
250-656-0911**



106 - 1521 CHURCH AVE.

New MLS 385017 \$349,000
Spacious and open 1 Bedroom plus Den unit in this well maintained 55+ year complex. This unit has a handy separate entrance off of the Kitchen area. The Master Bedroom has a large walk-in closet and 3 piece Ensuite. The Kitchen is open and bright and includes lots of cupboard space. The Den is located just off of the main entrance and features French Doors. New carpets and fresh paint. Terrific location close to all amenities.

**Mark Lawless
RE/MAX Camosun
250-744-3301**

Victoria



WOULD YOU LIKE TO SELL? SOLD!
New MLS 385668
103-1518 Pandora Avenue, 2 bath 2 bath condo.

**Shelly Reed
HomeSold Real Estate
Corporation 250-213-7444**



NEWLY CREATED LOT IN VIC WEST!

New MLS 386089 \$588,900
Outstanding opportunity to build your central dream home NOW or own a perfect downtown close to all amenities including seaside and parks as a lot to hold and build later. This newly created small lot is located in a vibrant up and coming trendy area of Vic West. The 3 level plan that comes with the lot has urban chic written all over it! Great for small families, bigger families, easy care town-home alternative buyers, investors as rental unit(s) and or spec builders. Everything is ready to go with final approvals and all details / specifications easily available. This is a great project for anyone who is an inner city new home lover. No GST and ready to break ground make it so easy to buy now and be settled in new year with new home or hold for bright future!

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

View Royal



PRICE REDUCTION \$699,900 OPEN HOUSE SUN 1-3PM 1938 RIVERSIDE DR.

New MLS 384317 \$699,900
Spacious 1997 built, 4 bedrooms, 3.5 bathrooms including, legal suite as mortgage helper. Situated on quiet cul-de-sac, near Vic Hospital, schools, shopping and parks. Bring in your offer.

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

Saanich West



WOULD YOU LIKE TO SELL? SOLD!

New MLS 384403

710 Greenlea Drive, 3 bed 2 bath rancher.
**Shelly Reed
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SAANICH WEST HOBBY FARM

New MLS 383101 \$2,089,000
Nestled on a gently sloping acreage this 6+ acre hobby farm offers a rural lifestyle not far from the city. The 2005 custom built Arts & Crafts residence with mountain views has an impressive open concept great room, highlighted by majestic beams with wide plank wood floors. The main level master bedroom with ensuite opens onto a wide verandah and is located next to a hot tub. The upper floor has three large bedrooms, a recreational/games room and the home offers ideal in-law accommodations. The property also has several out-buildings, including two small barns plus a riding ring.

**Magdalin Heron
Holmes Realty Ltd.
250-656-0911**



WOULD YOU LIKE TO SELL? SOLD!

New MLS 385651
666 Burnside Rd. West, 3 bed 2 bath rancher.

**Shelly Reed
HomeSold Real Estate
Corporation 250-213-7444**

Saanich Peninsula



314-10461 RESTHAVEN DR.

New MLS 385680 \$549,900
SPACIOUS 2 level condo, 2 Bed PLUS Den, FIREPLACE, updated flooring, quartz countertops, 3 bath, SPA like living perfect for professional couple or retirees!

**Shelly Reed
HomeSold Real Estate
Corporation 250-213-7444**

Saanich Peninsula



SPARKLING & SPOTLESS EXECUTIVE HOME

New MLS 385945 \$849,000
*2007 built, 4 bedroom, 3 bathroom, 2463 sq.ft.
*One owner *Open concept
*Flooded in natural light
*Gas fireplace
*Large island with breakfast bar
*French doors to the back patio
*Opulent ensuite with separate shower & jetted soaker tub
*Top quality construction & high-end finishing
*Hardwood floors
*Security system & double garage too
*.23 acre lot with private & fenced rear yard
*Great curb appeal!

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



SHIP SHAPE HAVEN

New MLS 385768 \$748,000
Motivated Seller. Bring Your Financially Qualified Offer!.. Who would guess that this private Oasis is walking distance to Sidney by the SEA?! It shows like a 3 level Spacious Farmhouse, complete with a Fab corner Garden, huge back Deck, and double garage. There are oodles of space for One and All. Approximately \$100,000 has been invested, including new drainage. The accommodation provides enormous flexibility with a huge main floor boasting a NEW bathroom, NEW lovely kitchen, NEW Deck that never needs painting, NEW Chimney, NEW Insulation, and New Roo!! Upstairs, discover a bright Master, Family Room, and another NEW bathroom. The lower level has great Suite potential, and offers options for a multitude of uses. AHOY Boaters, there are Marinas just steps away! TIP: Zoned for a Duplex or a Single Home with Suite, Eg. the garage could be a Suite with correct permits. This charming Home offers great Value and Location!!

**Ian Heath & Marilyn Ball
250-655-7653
JONESco Real Estate Inc.
www.ianheath-marilynball.com**

West Shore



ZEN, AND THE ART OF OCEAN GAZING

New MLS 386095 \$899,000
This Zen-inspired Garden, Updated home offers VIEWS of the Strait of Juan de Fuca, and the snow-capped Olympic Mtns! It's a BEAUTIFUL 3356 sq. ft. Haven with 3 beds/3 baths on the upper level, and a LARGE 1 bed, self-contained unit on the lower. The Kitchen SIZZLES with solid-Oak flooring, Silenstone countertops and custom dove-tailed Maple Shocky cabinets. WOW. A casual eating AND Formal Dining area, large Family room with gas fire AND Formal Living room with wood FIRE give great options for Entertaining. A VIEW deck spans 2/3rds of the house width. Dial H for Hot Tub Relaxation. The Spacious MASTER comes with gas fire, LUXE Ensuite, engineered-oak flooring and a vaulted ceiling. You'll LOVE the 3-car garage and Workshop! Landscaping is meticulous with gorgeous trees, shrubs and perennials. Enjoy the Country VIBE with Witty's Lagoon, hiking, fishing, great amenities, and a friendly community nearby. Come for a visit, and STAY for a lifetime!

**Ian Heath & Marilyn Ball
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JONESco Real Estate Inc.
www.ianheath-marilynball.com**

Gulf Islands



BREATHTAKING OCEAN VIEWS!

New MLS 382305 \$779,000
South-West facing, 6BR, 4BA home with views from every room. Looking for an income property? This one would make a perfect B&B. Large decks overlooking the garden, a fully fenced backyard plus studio and workshop.

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



PRISTINE LAKEFRONT!

New MLS 385786 \$407,000
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 Loneragan
Dockside Realty Ltd.
1-866-629-3166**

NEXT ISSUE

PUBLISHED DEC 27

DEADLINE DEC 22

Gulf Islands



A GREAT HOME!

New MLS 385938 \$399,000
Well maintained, 1500 sqft, 2BR, 3BA home on 0.71 acre sunny lot. Attached double garage, generous master BR with ensuite and full height basement with woodstove. Close to beach access and marina. Great package, great home!

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

IC & I



This Holiday Season I would like to take the opportunity to say **THANK YOU** for your Patronage and wishing you a **VERY HAPPY 2018.**

**Inder Taneja
250-686-8228
Sutton Group
West Coast Realty**

real estate victoria

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real estate victoria

Open Houses

VIEW ROYAL

1938 Riverside Dr. \$699,900

MLS 384317
Sun, Dec 17, 1-3 pm
Inder Taneja, 250-686-8228
Sutton Group West Coast Realty



Suzi Jack

Licensed Realtor(R)

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Serving Victoria and the Saanich Peninsula



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Royal LePage Coast Capital Realty
www.McCormickMeadows.com

Lobovale Mews 3483 Happy Valley Rd. Starting at \$529,999

Fri, Sat, Sun, Dec 15-17, 1-3pm
Mike Hartshorne & Jenn Raappana, 250-474-4800
Royal LePage Coast Capital Realty

real estate
victoria

SEASON'S GREETINGS

Realtors of Greater Victoria extend holiday greetings to our readers

Dear
Santa

All I want for Christmas is a ...
A FANTASTIC PIED A TERRE!

Maryan van Stolk*
Personal Real Estate Corporation



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Happy Holidays from
Shaunna Jones &
Harrison the Bear

Harrison is an amazing CHARITY BEAR who supports the Royal LePage Shelter Foundation. Last September he was auctioned off at the Royal LePage Western Conference where Shaunna and 3 other Realtors from across Canada raised \$3000 for this great cause. As co-parents for 1 year, Shaunna travelled with Harrison to Iceland and Europe, bringing awareness to women & children who suffer from domestic violence. He opens up a very important conversation, which is shared around the world. Here's hoping that Harrison's publicity will continue to bring awareness and raise even more for such a fantastic charity. If you wish to donate to his cause please go on to www.shelterfoundation.ca/ or call Shaunna at 250-888-4628. Go Harrison go!



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Oak Bay Living

West Coast lifestyle at its finest

Why move to Oak Bay

1. Schools

From kindergarten to college and university, schools are within walking or cycling distance for many children and families.

2. Parks

Oak Bay is blessed with a variety of parks, ranging from children's playgrounds and a water spray park to sports facilities, beautiful beaches and even a par 3 municipal golf course.

3. Recreation

Oak Bay Recreation Centre is regularly named the best in the region for its public pool, skating rink, indoor soccer pitch, expansive weight room and more. Oak Bay also boasts two premier golf-courses, popular walking, running and cycling routes and ample off-shore activities.

4. Shopping & Dining

Find exceptional boutique shopping and dining in two centres, Oak Bay village and Estevan village.

5. Events

A full calendar of events takes place in the community and local venues, including our new community theatre.

Discover Oak Bay

Welcome to Oak Bay, home to just over 18,000 people living along the Salish Sea.

A residential community a few minutes from downtown Victoria, Oak Bay's business core is located along Oak Bay Avenue, with several smaller villages in the Estevan neighbourhood and along Cadboro Bay Road.

To the north is the University of Victoria, and the municipality of Saanich.

With its scenic streetscapes, cycle-friendly neighbourhoods and beautiful ocean-front vistas, it's no wonder Oak Bay is popular with both visitors and locals.

Why do people live in Oak Bay? It's all about the lifestyle.

Sure, there's the mild year-round climate, charming

neighbourhoods and good schools, but more than that, it's about a place that celebrates its beautiful natural environment, its history and its culture.

It's a place where you can enjoy a round of golf in the morning, a paddle in the afternoon, and dinner from an award-winning chef in the evening, all without leaving Oak Bay.

As you stroll Oak Bay's tree-lined streets, enjoy architecture ranging from Tudor revival and Art Deco to Arts and Crafts and more modern interpretations of classic styles.

Families enjoy the opportunity to walk or cycle to school – from primary right through university – to the local recreation centres and to community events hosted throughout the year.



Oak Bay is lit up, from Oak Bay village through to the fire hall on Monterey Avenue.

The arts are a big part of life in Oak Bay. Discover the ArtsAlive sculpture walk, enjoy a concert at the Dave Dunnet Community Theatre, or catch a play at the University of Victoria's Phoenix Theatre.

Renowned dining options include small bistros, British-

style pubs, specialty delis and world-class dining – truly something for just about every taste.

Throughout its history, Oak Bay has been one of the region's most desirable places to live. Come discover why.

The draw of Salish Sea-side living

Some live in Oak Bay their whole lives, while others seek it out

Throughout its 110-year history, the sea-side community of Oak Bay has been one of the most desirable places to live in Greater Victoria.

"Today we are attracting residents from across the Capital Region and around the world who value our enduring commitment to green space, parks and recreation, urban-

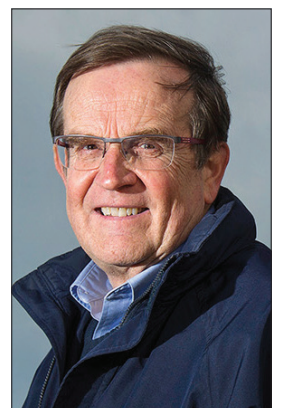
village amenities and unique residential character," says Oak Bay Mayor Nils Jensen. "We are a small residential community that has vibrant artisan-style village centres where businesses enjoy destination status while catering to our appreciative, friendly local residents."

Oak Bay is distinguished by its mature tree canopy, large residential properties, parks and publicly accessible shoreline.

"While we are experiencing significant renewal in our

neighbourhoods, we are a community that has evolved slowly, managing carefully a prized legacy of natural spaces, cherished built heritage, urban forests and the Salish Sea – while nurturing vibrant village centres, arts and culture development," Jensen says.

Some residents spend a lifetime in Oak Bay, enjoying walkable, cycling-friendly, safe neighbourhoods.



Oak Bay Mayor Nils Jensen

See Oak Bay: So much to offer, next page



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Season's Greetings and Thank You

I would like to thank all those who allowed me to work on their behalf this past year. It has been a pleasure.

If you are considering your real estate options in 2018 and would like a complimentary market evaluation, please call me at 250-920-8006.

Best Wishes for the Season and for 2018!

Marc Owen-Flood



South Oak Bay
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- Charming Cottage resting on 12025 square foot lot
- Wood floors and a bay window
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- Situated on .67 acre private south-facing property
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- Chef's kitchen with Travertine marble floor & granite countertops
- Lower level with daylight walk-out access to private patio
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Community attracts all ages

Continued from previous page

Those same qualities garner the attention of young families, young professionals and retirees.

"This natural cycle of renewal in our neighbourhoods, and a strong appreciation of local business and artisan products is fuelling a 'cool factor' in Oak Bay – one that is rooted in a nostalgia for simpler times, community values and contemporary lifestyle amenities," Jensen says. "We have a vibrant collective of small family-owned businesses that are fast becoming region-wide destinations."

The recent cultivation of culture rounds out the idyllic setting.

"We have raised the bar in recent years, formally adding 'culture' to the mandate of Parks and Recreation in recognition of an artistic residential element and a burgeoning and vibrant local arts scene," Jensen says. The community features multiple art galleries and events, a dynamic music scene built on small venues, from coffee shops to the newest Dave Dunnet Community Theatre, and a municipal ArtsAlive program featuring public sculptures and playable public pianos each



Santa Claus rolls through Ring Road at the University of Victoria (half in Oak Bay) every year ahead of Christmas, stopping for cookies and cider with families afterward.

summer.

"Built as a vibrant state-of-the-art community asset, the new Oak Bay High School also includes 420-seat community theatre which has already proven its popularity throughout Oak Bay and the Capital Region," Jensen says.

"Oak Bay is a wonderful community to live in and we have a lot to offer."



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Located in Latoria Creek and next to Olympic View Golf Course, is this superbly designed & immaculately kept second floor two bed / two bath condo with its own exterior entrance. The bright and spacious interior includes heated tile flooring in the kitchen and baths, engineered wood flooring in the open living areas, Kitchen Aid Appliances, blinds, private deck & 9ft ceilings. There are no age restrictions and pets and rentals are permitted. This condo includes a large storage locker and as an added bonus, its own single car garage plus an additional parking stall.



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