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# real estate victoria

## Open Houses

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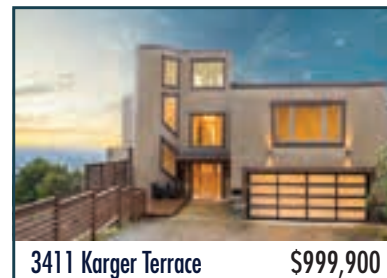
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1668 Earle Street  
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**LOOKING FOR GREAT VALUE?  
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\$529,900 MLS#385680**

Fabulous quiet location, 1,552 sq.ft. This 2 bedroom & large den, 3 bathroom, 2 level condo is sure to please! Easy access to elevator for those who can't do stairs! Cozy wood burning fireplace, 2 west facing balconies with marina view. Enjoy acacia wood engineered flooring, newer carpeting on the stairs & lower level and quartz countertops in the kitchen! Common laundry, undercover parking plus a storage locker. This wonderful well run building offers rec centre with pool, hot tub, sauna, gym, library, billiard room, even common bbq's! A pet free & 19+ building, 5 rentals allowed currently at max. Strata fee includes hot water and use of the rec centre. Pre-qualified buyers please call to arrange your viewing, Shelly direct 250-213-7444 or your agent.



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MLS © 386101

**Central Saanich Highlands 699,000**  
7066 Willis Point Rd. Water views and huge, roomy family residence set on a private .53 acre lot in Central Saanich. Located only 30 minutes from town and 5 minutes from Durrance Lake. Fantastic chance to own a house with a sep. suite (\$1050 PM plus utilities). Workshop/garage and on a school bus route. 4-5 bdrms, 3 baths, 2700+ square feet with an open plan. Includes full sized 35 kw generator for those rare times of power outage (no loss of lights, power, etc). Heat Pump, vaulted ceilings and much more. This residence provides superb potential for your interior design and decorating ideas. There is NOTHING like this available in today's market.....



MLS © 386237

**High Gordon Head 15,000 Sq. Ft. Lot**  
1878 SKYLARK PLACE. Stunning HIGH GORDON HEAD family residence, set on a gorgeous 15,000 square foot garden, at the end of a cul de sac! Folks, it doesn't get any better than this. Gorgeous residence with HARDWOOD floors, GRANITE, heated floors, renovated baths, games/rec room downstairs and all located in HIGH GORDON HEAD off Ferndale. Lots of room here for the family, entertaining and privacy. 3 bdrms, 3 baths, kitchen with eating area and a multitude of upgrades.

**SOLD!**



MLS © 386100

**Westshore TOP FLOOR CORNER SUITE!**  
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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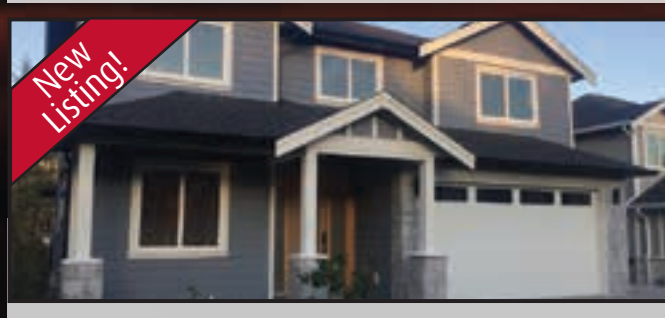
**Olympic View/ Latoria \$869,900**  
Beautiful Brand New Custom Built Home offering 5Bed & 4Bath with a finished Legal Suite - A Must View! Minutes from Olympic View Golf Course & Walking/Hiking/Biking Trails in beautiful Latoria. This home boasts an open concept design featuring a living room with 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



**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



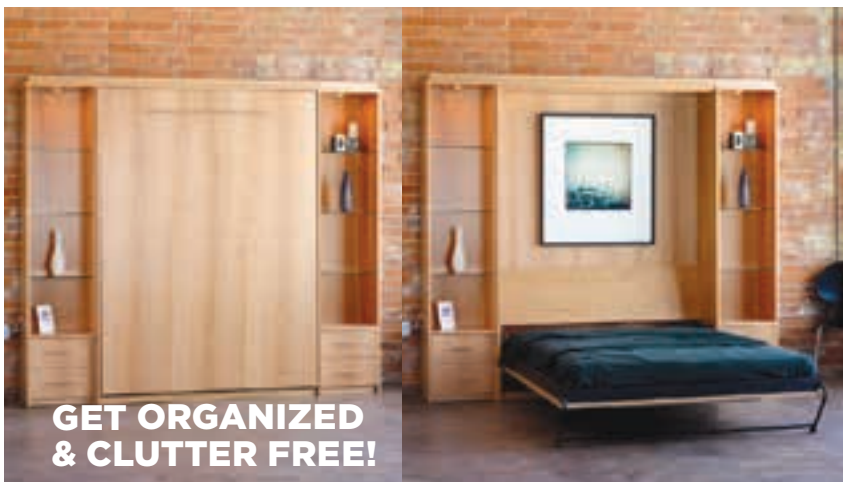
**Gorgeous End Unit Townhouse \$565,000**  
Built in 2003, this beautiful End Unit, 2 level townhome offers one of the largest and brightest floor plans in the complex and features quality finishing throughout! Including 9 ft ceilings, tiled entry, Gourmet kitchen with island and maple shaker cabinets, 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!



**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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2020 Pauls Terr, Gordon Head | MLS # 386300

Spectacular ocean views are yours from most rooms in this beautiful family home. As you come in the front door you'll be impressed with the updated kitchen with granite counters and the great room with its extensive views and 16 ft. ceiling. Old growth fir reclaimed from Strawberry Vale School and wood floors lead to the multi-tiered decks with views across the straight to San Juan Island. The beautiful master bedroom on the main floor features a wood burning fireplace. There is a second wood burning fireplace in the rec. room and gas fireplace in the main living area along with a heat pump insuring this home stays cozy all year around. There are views from almost every room including the office as well as the lower level living area's or guest suite.

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**NEW HOME, RANCHER WITH BONUS ROOM | \$499,900 plus GST**

9825 Napier Place, Chemainus  
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**HELENA BOWEN**  
HelenaB@telus.net  
250.210.0164



**REVENUE INVESTMENT | \$679,900**

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**PAUL COOPER & ELLIE MATHESON**  
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**401-1025 FAIRFIELD ROAD \$449,800**

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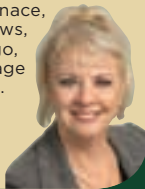


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**828 OLD ESQUIMALT ROAD**

**\$699,900** MLS # 386520  
Pristine 1939 Character Home with Additional Accommodation. Coved ceilings, Archways, Picture rails, Oak & Fir floors, Updated Kitchen & Bath, Fireplace, Furnace, Newer Character-style Windows, 40 Year roof installed 8 yrs ago, Security System, Lots of Storage w/Workshop. Manicured Yard.

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**SOLD**

**940 BEARWOOD LANE**

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Auspicious Semi-Custom Single Family Home in prestigious Broadmead neighbourhood. Well laid out, Bright, South facing. Views of Valley & Sooke Hills. Close to trails, buses, Beaver & Elk Lake.

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## Saanich Peninsula

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## Sooke

**480 Becher Bay Rd.**  
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MLS 386095  
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**1048 Deltana Ave. \$938,000**  
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**3553 Whimfield Terrace**  
**\$918,000**  
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## Esquimalt

**ATTN DEVELOPERS & INVESTORS!**  
New MLS 386348 \$1,200,000  
OCEAN VIEW DEVELOPMENT SITE IN CORE AREA OF VICTORIA WHEREBY ALL UNITS CAN HAVE outstanding possibilities for massive WATER VIEWS. ATTN DEVELOPERS AND INVESTORS - look at this opportunity! 685 & 681 Admirals to be bought together and held for future whilst collecting rent from front to back duplex on 1 lot OR current OCP has these 3 legal separate lots as is. Currently slated for multiple townhouse development as is OR new OCP sees multifamily higher density for maximizing buildable profit OR keep as is revenue house/build on the 2 empty lots beside you. Over 16,000+ total sq. ft of what appears to be flat-ish elevated easy to build on land of 3 separate Titles overlooking Naden gate with possible protected views even from ground floor livable plan and many possible future buyers for this type of proposal. Site has great sun exposure and a lush green perimeter of natural/mature landscaping. Talk to supportive of high-density municipal office, draft up some ideas and take advantage of this chance!

**Karen Love & Robyn Wildman**  
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## Saanich Peninsula

**SEA THE \$ POTENTIAL!**  
New MLS 386334 \$259,000  
OCEAN VIEW full-ownership suite in the Miraloma on the Cove; a high-end luxury complex in Sidney. Luxe features include a cozy fireplace, granite counters, rich wood cabinets and spa-like bath. Fabulous balcony with Ocean views and lots of boating activities to watch! So many extras: large common Meeting room, underground parking, fabulous lobby, excellent restaurants and nearby shops, and surrounded by heritage gardens. Close proximity to Airport, Marinas, and Ferries. This is an ideal set up for boat owners, part time residents or for use as an investment, with short term or long term rentals. Strata fees include heat, gas and hot water, and zoned for rentals or residential living. Pets are welcome! To experience the West Coast at its finest, we offer you this Oceanview bachelor suite in a Seaside town with plenty of character to suit any lifestyle. What a setting for a luxurious retreat! See 3D tour, brochure and floor plans first, and then Call to View!

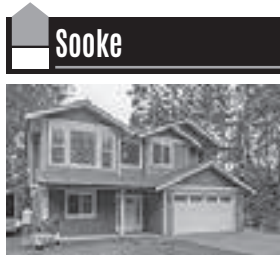
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## Saanich Peninsula

**WATERFRONT ON SHELTERED ROBERTS BAY OPEN HOUSE JAN 14 2-4PM**  
**10275 RESTHAVEN DR.**  
New MLS 386433 \$1,395,000  
Launch your kayak from your own front lawn and watch the seals and eagles as you breakfast on the sunny deck. A flower-filled, south-west facing courtyard greets you as you open the front gate. Heated floors welcome you into the entry with its impressive curving staircase leading to a master bedroom with luxurious ensuite plus a guest bedroom with ensuite - both opening to a balcony with views to the Gulf Islands. The ground floor has a wheelchair-accessible second master bedroom with walk-in closet and full ensuite. The formal dining-room and living-room are separated from the spacious kitchen and family room by fireplaces and a serving bar. This easy-care duplex (no fees, no rules) is planned for comfort and convenience. The landscaped gardens have colour all year and the views can be enjoyed with constant activity on the water. Only 1 km. from Sidney fs main street yet you have peaceful seclusion in this desirable home.

**Steven Klipper**  
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## Sooke

**2014 FAMILY HOME ON 1.66 ACRES OVER 2400 SF JUST \$629,000!!**  
**OPEN HOUSE JAN 14 1-4PM**  
**480 BECHER BAY RD.**  
New MLS 385770 \$629,000  
Built just 3 years ago this family home offers you 3 generous bedrooms (up) and 3-4 PC bathrooms (one an ensuite to the master bedroom) and walk in closet in master. The living room with gas fireplace along with dining and kitchen areas are incorporated in an open concept design all bathed in soothing natural light. In the lower level you have a 4th bedroom plus den or office room and great family area or man cave. Double garage! This home is situated on 1.66 acres, room for RV or boat plus plenty of parking. Let the city recede as you make your way home to this country retreat. So..you have a home with 2440 square feet on acreage with large deck and patio areas offering you peace and quiet for \$629,000..what are you waiting for? I hear the area has great fishing, hiking, biking and kayaking at your doorstep ..life is good.

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## West Shore

**QUALITY EXECUTIVE HOME**  
New MLS 386500 \$1,180,000  
Legal 2 Bedroom Suite, Large Sunny Lot, Bear Mountain.

**Michael McMullen**

**RE/MAX Camosun**

250-744-3301



## Gulf Islands

**EXCITING DEVELOPMENT OPPORTUNITY!**  
New MLS 386229 \$1,600,000  
Potential 15 lot subdivision with proposed lots ranging in size from 1.5-7 acres. Some requirements already in place: road roughed in, drilled wells, covenants registered, proposed park access. 3 lots would be ocean-front. GST applicable.

**Anna Law**  
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## IC & I

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CURRENT

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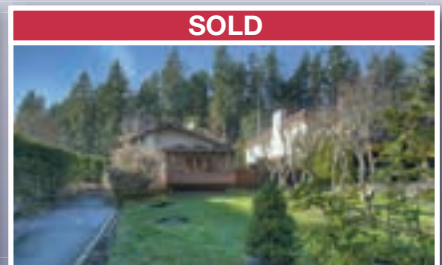
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