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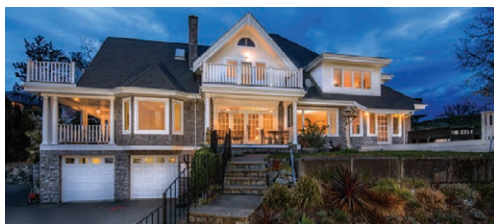
**\$1,325,000**  
390625



**3431 MAYFAIR DRIVE**

Grand Mt. Tolmie  
Home

**\$2,600,000**  
389653



**3220 EAGLES LAKE ROAD**

Fantastic Home Offering  
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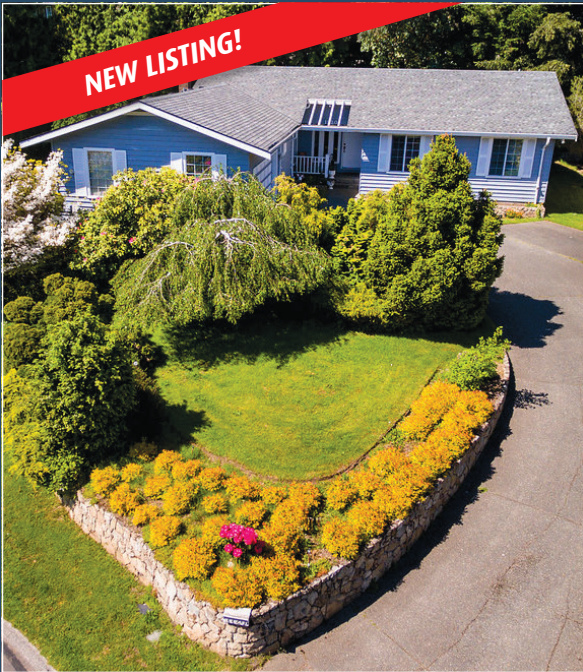
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scott.piercy@evcanadacom



**Jim LeBlanc\*  
& Scott Piercy\***

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**Rancher in Dean Park Estates**  
**1720 Lopez | \$799,900 | MLS# NEW**

*This 2000+ sq ft 3 bdrms/3 bath rancher is located in desirable Dean Park Estates and sits at the end of a quiet culdesac offering complete privacy on a 35 acre lot. Double car garage, RV parking & wheel chair accessible.*



**Custom Executive in Saanichton Ridgedown Court**  
**7376 Ridgedown Court | \$1,300,000 | MLS# 391442**

*Located at the end of a quiet culdesac, this stunning 4100+ sq ft 5 bed 3 bath home comes complete with entertainment chefs kitchen, open concept main floor living with large windows looking out to a private backyard with beautiful pastoral views from all living areas.*



**205-545 Manchester Road**  
**\$324.900 | MLS# NEW**

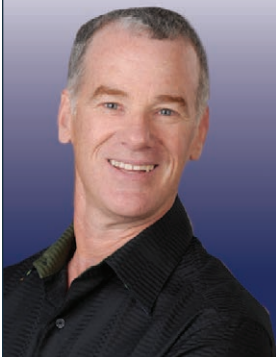
*1 Bdrm Condo Centrally Located. Beautifully appointed 1 bdrm/1 bath condo on a quiet dead end street. Great floorpan with insuite laundry, fp, secure U/G parking, walking distance to mayfair mall.*

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**Peninsula Executive Rancher Townhouse!** Stunning and complete renovation has resulted in this beautiful 2 bdrm, 2 bath unit. Over 1200 sq ft of one level living with hardwood floors, granite counters, luxury kitchen and custom millwork. Spacious sunroom out back, and private double garage for your sports cars. A winner through and through, countless features and amenities to be appreciated in this well run 55+ community. You don't want to miss this one! \$585,000



**Meticulously Maintained Rancher**  
 You'll love this bright and charming 3 bedroom, 1 bath Rancher! Meticulously maintained, this spacious one-level home is located in a quiet, family friendly community. Featuring a new roof, south facing skylight, stunning wood floors throughout, large sunroom and a separate laundry room. This home also includes the convenience of a central vac, alarm system and was recently painted. Adding to the curb appeal is the beautifully landscaped gardens on this oversized 9000+ sq ft corner lot. In addition to the separate wired workshop, there is no lack of tranquil outdoor space for your enjoyment. Don't wait too long, this one won't last! \$572,000



**Sunnymead/Royal Oak Rancher**  
 Well over 1800 sq ft executive rancher set a fabulous 12,000 sq ft level and private garden!! Hardwood floors, many updates and all in mint condition. 3 bdrm, 2 baths, 2 fireplaces. Family room, dining room and formal living room! Large double garage. And this location is superb!! \$875,000



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**Brand New in Gordon Head!**  
**\$1,699,900**

Brand new Executive Home with 2 bedroom legal suite. Situated in the fantastic Gordon Head/Mt Douglas neighborhood, 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!



**Beautifully Updated in Cook St. Village! \$549,900**

STUNNING! Rare main floor Suite with huge, South Facing 475 Sft Patio!! Bring your small cat or dog! Walk to Cook Street Village, Downtown, Dallas Road Waterfront and Beacon Hill Park! Updating has all been professionally done for you! Features include: Beautiful tiled entry and hallway plus 2 piece powder room, Cherry Laminate Floors, Electric Fireplace and Beamed Ceiling in Livingroom, Separate Dining room with Built-in Cupboards, Newer kitchen complete with newer appliances, Gorgeous Master Bedroom with Splashy ensuite that features a Jetted Soaker Tub and Walk-in Closet! Spacious 2nd Bedroom and so much More!! This unit must be seen to be appreciated! Friendly, well-managed building! Easy to view-Call today. ML 391475



**1.5 Acre Home in Ten Mile Point!**  
**\$2,299,900**

This extremely desirable neighborhood boasts boutique shopping, dining & close proximity to the World class Uplands Golf Course, UVic and the Royal Victoria Yacht Club. This gem is located across the street from the ocean - just steps to a beach access at Smugglers Cove! The large lot offers two potential building sites to build your ocean-view dream home. Inside you will find 3 spacious bedrooms, 2 full bathrooms, a studio, a family room, gleaming oak floors and a cozy wood burning fireplace insert. Outside a deck/hot tub area and large, natural backyard! Don't miss this one of a kind opportunity - Call Today! ML390836



**14th Floor Panoramic Views!**  
**\$619,900**

Spacious & bright 14th floor corner suite with large living room, gourmet kitchen, master bedroom with private ensuite and walk through closet. Second bedroom can be used as a den or office with access to the spacious balcony. In-suite laundry and a second 4 piece bathroom! Recreation facilities in building. Enjoy Panoramic Ocean, Mountain & City Views. Don't miss this - Call Today! ML388355



**Modern Downtown Living! \$329,900**

Short stroll to Shopping, Restaurants, Theatres, Entertainment, Transportation, Victoria's Inner Harbour, Beacon Hill Park and much more! In the heart of the much sought after Harris Green neighbourhood! This compact and Modern suite offers: Open Concept Living, Dining and Kitchen with Gas Fireplace and offers 1 Bedroom and 1 Bathroom, in-suite laundry and South-facing balcony! You'll also enjoy a common area rooftop patio with views of the City & Olympic Mountains! BONUS - Rentals, Pets & BBQ's allowed! ML 389912



**Corner Suite on Gorge Waterway!**  
**\$459,900**

Enjoy Panoramic Upper Harbour, Ocean, and Olympic Mountain Views from this Spacious end unit suite! Located in the much sought after Treelane Estates which is situated on the Gorge Waterway! Featuring 2 Balconies, 2 Bedrooms, 4-piece washroom, living room and separate dining area. This bright end unit features windows on 3 sides! Fabulous Central location offers a short stroll to transportation, restaurants, entertainment and much more! The Malahat Room rooftop patio is a must see with amazing 360 views of Victoria, a great place to relax. ML 389416

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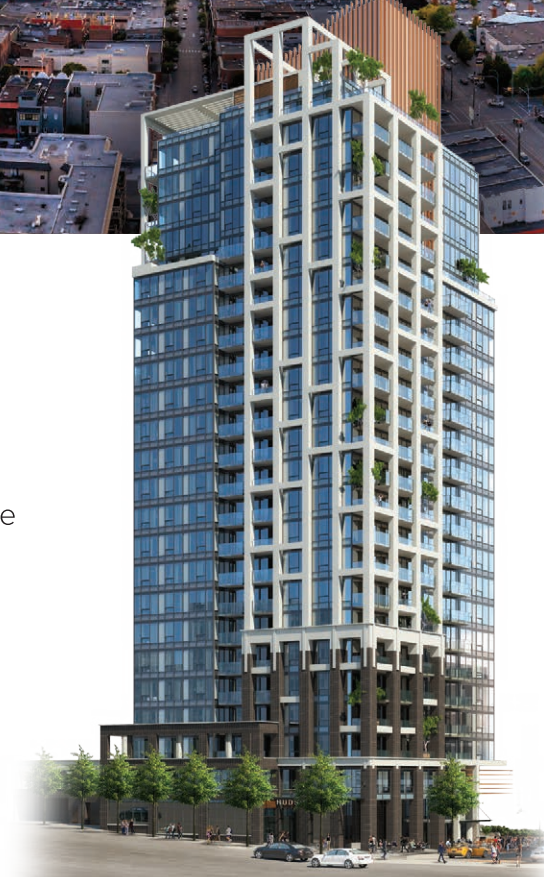
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Hudson Place One – the landmark of Victoria’s beautiful harbour skyline, will shine as a beacon of sophistication and luxury. Boasting the highest elevated views in the downtown core, these intelligently-designed, well-appointed residences with over 11,000 sf of indoor and outdoor amenities offer much more than just a premier lifestyle in a vibrant and energetic urban setting. They are undeniably statement making.

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## TOWNLINE

Sales and Marketing by Townline Marketing Inc. The developer reserves the right to make changes, modifications or substitutions to the building design, specifications and floor plans should they be necessary. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. All information contained herein is subject to change at any time, without notice. This is not an offering for sale. Any such offering may only be made with a Disclosure Statement. E.&O.E.





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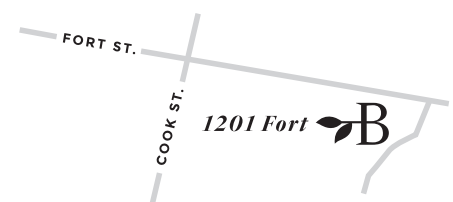


Comprised of Premium Residences, Penthouses and Townhomes, this rare collection of 1, 2 and 3 Bedroom homes is thoughtfully-oriented in a truly natural setting, nestled amongst large heritage Garry oaks on two acres of parkland in the historic Rockland neighbourhood.

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**ABSTRACT**  
developments



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## FAIRFIELD 2 BDR CONDO

**#202-924 COOK ST.**  
**\$359,000** MLS # 391038

Corner suite, 2Bdr/2Bth, 1081sf, quiet at the back of the Bldg, has a huge kitchen with a window overlooking a tree-lined Rockland Ave, small 13-unit Bldg with parking.

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## SOUTH OAK BAY MODERN GEM

**2165 BEAVERBROOKE ST.**  
**\$1,423,000** MLS # 390023

2016 built ZEBRA Home with 3Bdr & 4Bth, top-quality finishing, fantastic European-style eat-in kitchen, separate theatre/rec room, garage+driveway parking, & private yard.

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Three story, 2079 sq ft, Lindal Cedar A-frame home on 0.85 private acres with Chase River running through. Remodeled kitchen, new flooring & appliances. See the floor plan to appreciate the open concept layout of this home. Minutes from Nanaimo & ferries.

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2BR 2BA.

MLS # 390195

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**#114-710 MASSIE PLACE**  
**\$490,00**

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## LOCATION, LOCATION | \$489,900

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Short walk to Mt. Breton Golf Course, minutes to the Cowichan Valley Walking Trail. Well sought after - popular Mill Creek Estates, a low maintenance lifestyle, level entry Rancher, beautiful gardens & patio area. 1400 sq.ft. 3 bed, 2 baths.

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HelenaB@telus.net  
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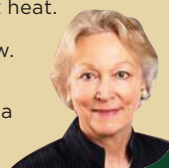


## ARBUTUS RIDGE - RANCHER

**\$539,900** MLS # 439617  
616 Pine Ridge Drive - Cobble Hill  
Renovation ready! 2 Bed 2 Bath. 1540SqFt. This one-owner home features in-floor radiant heat. 4'6" crawlspace. Quick possession. Easy to view.

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## LAKE COWICHAN \$675,000

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## RAINBOW RIDGE CHRISTMAS HILL \$1,250,000 MLS # 388861

Warm & inviting well designed 2 Bed 2 Bath Lower, 3 Beds 2 Bath Upper Custom built Family Home. Large open Kitchen & Living area. Views of the Olympics & stunning sunsets. Minutes to all amenities.

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**SOLD**

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1940 GORGE-OUS character home. Located between Burnside & Gorge. 4 beds (2 up, 2 down), 1 bath, wood floors covered ceilings, updated kitchen and bath with separate garage and workshop, Level fenced backyard. Close to schools, shopping, buses, rec center, parks, etc.

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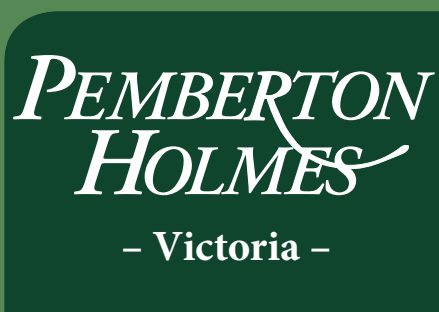


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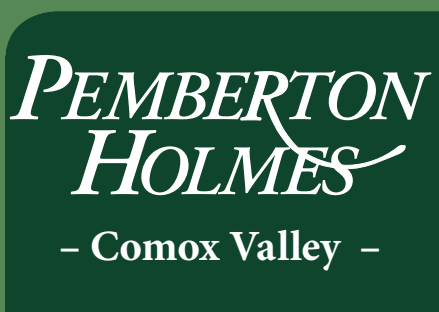
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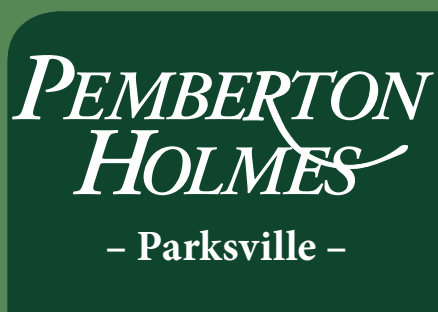
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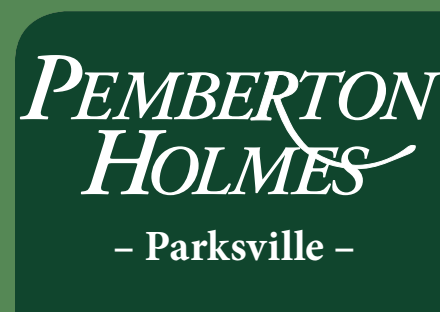
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Langford Mayor Stew Young (centre) is joined by representatives (from left) Scott Morrissey, Bill Fox, Marcela Corzo, Paul Woodward and David Wong, from the Ledcor Group in breaking ground on the Belmont Residences project.

## Plans for Belmont Residences unveiled

### PROPOSED 24-ACRE, 440-UNIT MULTI-PHASE DEVELOPMENT WILL TRANSFORM OLD BELMONT SCHOOL SITE

Work is underway on Belmont Residences, a proposed 24-acre, 440-unit multi-phase development at the former Belmont Secondary school site in Langford.

The Ledcor Group opened its 2,500 square foot sales centre earlier this month. The centre features a site model showcasing one of Langford's most anticipated new communities and detailed information about the first building. Visitors can also tour a fully furnished two-bedroom and flex display home.

Ledcor was in the process of finalizing the purchase of the site earlier this spring when the company officially broke ground on the project and unveiled their big plans for the site. Representatives from Ledcor, the City of Langford and the West Shore were at the event.

"We are developing in areas across North America and I can tell you, we wish everybody had this great, enthusiastic attitude towards developers and finding homes. We have a problem – we need more homes," said Bill Fox, president of Ledcor Properties Inc. "Ledcor Properties is here for the long run."

Langford Mayor Stew Young noted it's a \$200 million project, making it the largest in Langford right now.

"It's a big project and we're really excited about it. It's a great location, right in the heart of Langford," he said, adding it's walking distance to three lakes.

The site, formerly home to the old Belmont school, was purchased by Sobeys Inc. in 2014 for \$23.25 million.

Sobeys also acquired a lot at the corner of Jacklin Road and Jenkins Avenue that was not owned by the School District to form the 24-acre site. Part of the rezoning process involved in those sales required the construction of Division Avenue.

On the same site, Crombie REIT is developing 160,000 square feet of commercial amenities, including anchor tenant Thrifty Foods, which will span 53,000 square feet.

Ledcor is working on a 156-unit apartment project that will include commercial space on the lower floor in partnership with Crombie.

As for the section of the site south of Division Avenue that is also bordered by the Galloping Goose Trail and the Sooke School District offices, Ledcor envisions condo buildings with plans to start on the first 80-unit building this summer.

"We're just going to make our way down the site," said Scott Morrissey, Ledcor Properties director of construction. "It's all based on density and how quickly we can build and sell."

Ledcor's portion of the site will include six or seven phases and is estimated to take five to seven years to fully build out, Morrissey added.

Once the earlier phases are com-

plete, Ledcor intends to build townhomes that back onto the proposed commercial complex.

Marcela Corzo, Ledcor Properties director of development, said the project is where the "convenience of the market meets the Galloping Goose and nature ... A place for neighbours to come together and for the community to interact with shops across the street."

But one of the most important features is the walkability and bicycle-focused design of the project. "We're going to create buildings with bikes as amenities, not just bike racks," she explained.

She added the residential development will feature a number of amenities including bike washing stations and secure storage, as well as storage options for kayaks, thoughtfully planned connections to the Galloping Goose Trail and more. "The focus is on creating a community," she said.



# 1890 McMicken Rd.

Sidney, BC | \$4,695,000

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Over 1.1 acres of stunning property located on the waterfront in North Saanich on Vancouver Island. This 5 bedroom 6 bathroom home features an impressive floorplan with the Master Suite on the main floor and 4 bedrooms up. There are fantastic ocean views from almost every room in the house. The gourmet kitchen is a perfect place for entertaining with a 10 ft island, large pantry and wet bar. Relax in the well designed Conservatory boasting an abundance of natural light. Enjoy over 3000 sq ft of deck/patio overlooking the marina, take a dip in the private swim spa or take a walk through this unique, Permaculture Garden complete with fruit trees, berries and raised beds. An added bonus - a private dock for your boating pleasure with easy access to the Gulf Islands. There is also a 3 car garage and a separate yoga/art studio. Only minutes to downtown Sidney and close proximity to the airport & ferry terminal. Truly a unique opportunity to own one of the best properties on the Peninsula!!



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**Condos, Townhomes,  
Strata Titles, Duplexes****#414 1490 GARNET ROAD****New MLS 391221 \$325,000**

- Bright & spotless
- Top floor
- 2 bedroom, 2 bathroom
- 1113 sq.ft.
- 1 parking spot & storage locker included
- Well maintained & managed complex
- Healthy contingency fund
- Located in coveted Gordon Head
- Close to shops, grocery store, restaurants, library, medical centre, public transit, bike lanes, University Heights Shopping complex & Tuscany Village
- Laundry on each floor

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

**Condos, Townhomes,  
Strata Titles, Duplexes****LUXURY LIVING WITH  
WATER VIEWS!****New MLS 390874 \$925,000**

Gorgeous 2200sqft 3 Bed+Den luxury condo at Ocean Grove! Every imaginable detail has been considered in the design of this condo built by Victoria's best-Farmer Construction. A dream kitchen for the chef in the family is home to a gas cook top, SS appliances, & 8 ft island. Enjoy dining & lounging on 450 sqft deck overlooking the lagoon at Royal Roads University. Movie nights made easy in the media room with plenty of room for guests. Other features include granite counters, gas fp, engineered hardwood, heated tile floors, and high efficiency geothermal heating & cooling system. The master suite has a walk in closet, unique front & back vanities, oversized shower, & soaker tub. 5 min walk to the beach. Welcome Home!

**Jeff Bishop**  
**Personal Real Estate Corporation**  
**DFH Real Estate Ltd.**  
**250-477-7291**

**Victoria****SUITE POTENTIAL****New MLS 391281 \$850,000**

Located in quiet cul-de-sac. 4 Bed, 3 Bath. Close to schools, amenities and Mt. Doug Park.

**Michael McMullen**  
**RE/MAX Camosun**  
**250-744-3301**

**PANORAMIC OCEAN VIEWS****New MLS 391545 \$839,900**

Top floor, Corner Unit, 2 Bed 2 Bath, Steps to the Ocean.

**Michael McMullen**  
**RE/MAX Camosun**  
**250-744-3301**

**Saanich East****FABULOUS CORDOVA BAY  
FAMILY HOME****New MLS 389242 \$1,688,000**

Beautifully constructed family home, located in one of Cordova Bay's finest locations and within walking distance to two golf courses, Matticks Farm, Elk Lake and just a short drive to Broadmead Village. The home sits on a half acre parcel that backs onto Beckton Park, has a fenced backyard plus an expansive wrap around patio. A dramatic stone faced facade welcomes you into a light infused open concept area of principal rooms which overlook the private property. Finely finished hickory floors on the main level, locally made custom kitchen, an inviting home office, fully loaded lower level media room plus a family room with the home's second fireplace are some of the luxuriant features of this fine home. MLS 389242.

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

**Saanich West****CUSTOM ARTS &  
CRAFTS HOBBY FARM****New MLS 389098 \$1,998,000**

This custom Arts & Crafts residence has mountain views apparent from the impressive open concept Great Room and is accentuated by majestic beams, wide plank wood floors, a rock faced fireplace. The main floor principal rooms, as well as the main floor master bedroom, open onto a wide covered verandah where one may enjoy hill-top vistas, candle-lit dinners, or indulge in a glass of wine with family and friends. A spacious kitchen with loads of cabinetry and several prep areas is big enough to host the largest of gatherings. This quintessential 6.3 acre hobby farm is on a gently sloping acreage, has a charming open bar located in the upper pasture, two small beautifully constructed barns, a riding ring, a greenhouse plus a chicken coop attached to an open workshop. Come enjoy a rural lifestyle not far from the city. MLS 389098.

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

**West Shore****2632 PINNACLE WAY****New MLS 390211 \$635,000**

"You're my home" Looking for tranquility? Everything about this family home whispers "privacy. Nestled in a quiet family neighbourhood in the community of the West Shore, close to all amenities. Watch your children play in the fenced back yard, while you entertain your guests from your spacious open concept living, dining, kitchen area. Cathedral ceilings and a skylight impress from above. Alcoves adorn the corners awaiting your decorating ideas. 3 bedrooms, and 2 bathroom, direct access to the tranquil garden, featuring your own arbutus and fig trees. The ultimate in privacy awaits you. This is a "SUITE" home, separate entrance, with a one bedroom, one bathroom and kitchen on the main level, perfect for a teenager or nanny. Welcome home. Call now to view. Walking distance to schools, and a short drive to all of the amenities that the West Shore has to offer.

**Kim McLachlan 250-514-1663**  
**Pemberton Holmes**  
**kimandvicky.com**

**Waterfront****OCEANFRONT PARADISE!****New MLS 391553 \$2,200,000**

- At the end of a quiet road
- Built by Christopher Developments
- No expense was spared
- Custom designed, 3 bedroom, 3 bathroom, 3580 sf builders residence
- DOUBLE and level lot each .26ac
- Take advantage of the additional lot for development
- Jatoba wood floors
- Open concept main floor
- Glorious window-lit master bedroom wing with water views & private deck
- Media room
- Double Garage
- Not just a home...a lifestyle!

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

**Gulf Islands****RARE PORT WASHINGTON  
OCEAN VIEW ACREAGE!****New MLS 390747 \$729,900**

Spectacular SW Oceanviews. Main House-Approx 1450 sqft 3BR and loft. A 500-sqft 2BR Guest Cottage and a detached 736 sqft Garage-Workshop. All this on 5.9 Pristine & Private Acres. Enjoy hiking over your own Piece of Paradise!

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

**Highlands****HIGHLANDS ESTATES!****Starting at \$335,000**

Estate building lots located on a quiet cul-de-sac with privacy & seclusion in a peaceful poorest next to Gowland -Tod Provincial Park! The zoning allows for out buildings and home business! 3.5 acres to 5 acres! Prices start at \$335,000! Drilled wells and percolated fields! Paved road and electricity to the lots! build your dream estate!

**Robert Garry**  
**Pemberton Holmes**  
**250-384-8124**

**INVESTOR ALERT! 8 BED-  
ROOMS+ CLOSE TO UVIC****New MLS 391399 \$1,149,000**

Ideally located just a few blocks from the UVIC campus. Easy walk or bike to campus without crossing a busy street. Just up 1 block from Mt. Doug Secondary School & a short drive down to Cadboro Bay beach. This 8 bed home has 4 bedrooms up & a 4 bedroom suite with the potential of an extra bedroom. There are 2 driveways on this corner lot providing lots of parking and a 2 car garage. This solid '60s home has all new vinyl windows, brand new carpeting on the main floor, Oak floors in the upstairs living room & new laminate flooring in the lower living room. Freshly painted upstairs. This would be the ideal home for a family wanting lots of income from a 4 bedroom suite or parents wanting a good home for their University aged kids and offering extra rental revenue. Private patio and some green space. Well established Family home. Easy to Show.

**Shelley Saldat**  
**Pemberton Holmes**  
**250-589-4014**

**Saanich East****{4 BED, 3 BATH}  
INCREDIBLE VIEWS,  
STUNNING CORDOVA BAY  
PROPERTY W/ LEGAL SUITE****New MLS 391473 \$1,599,800**

OCEAN AND MOUNTAIN VIEWS from nearly every single room! Set back from the street on an incredibly private? acre property, this stunning home is a tranquil oasis within a vibrant community. The detailed design will wow you and no expense has been spared. Crown molding, light wood floors, baby piano in the living room, open and modern kitchen, and so much more. The 2-bedroom legal suite is just as breathtaking as the rest of the home! GORGEOUS landscaping across the entirety of the property, stunning gardens with fruit trees, berries, banana trees and other exotics. Brand new roof (with a 40-year life expectancy). Subdivision potential while being situated in one of Victoria's sought-after areas in Cordova Bay. Walking distance to Claremont Secondary and the popular Beach House restaurant.

**Karen Love PREC\***  
**& Marcus DeGroot**  
**250-882-0898**  
**RE/MAX Alliance**  
**250-727-5868**  
**www.KarenLove.com**

**Victoria****209-1545 PANDORA AVE****New MLS 390715 \$530,000**

"Modern Love" Come home to your modern condo, just minutes from the city & relax in the lush, private courtyard abundant w/greenery and flowers. Show suite condition. 60K+ in upgrades to to this 2 bed, 2 bath unit with a large den and many storage areas. Completely updated MODERN kitchen incl. S/S appliances, new backsplash, countertops, cupboards, & floors. XL storage and pantry and 2 options for countertop dining. Bring your stools, and easily seat 6 around your kitchen! Large, sunny Master incl. impressive closet & E/S bath and opens onto your generous balcony. Bright Living/dining area w/ 2 accesses to your patio. Two sliding doors enter south facing 600sqft balcony! This Bldg offers a pool, hot tub, sauna, private lush courtyard and new workout area! Secure parking incl. Close to schools, parks, shopping, restaurants, hospital and transit. Need convenience? The bldg is home to restaurants, a food market, gluten free bakery and more! You CAN have it all.

**Kim McLachlan**  
**250-514-1663**  
**Pemberton Holmes**  
**kimandvicky.com**

**(2 BEDS/2 BATHS)  
WELCOME TO  
"ST. ANTHONY'S LANE"****New MLS 391252 \$679,800**

A very sought after location and fabulous strata! This bright and spacious vaulted end unit style patio home offers 2-bedrooms, 2-bathrooms, one level living and shows like a Show Home. The master bedroom includes a full ensuite bath, big closet organizer and is located at the back of the unit with the large airy family room that overlooks the beautiful South facing backyard and patio. Grand living in living room + large formal dining with amazing gas fireplace to add warmth. Completely refurbished top to bottom with new flooring throughout, gourmet dream kitchen with Ss appliances quartz counter subway tile, spa-inspired baths and fresh paint designer decor in soft grey palate. Beautifully landscaped property is park-like. Detached garage with built-in storage and extra parking on site. Tons of organized space and in-unit laundry utility storage room plus crawlspace. Steps from transit, shopping, the University of Victoria and all major amenities.

**Karen Love PREC\***  
**& James Love**  
**250-727-5878**  
**RE/MAX Alliance**  
**250-727-5868**  
**www.KarenLove.com**



**Gulf Islands****IDEAL SUMMER OR WEEKEND GETAWAY!**

**New MLS 391068 \$210,000**  
2BR single-wide located across from Magic Lake, close to tennis courts, Thieves Bay Marina, shopping, restaurants, medical clinic, and school. Good sundeck, on sewer and water and is on a very nice, level lot.

**Al Trelford**  
**Dockside Realty Ltd.**  
**1-866-629-3166**

**Gulf Islands****IMPECCABLE ISLAND COUNTRY CHARM!**

**New MLS 391326 \$859,000**  
4.14 acres, 3300sqft, 4BR, 4BA custom home. Great for large gatherings &/or B+B. Generous skylights, extensive use of wood finishing, oak floors, wrap-around deck., 2-woodstoves, wine cellar c Exquisite herb & flower gardens, songbirds galore...

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

**Gulf Islands****READY, SET, BUILD!**

**New MLS 390984 \$124,500**  
Much of the work on this quiet & private lot has been done for you. Large 35' Camper trailer, sun- deck, 8x12 sleeping Bunkie, plus hydro shed with composting toilet. Just get your building permit. Much of the work on this quiet & private lot has been done for you. Large 35' Camper trailer, sun- deck, 8x12 sleeping Bunkie, plus hydro shed with composting toilet. Just get your building permit.

**Sheri Steeves**  
**Dockside Realty Ltd.**  
**1-866-629-3166**

**Gulf Islands****SCENICALLY SUPREME!**

**New MLS 390835 \$1,695,000**  
Rarely does a home of this caliber, style and sophistication come to the market. An architectural masterpiece set high on a sun soaked 2.57 acre ridge with panoramic views to Victoria and the San Juan Islands.

**Sherrie Boyte**  
**Dockside Realty Ltd.**  
**1-866-629-3166**  
**& Jordy Harris**  
**Newport Realty**  
**Christie's International**  
**250-385-2033**

**Malahat****MODERN HOME WITH MASTER ON MAIN AND KIDS BEDROOM UPSTAIRS**

**New MLS 391000 \$979,999**  
Welcome to Majestic Cedars, Shawnigan Lake's newest premier development. This luxury build on a full 1 acre lot is one of a kind, ultra modern design with soaring ceilings and huge windows to maximize natural light. Open concept kitchen and dining room that flows seamlessly into the breathtaking Great Room. No expense spared with granite counters, hardwood flooring and heated tile in the deluxe ensuite. Awesome floor plan with the master bedroom, kitchen and office all on the main floor plus an additional 4 bedrooms upstairs. This is your chance to own an incredible home in Shawnigan's newest executive neighbourhood. Price is plus GST. (Live pictures are pictures of another home, same floor plan) Click the multimedia links for floor plans and virtual walkthrough video.

**Scott O'Neil \*PREC**  
**DFH Real Estate Ltd.**  
**250-477-7291**

**Malahat****MODERN DESIGN IN SHAWNIGAN LAKE**

**New MLS 390990 \$969,999**  
Welcome to Majestic Cedars, Shawnigan Lake's newest premier subdivision. This luxury build on a full 1 acre lot is one of a kind, ultra modern design with soaring ceilings and huge windows to maximize natural light. Open concept kitchen and dining room that flows seamlessly into the breathtaking Great Room. No expense spared with granite counters, hardwood flooring and heated tile in the deluxe ensuite. Perfect home for the car lover with 2 double car garages. This is your chance to own an incredible home in Shawnigan's newest executive neighbourhood. An extra 1835 square feet downstairs can also be finished for an additional 100k. Price is plus GST.

**Scott O'Neil \*PREC**  
**DFH Real Estate Ltd.**  
**250-477-7291**

**LOW BANK WATERFRONT!**

**New MLS 390823 \$339,000**  
Old Point Farm - a 278 acre peninsula owned by 28 shareholders. Approx. 1 acre NW facing low bank waterfront ready for you to build your dream home on. Easy shoreline access and common dock nearby.

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

**OCEANFRONT GEM!**

**New MLS 391159 \$1,100,000**  
Century Old Character home nestled in Boot Cove with private dock. Lots of outdoor space to lounge in the sun. Beautiful ocean & sunset views in a great location steps from the ferry landing and close to amenities.

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

**SOUTH FACING VALLEY VIEWS!**

**New MLS 391474 \$149,900**  
0.92 acre building lot on South Pender Island. Awesome opportunity for a buyer to enjoy sunshine & rural living. Drilled well, septic required. Services at lot line. Bare-land strata, freehold Title & 32 acres of common parkland & trails.

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

**PRIVATE OCEANFRONT LOG HOME!**

**New MLS 390848 \$1,149,000**  
This custom built, open plan, 4 BR, 4 BA, 4036sqft, Westcoast style log home is inviting in every aspect & has been immaculately maintained. From the minute you step inside, you will be in awe.

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

# real estate victoria

# Open Houses

May 17- May 30, 2018

**Victoria****37-60 Dallas Rd. \$719,000**

Sat, May 19, 2-4pm  
Sandy Berry, 250-818-8736  
Newport Realty  
sandyberry.ca

**#602-605 Douglas St. \$649,900**

Sun, May 20, 11-1pm  
Sandy Berry, 250-818-8736  
Newport Realty  
sandyberry.ca

**Saanich Peninsula****#102-10492 McDonald Park Rd. \$800,000**

5 New Townhomes  
Sat & Sun, 2-4pm  
Wally Marcinkovic, 250-686-1111  
Sutton Group West Coast Realty  
www.mcdonaldparkresidences.ca

**West shore****1308 Champions Court \$899,900**

Sun, May 20, 2-4pm  
Mike Hartshorne & Jenn Raappana  
250-474-4800  
Royal LePage Coast Capital Realty

**1306 Champions Court \$949,900**

Sun, May 20, 2-4pm  
Mike Hartshorne & Jenn Raappana  
250-474-4800  
Royal LePage Coast Capital Realty

**1060 Deltana Ave \$884,900**

Sun, May 20, 11am-1pm  
Mike Hartshorne & Jenn Raappana  
250-474-4800  
Royal LePage Coast Capital Realty

**1052 Deltana Ave \$939,000**

Sunday May 20, 11am-1pm  
Mike Hartshorne & Jenn Raappana  
250-474-4800  
Royal LePage Coast Capital Realty

**3553 Whimfield Terrace \$940,000**

Sun, May 20, 11am-1pm  
Mike Hartshorne & Jenn Raappana  
250-474-4800  
Royal LePage Coast Capital Realty

**West shore****McCormick Meadows****3505 Honeycrisp Ave****Starting at \$639,900**

Sat & Sun, 1-3pm  
Mike Hartshorne & Jenn Raappana  
250-474-4800  
Royal LePage Coast Capital Realty  
www.McCormickMeadows.com

**LoboVale Mews****3483 Happy Valley Road****Starting at \$529,999**

Fri, Sat & Sun, 1-3pm  
Mike Hartshorne & Jenn Raappana  
250-474-4800  
Royal LePage Coast Capital Realty  
www.lobovalemews.com

**South Point Ridge****2350 Bear Mountain Pkwy****Starting at \$579,900**

Sat & Sun, 1-3pm  
Mike Hartshorne & Jenn Raappana  
250-474-4800  
Royal LePage Coast Capital Realty  
www.SouthpointRidge.ca





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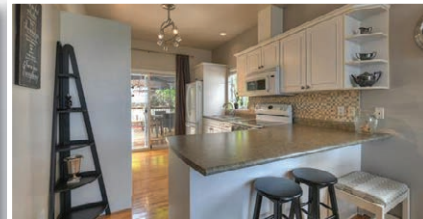
When you list with The Neal Estate Team, we promise to sell your home within 90 days of listing, for up to **95%** of market value.

If we don't, we make an unparalleled promise to you: We will either sell your house for free, take over your mortgage payments until it's sold, or we will buy it!\*

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2603ChrystalviewDrive.com



**2603 Chrystalview Drive | \$700,000**  
**The perfect Family Home**

Crystalview with a suite, 5 bedrooms, 3 bathroom home featuring a large backyard with a powered shed and room to play. There is a brand new LARGE covered deck, gas fireplace, wood floors and so much more. The suite is a large one bedroom with its own private patio. Conveniently located near all amenities, desirable school catchment area, major bus routes, Costco, shopping, restaurants, and groceries. Turnkey, this is the perfect family home.



**CURRENT**

**9-934CraigflowerRoad.com**  
**ES Esquimalt**  
**\$589,000**



**CURRENT**

**633JollyPlace.com**  
**SW Tillicum**  
**\$639,900**



**COMING SOON**

**5230SantaClaraAvenue.com**  
**SE Cordova Bay**  
**\$1,200,000**



**COMING SOON**

**307-1145SikorskyRoad.com**  
**LA Westhills**  
**\$444,000**

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\* Price and terms to be agreed in writing before listing.



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