

SINCE 1977

real estate victoria

Open Houses PAGE 3

JUNE 14 TO JUNE 27, 2018

MIKE CHUBEY
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INTERNATIONAL REAL ESTATE

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\$2,100,000

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ENGEL & VÖLKERS® BINAB GROUP



1580 LANDS END ROAD

West Coast Oceanfront
Masterpiece

\$5,790,000
391168



9700 GLENELG AVENUE

Stunning Ocean front
Ardmore Home

\$5,950,000
390645



2320 DOLPHIN ROAD

Waterfront Estate
Opportunity

\$1,500,000
391372



2565 BEAUFORT ROAD

Fully Transformed
Waterfront Home

\$3,000,000
392607



491 DUNMORA COURT

Executive Like New
Home on Private Lot

\$2,300,000
392388



2820 SOMASS DRIVE

Fabulous Family Home
in North Oak Bay

\$1,800,000
392636



122 SOUTH TURNER ST

Exquisite James Bay
Character Home

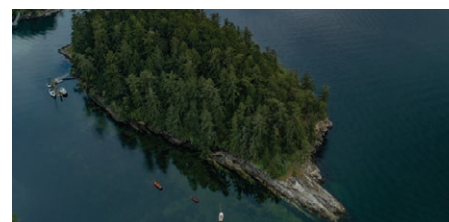
\$1,750,000
392001



1 RETREAT ISLAND

Private Island
Retreat

\$2,495,000
391698



JASON BINAB

Mobile: 250-589-2466 • Email: jason.binab@evcanada.com
binabgroup.com

*PERSONAL REAL ESTATE CORPORATION
**Based on Engel & Völkers Statistics from VREB MLS.



ENGEL & VÖLKERS®

#1 Team North America & #2 Global Agent **

ITALY FRANCE LONDON CALIFORNIA GERMANY NEW YORK HONG KONG VANCOUVER MONTREAL TORONTO CALGARY VICTORIA



10935 Marti Lane
Cutom Built Waterfront Home
\$1,699,000 MLS 3392608



804-1400 Lynburne Place
Bear Mountain Penthouse
\$859,000 MLS 392667



209 - 100 Saghalie Road
Bayview One 2 Bed/2 Bath
\$899,000 MLS 392599

ENGEL & VÖLKERS®
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250-940-2770

www.LuxuryBCHomes.com

james.leblanc@evcanada.com
scott.piercy@evcanadacom



Jim LeBlanc*
& Scott Piercy*
*Personal Real Estate Corporation

Custom Lakefront Homes & World Class Amenities

Retire to beautiful Osoyoos Lake. Over 200 homes sold!

The word is out that The Cottages on Osoyoos Lake is the best new home community in the Okanagan Valley.

The Cottages includes a community centre with a gym, two pools and hot tubs as well as our private sandy beach and boat slips, there's something for everyone. With over 200 homes sold, the remaining opportunities won't last long.

With eight different home plans to choose from ranging in size from our modest 1,300 sf meadow homes to the exclusive 3,000 sf Meritage plan, there really is the perfect home for you.

We have several unique homes under construction and all homes can be customized to suit your needs. Please contact our sales team at 1.855.742.5555 or visit our website for a full tour.



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See website for open hours.

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www.KEVINWensley.com
Kevin@KevinWensley.com



Paula Wensley

REALTOR® Victoria BC
Certified Negotiation Expert 
www.PaulaWensley.com
pwensley@macrealty.com



MLS @ 392430

Bright 1 bedroom + den garden unit!

This very private condo on the quiet side of the building features a large bedroom with cheater ensuite bathroom, cozy gas fireplace in the living room and eat-in kitchen. There is plenty of windows and storage throughout PLUS a separate storage unit. Through the kitchen is a walk-out patio leading to maintained grounds. There is one secure underground parking spot and this well run building is pet friendly and allows some rentals. With an ideal central Victoria location, this one is a must see! Contact us for more information or to be one of the first to view. \$319,000



MLS @ 391356

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! \$559,900



MLS @ 390242

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

www.robertyoung.ca for floor plans & photos



Award Winning Real Estate Service

Century 21
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602 Courtney St.
Victoria
V8W 1B6



Cook St. Village Patio Suite! \$499,900
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



Brand New in Gordon Head! \$1,699,888
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. Don't miss this beautifully built custom home - Call Today!



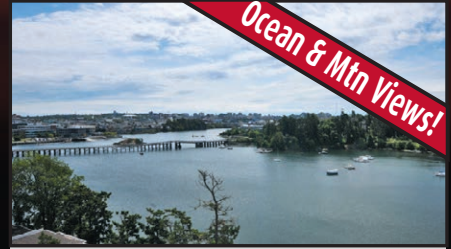
1.5 Acre Home! \$2,099,900
This extremely desirable neighborhood boasts boutique shopping, dining & close proximity to the World class Uplands Golf Course, UVIC and the Royal Victoria Yacht Club. This gem is located across the street from the ocean - just steps to a beach access at Smugglers Cove! The 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



Luxurious Condo Living at The Shutters! \$995,000
Executive living at The Shutters with south facing ocean views & luxury finishes. This 2 bedroom plus den features floor to ceiling windows and a large deck to take in the ocean and Inner Harbour views. Surrounded by tranquil water gardens, bamboo & lush landscaping, a pool, 2 hot tubs, steam and sauna rooms plus a full fitness room. Don't miss this, coming to market next week!



14th Floor Panoramic Views! \$605,000
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



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

robertyoung for real estate 250.385.6900

real estate victoria June 14 - June 27, 2018

Open Houses

VICTORIA
407-1012 Collinson St. \$459,000
Sat, June 16, 1-3pm
Chris Brown & Connie Brown
250-388-5882
Macdonald Realty Victoria **pg 10**

106-83 Saghahie Rd. \$475,000
Sun, June 17, 1-3pm
Kathryn Alexander, 250-881-4440
Royal LePage Coast Capital
Fred Lerch, 250-889-2528
Sutton Group West Coast Realty **pg 10**

110-83 Saghahie Rd. \$475,000
Sun, June 17, 1-3pm
Fred Lerch, 250-889-2528
Sutton Group West Coast Realty
Kathryn Alexander, 250-881-4440
Royal LePage Coast Capital **pg 10**

SAANICH WEST
3172 Earl Grey St. \$699,900
MLS 391954
Sat, June 16, 1-3pm
Corie Meyer & Shelley Saldat
250-818-3216, Pemberton Holmes **pg 7**

7376 Ridgedown Crt. \$1,250,000
MLS 391442
Sat, June 16, 12-2pm
Suzi Jack, 250-203-3919
Dockside Realty Ltd. Sidney **pg 11**

SAANICH PENINSULA
2054 Piercy St. \$799,900
Sat & Sun, June 16-17, 2-4pm
Shelly Reed, 250-213-7444
HomeSold Real Estate Corporation **pg 9**

8643 Lochside Dr. \$1,295,000
Sun, June 17, 2-4pm
Diana Winger, 250-588-8839
Pemberton Holmes **pg 7**

#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

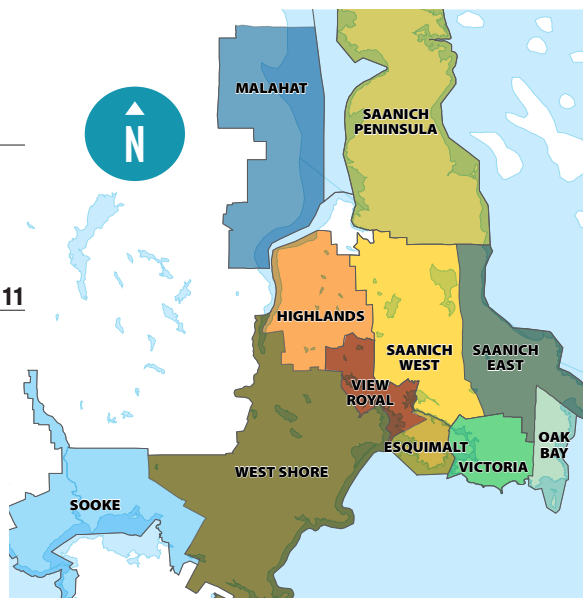
HIGHLANDS
673 Lost Lake Rd. \$949,000
Sat, June 16, 1-3pm
Claude Delmaire, 250-386-8875
RE/MAX Alliance **pg 11**

WESTSHORE
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

WESTSHORE
9362 Lochside Dr \$1,025,000
Sat & Sun, June 16-17, 1-3pm
Shelly Reed, 250-213-7444
HomeSold Real Estate Corporation **pg 9**

LoboVale Mews 3483 Happy Valley Rd. Starting at \$529,999
Fri, Sat & Sun, 1-3pm
Mike Hartshorne & Jenn Raappana, 250-474-4800
Royal LePage Coast Capital Realty
www.lobovalেমews.com

South Point Ridge 2350 Bear Mountain Pkwy Starting at \$579,900
Sat & Sun, 2-4pm
Mike Hartshorne & Jenn Raappana, 250-474-4800
Royal LePage Coast Capital Realty
www.SouthpointRidge.ca



real estate victoria

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All properties advertised in Real Estate Victoria are represented by a licenced realtor. To have your property listed please call your realtor.



HUDSON PLACE

O N E

COMING SOON
THE HIGHEST ELEVATED VIEWS
IN DOWNTOWN VICTORIA
1, 2 & 3 BEDROOM EXCLUSIVE RESIDENCES



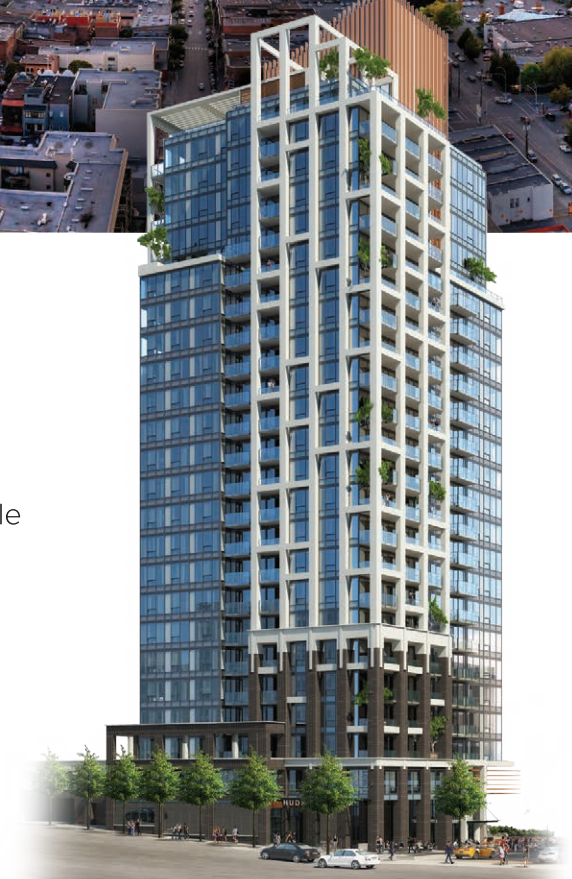
STATEMENT LIVING

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.

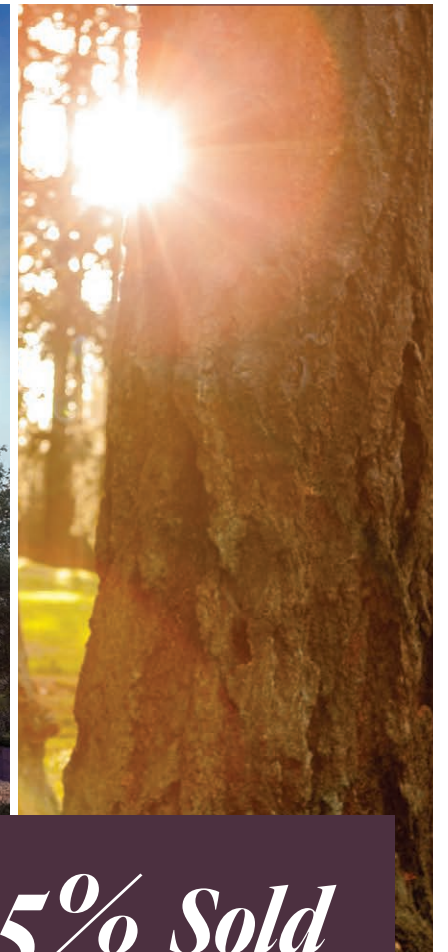
REGISTER NOW TOWNLINE.CA

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.



BELLEWOOD PARK



25% Sold
IN THE FIRST WEEK

A life among the trees

Bellewood Park offers a unique opportunity to experience nature—a place from which one can engage with their senses and have everything Victoria has to offer so close.



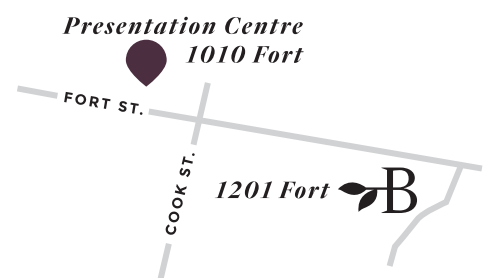
Comprised of Premium Residences, Penthouses and Townhomes, this rare collection of 1, 2 and 3 Bedroom homes is thoughtfully oriented in a truly natural setting, nestled amongst large heritage Garry oaks on two acres of parkland in the historic Rockland neighbourhood.

FIRST RELEASE NOW AVAILABLE

Priced from the \$600,000's

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Presentation Centre: Open Daily from Noon - 5pm (except Fridays)
1010 Fort Street | info@bellewoodpark.com | 778 265 3464
bellewoodpark.ca



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OUTSIDE ENTRY + HUGE PATIO

#104-356 GORGE RD E.
\$439,000 MLS # 393866

2Bdr, 2Bth, 998sf condo w/285sf patio that's like a townhome w/outside entry. 2008 bldg welcomes pets & rentals. Great location across from Selkirk Waterway/Galloping Goose Trail.

**NICOLE BURGESS
WALT BURGESS**
nicole@nicoleburgess.com
250.661.7630



BEST PRICED CONDO!

#210 - 1975 LEE AVE.
\$222,000 MLS # 392802

1Bdr corner condo overlooks trees & is in a fantastic location across from Jubilee Hospital, beside markets, cafes, parks, Rec Ctr, & shops. Pets & some rentals ok

**NICOLE BURGESS
WALT BURGESS**
nicole@nicoleburgess.com
250.661.7630

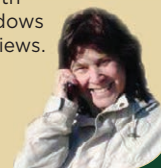


NEW PRICE!

HIGH-END GORGE TOWNHOME
\$774,900 | MLS # 393811

1-2830 Irma Street - Gorge
3 bed/4 bath nearly 2000 sq/ft of beautiful living space. South facing floor to ceiling windows and deck with mountain views.

NANCY VIEIRA PREC
www.nancyvieira.com
250-514-4750



STEPS TO KEMP LAKE
\$325,000 | MLS # 391839

7784 Hemlock Rd. - Sooke
.35 acre with older single wide mobile. Nice and quiet area with nature at your front door. Home and Land for sale.

NANCY VIEIRA PREC
www.nancyvieira.com
250-514-4750



**LOCATION, LOCATION, PETS/
RENTAL OK \$364,000**

210-3969 Shelbourne St. | MLS # 389340
Tucked in a quiet, sought after Lambrick park area. 2 BR. 2 BA. condo, insuite laundry, underground parking, 45+ Remediated building. Bring your pet, and enjoy all amenities at your doorstep.

ALANNAH BRENNAN
alannahbrennan@shaw.ca
250-516-7973



DOWNTOWN VIEWS

1406 - 960 YATES STREET
\$749,000

Legato - Victoria's newest highrise.
2 Bed, 2 Bath, 922 sq ft NE facing - fantastic city and distant water views. Parking. GST included. Rentals OK.
MLS # 392770

TRACY MENZIES
250.419.2075
www.TracyMenzies.com



VILLAGE WALK

207 - 1969 OAK BAY AVE
\$754,800

Steps to Oak Bay Village. 1 bdrm/1 bath. 910 sq ft. Bright, open, spacious plan, oak flooring. Gourmet kitchen with gas range. Perfect for downsizers.
MLS # 391700

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www.TracyMenzies.com



ESQUIMALT LAGOON

201 - 3230 SELLECK WAY
\$899,900

Luxury 3 bed plus den, 3 bath home with ocean and mountain views! Quality finishes - many extras. Over 2600 sq ft, incl. 2 Parking stalls. Call for details.
MLS # 391717

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250.884.3980
250.384.8124



LOTS IN DEEP COVE

Unique 1.03 acre parcel w/water views of Deep Cove, 5 separate titles. Beautiful west sloping landw/gorgeous sunsets. **Great opportunity for residential project** in a desirable neighbourhood.
MLS # 392060

PATRICK ACHTZNER
patrick.achtzner@gmail.com
250.656.3486



LEVEL ENTRY RANCHER, LOW MAINTENANCE LIFESTYLE

\$469,900 plus GST | MLS # 437606
#30-9650 Askew Creek Dr. Chemanius Great Value, Bright, Open Plan, 1470 sq.ft, Great Room Design Open to Kitchen & Dining Area. 3 Bed, 2 Bath, Double Garage. The home shows Quality, with lots of extras. Spacious, Central Location.

HELENA BOWEN
HelenaB@telus.net
250.210.0164



SOLD FIRST DAY!

#114-710 MASSIE PLACE
\$499,000

Beautiful and private end unit offers 3 bedroom, 2.5 bath, over 1300sq ft, separate garage and storage, stunning outdoor space. Pets OK.
MLS # 392021

KASH BURLEY
KASHBURLEY.COM
250.213.6873



love my home.



OPEN SUN JUN 17 2-4PM

**8643 LOCHSIDE DR.
\$1,295,000**

Waterfront property with expansive views of the Gulf Islands, Mt. Baker & Sidney. MLS # 391483

DIANA WINGER *PREC
HOMEVICTORIA.COM
250.588.8839



386 BONAPARTE ST. \$709,900

Spectacular BRAND NEW home without GST. Heritage style home, open kitchen concept plan. New patio w/a semi private, fully fenced backyard overlooks Meadow Creek. 3 bed 2 bath Top floor. Basement potential for 1+ extra bed(s) & bath. Walking distance to all! | MLS # 391735

JANINE THOMSON
250.812.6920
JANINETHOMSON.NET



NEW PRICE!

668 CALEB PIKE RD. \$849,900

Amazing 4000 sqft home on over 12 acres with stunning water and mountain views!! Huge master bedroom w/walk-in closet & full ensuite, spacious family room with gas fireplace, large bright kitchen with eating bar, formal living & dining room. Huge garage. Decks on all levels! | MLS # 391806

JANINE THOMSON
250.812.6920
JANINETHOMSON.NET



**ARBUTUS RIDGE
\$679,000**

Updated one level home overlooking the golf course and pond. 2 bed, 2 bath. Sun room, hobby room. MLS# 392014

JACQUELINE BAKER PREC
JACQUELINEBAKER@PEMBERTONHOLMES.COM
Cell 250-661-3389 Office 250-384-8124



NEW LISTING! \$849,900

1075 Gosper Crescent
1958 KINSMAN PARK 6 BEDROOM WELL LOVED FAMILY HOME. Bright & beautifully updated Kitchen & 2 Baths. Gorgeous Hardwood Floors, Coved Ceilings, Large Landscaped Yard, etc. Close to all Amenities.

CORIE MEYER
CORIEMEYER.COM
250.818.3216



OPEN SAT JUN 16 1-3PM

3172 EARL GREY \$679,900

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

CORIE MEYER
CORIEMEYER.COM
250.818.3216



NO STRATA FEES! \$599,900

Affordable Cute & Well-maintained 3 bed Rancher in the heart of Quadra Village. Enjoy your own yard with 2 parking spaces. Close to buses and all amenities. Park the car & walk or bike! MLS # 391955

CORIE MEYER
CORIEMEYER.COM
250.818.3216



NEW PRICE

**WELCOME TO BROADMEAD!
\$1,035,000**

Bright Spacious Family Home, 4 beds & 4 baths, Potential In-law Suite, 2 Sunny Private Decks, Double Garage, Security System, 2 Fireplaces, Lots of Storage. **NEW ROOF & GUTTERS!** MLS # 387972

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Two Revenue Oceanview Homes In One!

9362 Lochside Drive

\$999,980



AMAZING PRICE FOR A LIMITED TIME!

Hurry to this Extraordinary Sidney OCEANVIEW breathtaking Garden property with not one, but TWO DESIGNER HOMES, packed with LUXURIES such as Brazilian Cherry JATоба flooring, a new roof, heated tile floors, HIGH-END Kitchen cabinets and appliances, GRANITE counters, and SPA-style Baths? This Incredible INVESTMENT offers Excellent R.O.I. for the SAVVY, with a bright and beautiful 2 bedroom LEGAL Suite below, and a 3 bedroom EXECUTIVE Home above! Perfect for the EXTENDED FAMILY, TOO. (So Versatile: ask how to put a washer and dryer easily back in the suite). The two SEPARATE fenced GARDEN areas for upstairs and downstairs are MAGICAL, just the perfect size of yard with hardly any grass to cut! ENJOY a GORGEOUS OASIS ranging from fruit trees to exotic flowers, complete with 2 sheds, and wired for a Hot Tub! FINANCIAL AND LIFESTYLE DREAMS DO COME TRUE! See the Floor plans, Brochure and 3D Tour, & CALL TODAY! (MLS: 392354)



**MARILYN
BALL**

marilynball.ca
t. 250-655-7653
c. 250-818-6489

**Contact me for a
FREE Market Evaluation**

JONESco Real Estate Inc.



3342 Ravenwood Rd

Custom built 2005, 5 bed 5 bath, 180 degree views Mt Baker, Olympic Range, City \$1,430,000 · mls #392054



Open House: Sat & Sun 1-3 pm

3039 Glen Lake Road

Rancher style home 3 br 1 bath + legal separate dwelling 1 br 1 bath w/ laundry. Perfect for Mom & Dad to come stay or mortgage helper. \$630,000 · mls #391402



SHELLY REED
I Listen and I Care!

Direct 250-213-7444
Email: sr@shellyreed.com
Web: www.shellyreed.com



1-947 Caledonia

Fabulous end unit townhouse, Central Park 3 bed 2 bath, gas fireplace, private patio, s. garage \$549,900 · mls #391662



Open House: Sat & Sun 2-4 pm

2054 Piercy St, Sidney

5 bed 2 bath single family with suite & garage \$799,900

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I Listen AND I Care!
www.shellyreed.com

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Real Estate Corporation
The Atrium Building
1321 Blanshard St, #301
Victoria, BC V8W 0B6

SAANICH NEWS



**CELEBRATE
COMMUNITY
THIS CANADA DAY**



Sunday, July 1st, 2018, 8:30am - 4:00pm
Gorge Waterway Park - Gorge Road West



**Pancake Breakfast • 70+ Artisans • 3 Live Music Stages • 25+ Food Vendors
Live Theatre/Dance Stage • Car Show • Gorge on Art • Strawberry Tea • Kids Zone**

Condos, Townhomes, Strata Titles, Duplexes



PROMONTORY \$475,000
OPEN SUN JUN 17 1-3PM
106-83 SAGHALIE ROAD
 New MLS 392547 \$475,000
 Huge wrap around patio unit! 2 pets welcome! Low strata fees includes heat & hot water! 434 sq ft modern condo, beautifully finished with high ceilings, in-suite laundry & parking. Solid concrete built 2014 in Bayview Place just a short walk from downtown.

Kathryn Alexander
***PREC 250-881-4440**
Royal LePage Coast Capital - Oak Bay & Fred Lerch *PREC 250-889-2528
Sutton Group West Coast Realty ★



SUNNY TOP FLOOR CORNER SUITE BY COOK ST VILLAGE
OPEN SAT JUNE 16 1-3PM
407-1012 COLLINSON ST.
 NEW MLS 393979 \$459,000
 Rare and spacious 2 BD, 2 Bth on the sunny SOUTH FACING corner of a well cared for building. Just a stones throw from COOK STREET VILLAGE, BEACON HILL PARK, or DOWNTOWN. Brilliantly updated open style kitchen, tastefully renovated bathrooms, clean hardsurfaced floors and brand new windows. Snap up this rare find in the best part of the city while still you can! \$459,000

Chris Brown & Connie Brown
250-388-5882
Macdonald Realty Victoria ★



PROMONTORY \$475,000
OPEN SUN JUNE 17, 1-3PM
#110-83 SAGHALIE ROAD
 New MLS 392575 \$475,000
 Huge wrap around patio unit! 2 pets welcome! Low strata fees includes heat & hot water! 434 sq ft modern condo, beautifully finished with high ceilings, in-suite laundry & parking. Solid concrete built 2014 in Bayview Place just a short walk from downtown.

Fred Lerch *PREC 250-889-2528
Sutton Group West Coast Realty & Kathryn Alexander *PREC 250-881-4440
Royal LePage Coast Capital - Oak Bay ★

View Royal



{4 BED} STRATA DUPLEX IN VIEW ROYAL PERFECT FOR FAMILIES
 New MLS 392615 \$589,800
 This is what you have been waiting for! This strata duplex is PERFECT for your family or even as an investment property. The kitchen upstairs is equipped with everything you need, including a pantry, and is open to the dining/living room - perfect for having guests over or keeping an eye on the kids. Off the dining room is sliding glass doors which open to the spacious 250+ sq Ft deck. The living room has a cozy stone fireplace and a large window. Engineered hardwood floors run throughout most of the main living area creating a nice flow. Also up are 3 good sized bedrooms and an updated bath with built-in storage and granite counters. Down is a spacious laundry room, as well as additional accommodation featuring large rooms, lots of light and a modern bathroom. This home is METERED SEPARATELY! The backyard spacious and ideal for gardening, complete with a play set! Minutes to bike routes, bus stops, shopping and on a quieter street.

Karen Love PREC* & Jaclyn McMillan
250-886-2129
RE/MAX Alliance
250-727-5868
www.KarenLove.com

Sooke



105-2248 TOWNSEND ROAD
 New MLS 393833 \$439,900
 - Spotless 1833sf, 4 bedroom, 3 bathroom townhome
 - Covered front & back porches
 - Open concept
 - Laminate floors throughout
 - Kitchen with quartz counters
 - Stainless steel appliances
 - Opulent 5 piece ensuite
 - Laundry room on same level as bedrooms
 - Glass paneled garage door
 - Warm contemporary decor
 - Fenced and gated back yard perfect for kids and pets
 - NHW
 - Walk to schools & the Sooke Village core
 - Unbelievable value!

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

Esquimalt



EXCELLENT OPPORTUNITY! POSSIBILITIES FOR MASSIVE WATER VIEWS!
 New MLS 392358 \$999,999
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 Admirals (MLS#392358) & 681 Admirals (MLS#392365) to be bought together and held for future whilst collecting rent from front to back duplex on the 685 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 flattish 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 PREC* 250-386-8875
RE/MAX Alliance 250-727-5868
www.KarenLove.com

Saanich East



YOUR DREAM HOME
 New MLS 393913 \$1,195,000
 - Fabulous 3038 sq.ft. 4 bedroom, 3 bathroom
 - Fantastic open concept family floor plan
 - Updated
 - 2 Cozy gas fireplaces
 - Engineered hardwood
 - Heated floors in 4-piece bathrooms
 - Stainless steel appliances
 - Family room, rec room & den too
 - Double garage
 - Lush, landscaped & newly irrigated .24 acre
 - Quiet cul-de-sac

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

Saanich East



5-6 BED/3 BATH HOME
 New MLS 392743 \$1,249,800
 This home is more spacious and modern than first glance may lead you to believe! With over 2,500 Sq Ft of charm and updates this 5-6 bed, 3 bath home will be sure to steal your heart. Home features a gorgeous entertainer's kitchen, with quartz counters, stainless-steel dishwasher, oven / vent hood, an abundance of maple cabinets and new glass cooktop. The living area has 2 sets of French doors opening to wrap-around deck and veranda. Features on the lower level include fir floors, a brick fireplace /central speaker system / temperature-controlled wine cellar / powder room/lovely edge-grain fir baseboards, wooden window and door frames. Follow the stairs up to a large landing / reading area & more natural light. Bath features travertine marble, with a separate glass shower and a jetted tub. The master bedroom has a fireplace, walk-in closet, ensuite and Juliet balcony. Use as home office or transform into a massive master suite. Outdoor oasis includes tons of parking / fruit trees / a pond w/ a water fountain. Steps away from transit and a short walk to the beach. Amazing outdoor spaces to enjoy coffee time or cocktail hour!

Karen Love PREC* & Jaclyn McMillan
250-886-2129
RE/MAX Alliance
250-727-5868
www.KarenLove.com



GREAT FAMILY HOME & IN-LAW SUITE
 New MLS 392420 \$750,000
 -Spacious 6 bedroom, 3 bathroom, 2521 sf
 - Includes 3 bedroom in-law suite
 - cozy floor-to-ceiling wood-burning fireplace
 - Huge deck for BBQs
 - Open concept
 - Suite has a separate entry
 - Nestled on a quiet cul-de-sac
 - In the highly sought after Maplewood
 - Great location close to schools, Cedar Hill Golf Club, University of Victoria, Camosun College, shops, public transit

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

Saanich East



SPACIOUS BROADMEAD RANCHER
 New MLS 394017 \$875,000
 Perfect for downsizing. 2 beds/3 baths. Low maintenance yard.



PRESTIGIOUS WEDGEWOOD ESTATES
 New MLS 392780 \$1,399,000
 Expansive views. 3 bed / 3 bath. Close to Cadboro Bay Village.

Michael McMullen RE/MAX Camosun
250-744-3301



SPECTACULAR FAMILY HOME
 New MLS 392452 \$1,488,000
 Spacious, well maintained. Self contained in-law suite. Close to Cadboro Bay Village.

Michael McMullen RE/MAX Camosun
250-744-3301



PANORAMIC OCEAN VIEWS
 New MLS 391545 \$839,900
 Top floor corner unit, 2 beds/2 bath, steps to the ocean.

Michael McMullen RE/MAX Camosun
250-744-3301

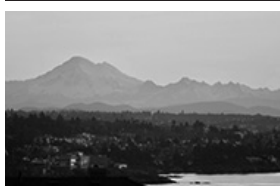
West Shore



MOUNTAIN VIEWS & LEGAL SUITE
 New MLS 392450 \$1,499,000
 - Breath-taking views of Mt Finlayson & Bear Mountain golf course
 - 6 bedroom, 5 bathroom 4800 sqft home
 - Hardwood flooring, quartz counter tops & vaulted ceilings
 - Open concept
 - 2 bedroom suite
 - Double garage
 - Custom built by award winning builder Terry Johal

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

West Shore



SPECTACULAR 360° OCEAN & MOUNTAIN VIEWS
 New MLS 392435 \$1,195,900
 - Stunning 3 bedroom, 3 bathroom, 2885sf
 - European inspired
 - Watch "Snow Birds" airplane show, fireworks, cruise ships & nightlights of Victoria from all rooms
 - Kitchen with beautiful recycled glass counter tops
 - Master bedroom with opulent 6 piece ensuite
 - Sunroom, studio, media room, sauna & widow's walk
 - One of Colwood's most eco converted homes
 - Solar water heating, 3.5kW photo voltaic & electric car charging station
 - Easy walk to beach/Esquimalt Lagoon

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

Lots & Acres



ESQUIMALT - OCEAN VIEW DEVELOPMENT SITE
 New MLS 392365 \$799,900
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 Admirals (MLS#392358) & 681 Admirals (MLS#392365) to be bought together and held for future whilst collecting rent from front to back duplex on the 685 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 flattish 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 PREC* 250-386-8875
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250-727-5868
www.KarenLove.com

Lots & Acres



TEN MILE POINT

New MLS 392681 \$2,488,800

Level & treed 1.66 acre lot on a no-thru street Highly desirable Ten Mile Point Surrounded by luxury homes 1953 built, 4 bed, 2 bath Peaceful neighbourhood w/plenty of walking trails & beach access Close to UVIC, Royal Victoria Yacht, Cadboro Bay Village, world class golf, public transit & all levels of schools & rec centre. Once in a lifetime opportunity.

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

Gulf Islands



WHAT A GREAT LOT!

New MLS 391673 \$123,000

GREAT BUILDING LOT! Build your dream home or cottage. Sunny, level & nicely treed lot in desirable Thieves Bay area. Easy 5 minute walk to Thieves Bay Marina & park. Services at lot line. Septic Required.

Sandy Mundy
Dockside Realty Ltd.
1-866-629-3166



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.

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

Gulf Islands



SURROUNDED BY NATURE!

New MLS 392368 \$130,000

Attractive, 0.78-acre, South facing building lot located at end of long easement road. Sunny, elevated & across the road from Magic Lake. With some tree clearing, there will be lake views from several vantage points.

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

Gulf Islands



MAGIC LAKE BEAUTY!

New MLS 391766 \$569,000

This perfect move-in ready home is waiting for you. Updated with functionality and comfort in mind, this 3 bed 3 bath home has hardwood and tile flooring throughout with principal rooms that are spacious yet cozy & inviting. Main floor living includes master suite, living room with woodstove for those chilly evenings, kitchen and dining room that flow out to almost 500 square feet of partially covered & heated deck with ample seating, extending your entertaining space to the outdoors year round. Lower level can accommodate a larger family or guests with 2 bedrooms, bathroom & family room presently set up as a music studio. The property is private and landscaped to ensure low maintenance care but is a blank slate for more ambitious gardeners.

Anna Law
Dockside Realty Ltd.
1-866-629-3166

Gulf Islands



STONERIDGE, PRIVATE & UNIQUE WF ESTATE

New MLS 392112 \$2,490,000

Crocker Point; consisting of Lot 1 featuring a private dock and bordering Thomson Park & Lot 2 featuring 1BR, 1BA house with adjoining 3BR, 2BA guest house separated by a sundrenched patio and infinity pool.

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



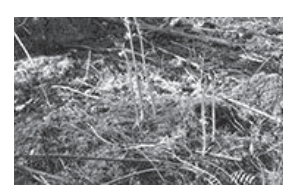
COTTAGE IN THE WOODS!

New MLS 392539 \$449,000

This cozy 3BR, 2BA, cottage sits on 5.36-acres of natural land bordering on National Parkland. Lots of level usable land and sunshine equals great gardening potential. Open concept living-dining-kitchen area with an efficient wood stove.

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

Gulf Islands



SUNNY BUILDING LOT WITH POTENTIAL SW OCEAN VIEWS.

New MLS 392094 \$139,000

With a fairly-gentle access to this 0.41acre property the driveway and site prep costs should be reasonable. Needs Septic, other services at road. Walk to Thieves Bay Marina and enjoy the sunsets and the whales.

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

Gulf Islands

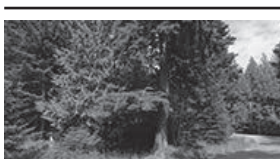


DELIGHTFUL OCEAN VIEWS!

New MLS 392580 \$359,900

Delightful 3BR 2BA home loved by same owner for years. Very private property w/paved driveway, sun-deck with ocean-views. Open Plan Kitchen-Living-Dining +woodstove. Lower level w/workshop, 2BR+2pc BA. 0.67 acre property - easy maintenance. Delightful in every way!

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



RARE FIND!

New MLS 392570 \$79,900

Sunny and level 0.36-acre building lot with many mature trees. Located in Magic Lake Estates. Marina, Beaches, swimming, walking trails and shopping nearby. Septic required, water, hydro and cable at road. Just bring your plans!

Sandy Mundy
Dockside Realty Ltd.
1-866-629-3166



BEHOLD THE GLASS PALACE!

New MLS 392067 \$2,690,000

Exquisite waterfront home custom designed by modernist master architect Bruce Hayden. Panoramic southern views of Gulf Islands and Olympic Mountains. Main House 1958sqft. 2BR, 2BA, on private 0.53-acre lot. 221sqft. extra sleeping room/office above garage.

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



LIVE ON THE LAKE!

New MLS 392558 \$209,000

Level Sunny 0.34-acre parklike building lot on water & sewer system waiting for your dream home/cottage. Gentle access to the lake & should be inexpensive to develop. Enjoy the red winged blackbirds & many ducks.

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



PURE PARADISE!

New MLS 391770 \$2,495,000

Suspended above the Salish Sea this gorgeous custom-built estate sits on 10 acres & includes a 3,264 sqft Custom House & 760 sqft Cottage both loaded with rich, vibrant details & decorated with a sophisticated, artistic style.

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

Up Island



LUXURY LAKEFRONT ESTATE

New MLS 393990 \$2,345,000

Exceptional updates. 15 acres. Scenic dock on Quamichan Lake.

Michael McMullen
RE/MAX Camosun
250-744-3301

OPEN HOUSE
SATURDAY, JUNE 16, 2018 1-3 PM

673 LOST LAKE RD. | \$949,000

Once in a lifetime a property like this comes on the market. .54 acres, 100 feet of waterfront with your own wharf on a very private spring fed Teanook Lake-only eight homes, no public access, no motorboats. Live year round or great for the weekend or summer getaways. Start your day with a morning swim from your dock on this peaceful crystal clear and clean lake. Less than 10 minutes to shopping and a 25 minute drive from downtown Victoria. The 2 bedroom home has been well cared for. Enjoy the spectacular views of the lake while relaxing on the large deck or from your living room. From the lower flower, walk out to the beach for a swim or relax in your lakefront hot tub. The serenity, the gardens the lake, a very special place to call home. Only 5 minutes from Bear Mountain Golf Course. **MLS# 391548**

Bringing Your Dreams Home!

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OPEN HOUSE SAT. JUNE 16 • 12-2 PM

NEW PRICE \$1,250,000

Custom Executive in Saanichton Ridgedown Court
7376 Ridgedown Court | \$1,250,000 | 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.

Buying or Selling?
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Victoria Gulf Islands

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Your Home Sold Guaranteed, Or We Will Buy It*

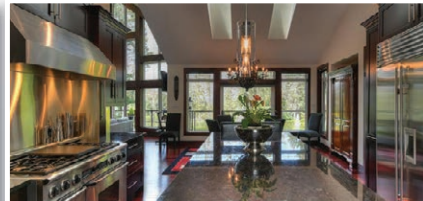
When you list with The Neal Estate Team, we promise to sell your home within 90 days of listing, for up to **95%** of market value.

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!*

If you're serious about selling, call **The Neal Estate Team** and start packing!



11359WestSaanichRoad.com



11359 West Saanich Road | \$1,999,000

Executive home in North Saanich. Gated, sun drenched and fully fenced acre with water glimpses the home gives you the feel of a French manor on rolling country hills. Huge gourmet kitchen with six burners, gas oven, warming drawer, SubZero fridge, built in coffee maker, cherry cabinets, stainless backsplash, slate floors and granite countertops. 18th c. French chandelier, 70K BTU gas fireplace. Heat pump with gas forced air, glass railings throughout, 102 pot lights, peaked ceilings, oversized master on the main with walk in closet and another gas fireplace, his and her sinks, soaker tub and separate shower. Laundry on the main and down, separate entrance from the walk out basement makes an easy inlaw suite conversion. Huge stamped concrete deck overlooking the yard, with another deck on the other side for morning sun. Water features and spectacular gardens, property all lit with timers, large garage, steel container for storage and chicken coop complete this one of a kind home.



COMING SOON

1587SonriaPlace.com
SE Cedar Hill
\$799,900



CURRENT

8034LochsideDrive.com
CS Turgoose
\$588,880



CURRENT

2103FernwoodRoad.com
Vi Fernwood
\$1,190,000



SOLD FAST

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VR Six Mile



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We donate a portion of every sale to BC Children's Hospital

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