

# real estate victoria

## Open Houses

SINCE 1977

PAGE **5**

**JULY 12 TO JULY 25, 2018**

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**780 MENAWOOD PLACE**

Brand New Cordova  
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Oceanview Oasis

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**151 BEACH DRIVE**

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\*\*Based on Engel & Völkers Statistics from VREB MLS.

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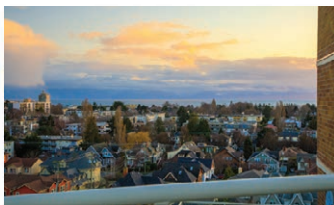
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**#821-21 Dallas Road**  
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West Coast Contemporary  
\$2,469,000 MLS 388626



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

\*Personal Real Estate Corporation



### Custom Executive in Saanichton Ridgedown Court 7376 Ridgedown Court | \$1,195,000 | 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.

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Legato - Victoria's newest highrise.  
2 Bed, 2 Bath, 922 sq ft. NE facing - fantastic city  
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Rentals OK.  
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**Downtown 2 level Penthouse**  
**402-595 Pandora Ave \$1,175,000**  
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**Esquimalt Lagoon**  
**201-3230 Selleck Way \$899,900**  
Luxury 3 bed plus den, 3 bath home with ocean  
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extras. Over 2600 sq ft, incl. 2 Parking stalls. Call  
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**Village Walk**  
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Steps to Oak Bay Village. 1 bdrm/1 bath. 910  
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Gourmet kitchen with gas range. Perfect for  
downsizers.  
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### View Royal SPECTACULAR VALUE

Fantastic family home on a superb cul de sac in View Royal. large private setting with "territorial" views. 3 bdrms, 2 baths, family room with wood-stove, living room with stone fireplace and a massive entertainment sized sundeck! This is a wonderful opportunity for the right buyers. It also allows the fortunate buyers a chance to add their own cosmetic improvements and ideas. Have your AGENT contact us for more details or private showing reservations etc.  
\$599,900



### 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



### Metchosin Ocean View-2.5 ACRES

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**Suite Deal!**

### Fairfield Character Home! \$1,269,900

Gorgeous Character Home situated only steps from Dallas Rd. Beaches, Cook St. Village, Beacon Hill Park and much more! Beautifully restored and carefully updated to match the original character - Featuring: inlaid mahogany oak floors, large sunny windows, spacious living room with fireplace, separate dining room, updated kitchen with a Sun-filled family room addition, spacious master bedroom plus 2 additional bedrooms and a 4 piece bathroom on the main floor. Downstairs you'll find a modern & deluxe studio suite - perfect for guests or nanny's, plus a 5'8" unfinished basement area for storage and laundry. Entertain your friends from the deck off the kitchen which overlooks the sunny East facing backyard. One of the finest examples of a classic character home in the much sought after Fairfield neighbourhood. Call Today! ML391704



**Ten Mile Point!**

### 1.5 Acre Home! \$1,899,900

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. The existing 1950's bungalow has been lovingly maintained by the current owners since 1989! The home is solid and ready for your re-decorating ideas! 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. The deck/hot tub area and large, natural backyard are perfect for outdoor entertaining with friends and family! Don't miss this one of a kind opportunity - Call Today! ML394819



**Custom Built!**

### Brand New in Gordon Head! \$1,699,888

Executive home situated on a level 7,344 Sq ft. lot! This stunning home offers 5 or 6 bedrooms including a legal 2 bedroom, above ground secondary suite. Additional features include a spacious living room with cozy gas fireplace, separate dining area, den/office, oversized master bedroom with spa-like ensuite, walk-in closet & access to a private balcony as well as a double garage & multiple outdoor entertaining areas including large deck with natural gas BBQ outlet. Situated in the fantastic Gordon Head/ Mt Douglas neighbourhood on a sunny, level lot, offering close proximity to University Heights Shopping Centre & Thrifty Foods, Mount Doug hiking trails, beaches, recreation centre/pool, sports parks, movie theatre, library & all levels of schooling including UVIC (on major bus routes). Great family home as well as income potential for savvy investors. (GST applicable but not included in the price). Call today! ML394668



**Perfect Family Home!**

### 2 Acre Home on Triangle Mountain \$849,900

This 1975 built home is perched on the top of Triangle Mountain and offers over 3000 square feet of living space (with suite potential) & panoramic views including corridor views of the ocean, Race Rocks & the snow-topped Olympic Mountains. The 2 acre property is very low maintenance & abundant with arbutus trees & song birds - the huge wood deck is the ideal place to relax & entertain with friends and family. Inside on the main level you will find a sunken living room with feature brick fireplace & patio doors to the deck, an eat-in kitchen plus separate dining room, HUGE rec room, master bedroom with ensuite, plus 2 additional bedrooms & 2 additional bathrooms. Downstairs offers another bedroom, full bathroom, family room, laundry room & amazing suite potential. Easy to View - Call Today! ML394671



**Patio Suite!**

### Cook St. Village! \$439,900

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!



**Downtown Victoria!**

### 14th Floor Panoramic Views! \$599,900

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

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## ONE LEVEL RANCHER!

4093 GORDON HEAD RD  
(MLS: 392712)



Situated in coveted Arbutus, on the quiet portion of Gordon Head Road, this home offers a tremendous investment opportunity. This well maintained one level rancher has been recently upgraded and is move in ready. Offering nearly 1500 sq feet of bright living space with 3 beds, 2 baths, updated kitchen w/eating area as well as a dining area. The land is zoned RS-10; this bright, flat corner lot provides a great redevelopment opportunity as well.

**\$ 879,000**

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# Good deed done as builders remodel house

## Custom design tailor made to help ease accessibility

Wolfgang Depner  
BLACK PRESS

A Saanich couple with four children including a teenager with a rare genetic disease moved into their new home Tuesday thanks to the support of a local construction company.

Ian Arnold and his wife Allison Miller will no longer have to carry their son Corvin Miller up a flight of stairs to use the bathroom in their new place near the Lochside Trail, after Saanich-based Horizon Pacific Contracting, with support from additional tradespeople, remodelled a rental home at their own cost.

Corvin has tuberous sclerosis, a rare genetic disease, whose symptoms include skin abnormalities and seizures. These conditions make it very difficult for him to walk, and impossible to climb stairs.

Corvin and the rest of his blended family were all smiles Tuesday as they toured their new home.



Ian Arnold shows his son Corvin Miller his own room Tuesday. Miller, who has tuberous sclerosis, will move into his new home next month, after Saanich-based Horizon Pacific Contracting, along with other trades, remodelled the rental unit near the Lochside Trail.

WOLFGANG DEPNER/  
BLACK PRESS

“It’s the end of a long journey and the start of a whole new way of living,” said Arnold. “With this new place, Corvin has a bedroom on the main floor that is his own. There is a fully accessible bathroom on the main floor that is his own, and it just means that everything is easier for us.”

This journey started when Corvin’s occupational therapist at Queen Alexandra Centre for Children’s Health pointed his parents towards the Step Up Community Build program that Horizon Pacific Contracting runs. It

offers families in Greater Victoria a step up by providing a free renovation to reduce barriers.

But once the family had successfully applied for the program, other obstacles emerged. Their current Blanshard Court home was not suitable for renovations. B.C. Housing identified a new home in Saanich, but the proposed additions did not pass muster with the District. Another unit in the same complex eventually became available, it too was not without its challenges.

“It was literally a hoarder house,” said

Tim Agar, project manager for Horizon Pacific Contracting. “Mould three feet up the wall, full of asbestos, everything that could be wrong was pretty much wrong,” he said.

Horizon reached out to others in the construction community to collaborate, which is what ultimately brought it to completion, Agar said.

The outcome of the work is a neat and tidy home of some 1,800-square-foot that will radically change the way Corvin and his siblings currently live.

“Half of our living room is devoted to Corvin’s bedroom,” said Arnold. “It has its dresser, it has its bed, it has place to change him in the morning.”

“I brush his teeth on the couch right now,” added Corvin’s mother, Allison Miller. “We have all our meals in our living room, because the kitchen is too small to fit Corvin’s wheelchair into it.”

The family can take over their new digs on July 1 and B.C. Housing has given them until July 15 to move, a much welcomed window.

The family also looks forward to moving to a quieter, greener part of the Greater Victoria.

“It’s going to be fantastic,” said Miller.



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# real estate victoria Open Houses

July 12 - July 25, 2018

## real estate victoria

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**\$599,000**

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**\$1,195,000**

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pg 2

### Saanich Peninsula

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pg 10

**1306 Champions Crt \$909,000**

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**1016 Braeburn Ave.**

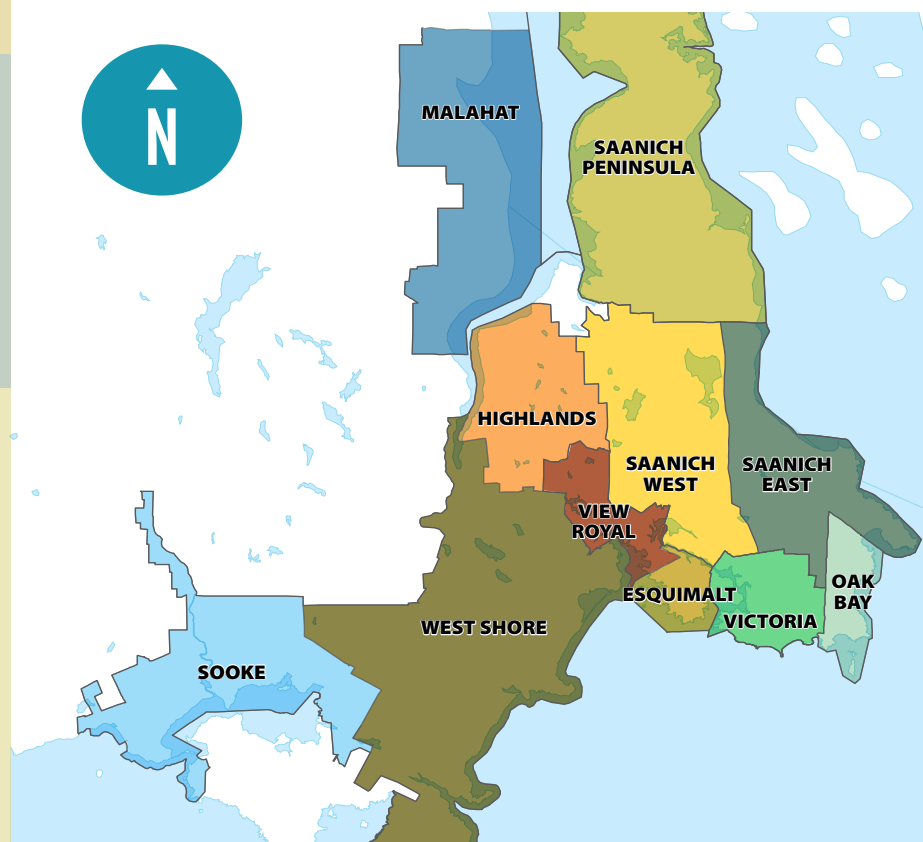
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5 Bed 3 Bath  
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## Next issue publishing

## July 26, 2018

**Deadline is  
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at 5pm**

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**2111 JAMES WHITE BLVD. \$725,000**

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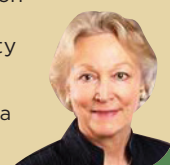
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3 bedroom, 2 bathroom detached home in a quiet complex. Sunny, open floor plan, skylight, cozy woodstove insert. Dry & structurally sound! Large, sunny deck, single car garage. Walk to Thetis Cove, Admirals Walk, and all amenities.  
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## ARBUTUS RIDGE 3615 PARK LANE \$680,000

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MLS# 394658

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## ARBUTUS RIDGE 883 COUNTRY CLUB DR \$679,000

Overlooking the pond on the 17th hole. Updated 2 bed, Sun Room, Open Plan, Vaulted Ceiling, Large Patio. MLS# 392014

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## OPEN JUL 15 SUN 11-1PM

### NO STRATA FEES! \$589,900

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## OPEN JUL 14 SAT 12-2PM

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### BRIGHT WEST & EAST FACING 2 STORY TOWNHOME \$444,900

2 BR, 3 bath 1278 sq.ft. Built in 2005. Custom well kept 20 unit complex. Quiet & Convenient location. Custom Flooring & Trim + 2 decks & kitchen. Large dining & living room. MLS # 394528

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## NEW PRICE!

### 3172 EARL GREY \$649,900

1940 GORGE-OUS character home. Located between Burnside & Gorge. 4 Beds (2 Up, 2 Down), 1 bath, incl. 2 bed suite. Wood floors coved ceilings, updated kitchen & bath with separate garage & workshop, Level fenced backyard. Close to schools, shopping, buses, rec center, parks, etc.

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### 10985 CHALET RD.

**\$1,775,000** MLS # 392060  
Unique 1.03 acre parcel w/water views of Deep Cove, 5 separate titles. Beautiful west sloping land w/gorgeous sunsets. **Great opportunity for residential project** in a desirable neighbourhood.

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### 303 - 1121 ESQUIMALT RD.

**\$295,000** MLS # 394865  
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**PATRICK ACHTZNER**  
patrick.achtzner@gmail.com  
250.656.3486



### PANORAMIC OCEAN VIEWS

**\$649,900** MLS 392574  
2209 Henlyn Drive - Sooke  
Fabulous 3 bedroom + den + office 2 bath, 2045 sq/ft.  
1 level rancher on 1.09 acres. A rare find!

**CLAYTON MORRIS**  
250 686-9814  
claytonmorris.ca



### GORDON HEAD BEAUTY!

**\$1,195,000** MLS # 394995  
Custom built family home on quiet cul-de-sac, steps to Vantreight Park & the ocean. Living room, Dining room, updated Kitchen, & family room on main. Large south facing patio. Upstairs w/4 spacious beds + cozy den & 2 full baths.

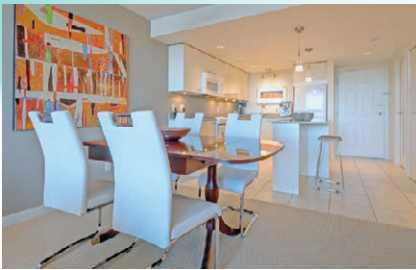
**ADRIEN BACHAND**  
adrien@abachand.ca  
250.812.6888



## Location!

**In the Heart of Sidney by the Sea**  
418-9805 Second Street - Rentals OK!

A beautifully renovated 1 bdrm condo in the heart of Sidney. As you open the door, take in ocean, island and mountain views offered by this spacious south-facing suite. 817 sqft of intelligently remodeled space, provides flowing design, enhances external light, maximizes storage & creates efficient movement throughout. \$464,900. MLS 394083



## Steps to Oceanside!

**in Sidney by the Sea**  
203-10160 Third Street

Immaculate one bedroom condo has attractive updates including newer kitchen, appliances, paint, up-down privacy blinds, wood floors and bathroom vanity. Situated in a quiet building in a desirable neighborhood, only steps to the ocean and beach access and an easy stroll to downtown Sidney. A small furry friend is welcome! \$299,000. MLS 394248



*Kimberly* LEGEARD.COM  
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 south island  
HOME TEAM 250.474.4800



1308 Champions Court - 3 Bed/3 Bath



1306 Champions Court - 3 Bed/3 Bath



Stunning new Bear Mountain custom built duplex. Offering contemporary designer finishing throughout, gourmet kitchen w/high-end appliances, spa-like ensuite, ICF concrete party wall, natural gas and so much more! Amazing location, only steps away from world class golf (ask us about golf membership!) with easy access to hwy. Available for immediate occupancy.  
\$875,000 ~ MLS: 391559 ~ 2227 SqFt \$909,000 ~ MLS:391561 ~ 2415 SqFt



www.SouthIslandHomeTeam.com

\*Personal Real Estate Corporation



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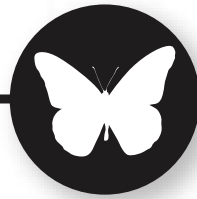


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BEDROOM CONDO**

New MLS 394330 \$269,900  
Fully rentable, updated, fireplace. Walk everywhere.

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**Sotheby's Realty**  
**250-818-8522**

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JULY 14 & 15 1-3PM  
109-945 BEAR MOUNTAIN  
PARKWAY**

New MLS 394318 \$699,900  
The only stand alone unit with double garage in a small complex of townhomes on beautiful Bear Mountain overlooking a garden area. Bright and spacious open concept living with Master Bedroom and den on main floor with 2 good sized bedrooms plus loft area on upper level.

**Valerie Worsfold**  
**Sutton Group West**  
**Coast Realty**  
**valworsfold@shaw.ca**  
**250-380-8387 ★**

**MODERN, RENTABLE**

New MLS 395308 \$359,000  
Walking distance to Downtown. Amazing Views.

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

**Victoria****SUMMERGATE VILLAGE**

New MLS 394664 \$389,900  
 tastefully updated 2BR manufactured home with open concept kitchen, dining and living, large MBR with 2-piece ensuite, and separate family room. Summer-gate amenities include an ozone pool, sauna, games room, library, workshop and community room.

**Suzi Jack \*PREC**  
**250-656-5062**  
**Dockside Realty Ltd.**  
**1-866-629-3166**

**Victoria****EXQUISITE JAMES BAY  
CHARACTER HOME  
{4 BEDS/2 BATHS}**

New MLS 394960 \$1,039,900  
Fully beautifully updated and well maintained 1911-character house located on a quiet laneway in the heart of James Bay. Arts and crafts elements including living room fireplace with oak hearth and mantle, 10-foot ceilings and stained-glass windows. Wide plank upscale wood laminate flooring throughout main level with 3 bedrooms, 4-piece bathroom, modern kitchen and formal living room. On the lower level you'll find 1 bedroom, 4-piece bathroom, workshop, garage and ample storage - Approx. 300 sq. feet could still be finished. Covered front porch and west facing backyard patio and lovely garden lot. 2 blocks to Beacon Hill Park, 3/4 blocks to Inner Harbor & Dallas Road. Complete with high-efficiency gas furnace, 285-liter hot water tank, 200-amp panel, fiberglass shingle roof & newer perimeter drains. Bonus attic storage with inner staircase access potential to convert this approx. 450 square foot area to finished space as Seller has prewired insulated and prepared area. Duplex zoned.

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**& Robert Woodland**  
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**RE/MAX Alliance**  
**250-727-5868**  
**www.KarenLove.com**

**real estate  
victoria**

**View Royal****YOUR OWN HOME**

New MLS 395010 \$90,000  
- 2 bedroom manufactured  
- Good alternative to renting  
- Eat-in kitchen with wainscotting  
- 2 sheds for extra storage  
- Family and pet friendly park located close to Gorge Walkway  
- Low monthly fees make this a lifestyle to enjoy

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

**View Royal****OCEANFRONT PARADISE!**

New MLS 395261 \$1,500,000  
- At the end of a quiet road  
- 3 bedroom, 3 bathroom, 3580 sq.ft.  
- Builders Residence  
- Lush & landscaped .26acre  
- Jatoba wood floors  
- Open concept main floor  
- Glorious window-lit master bedroom wing with water views & private deck  
- Media room  
- Double Garage

**Geoffrey McLean**  
**Personal Real Estate**  
**Corporation**  
**& Darren Neuhaus**  
**RE/MAX Camosun**  
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**Esquimalt****JOFFRE MANOR**

New MLS 394865 \$295,000  
Fabulous location. Walking distance to all the amenities Esquimalt offers recreation centre & plaza. Large 2 bedroom 1 bath unit. 55 plus available for immediate possession.

**Patrick Achtzner**  
**Pemberton Holmes**  
**250-656-3486**

**SPOTLESS & UPDATED**

New MLS 394861 \$265,000  
- 3 bedroom 1075 sq.ft.  
- Corner unit condo  
- Quiet side of building with no neighbours on either side  
- Large enclosed sunroom  
- Large in-suite storage  
- Updated: laminate & tile flooring, baseboards, door frames, windows, curtains, paint, cupboard doors  
- In the heart of Esquimalt, close to beaches, walking & biking trails, parks, public transit

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

**Saanich East****JUST LISTED!  
FIRST TIME ON MARKET!  
GORDON HEAD BEAUTY!**

New MLS 394995 \$1,195,000  
This wonderful custom built family home on quiet cul-de-sac in desirable Gordon Head neighbourhood is steps to Van-treight Park and the ocean. First time on the market, great layout, elegant entertainment sized living room w/fireplace, separate dining room, updated Kitchen with granite tops and stainless steel appliances, plus adjacent family room with wood burning fireplace. A two piece bath & laundry room complete the main floor. Upstairs boasts 4 spacious bedrooms and two full bathrooms, cozy den off master and gorgeous ocean glimpses. Large south facing patio off kitchen & family room, attached double garage, lovely mature landscaping plus many other outstanding features! A great place to raise a family!

**Adrien Bachand**  
**Pemberton Holmes**  
**250-384-8124**

**Saanich Peninsula****OCEAN VIEWS & LEGAL SUITE**

New MLS 394952 \$975,000  
- Fantastic revenue opportunity  
- Excellent ROI  
- Spotless 2482 sq.ft.  
- 3 bedroom executive home  
- 2 bedroom legal suite  
- Totally Updated  
- Brazilian Cherry Jatoba flooring  
- Heated tile floors  
- Double garage too  
- 300' from the ocean  
- Financial and lifestyle dreams do come true!

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**ARDMORE GOLF COURSE**  
New MLS 390422 \$3,450,000  
47 acres, licenced club house, pro shop and rental cottage.

**Robyn Wildman**  
**Sotheby's Realty**  
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**Saanich Peninsula****BEAUTIFULLY UPDATED  
4-BEDROOM FAMILY HOME  
WITH INCREDIBLE VIEWS**

New MLS 394798 \$949,800  
This 4-bed/3-bath home is a true gem! Sought after peaceful family neighborhood, offers MAIN level living, LOWER level perfect for rec room, legal SUITE or add accommodation and finished with all but the kitchen sink. Large, private front yard complete with a sunny courtyard. Open entryway flowing into a bright living room with bay windows and a newer feature gas FP! Newer plank flooring / large dining/STUNNING DREAM kitchen. The kitchen reno won an award in the 2014 CARE awards. Granite countertops, floor to ceiling white cabinets and stainless-steel appliances are just some of the many features. Kitchen opens to sitting area, great for entertaining. The main level features a large deck, well-sized bedrooms and large master with spa-like ensuite and laundry. Downstairs has a workshop and storage. Dbl garage, fully fenced yard and VIEWS of the ocean, Mt. Baker and farmland from almost every spot inside and out. Close to all amenities and mins to airport/ferry or downtown.

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**CUSTOM RANCHER IN  
PRESTIGIOUS DEAN PARK!**

New MLS 394748 \$1,095,000  
- Immaculate home has an incredible floor plan  
- 4 bedroom, 2 bathroom  
- 2,995 sq.ft.  
- 3 fireplaces  
- Double garage with tile floor  
- Updates include gorgeous red oak floors, skylights, pot lights & light fixtures, crown molding & baseboard, new blinds & more

**Geoffrey McLean**  
**Personal Real Estate**  
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**Saanich Peninsula****OCEAN & MOUNTAIN  
VIEW HOME**

New MLS 393849 \$844,900  
Room for suite, .47 acre lot, separate studio.

**Robyn Wildman**  
**Sotheby's Realty**  
**250-818-8522**

**NEXT  
ISSUE**

**PUBLISHED  
JULY 26**

**DEADLINE  
JULY 24**

**AT 5PM**

**West Shore****(4 BED/3 BATH)  
FAMILY HOME IN LOVELY  
COLWOOD NEIGHBORHOOD**

New MLS 395281 \$649,800  
Amazing Colwood family home located on a quiet street, walking distance from Wishart & Dunsmuir schools. The updated kitchen includes soft close drawers, wine racks, SS appliances, quartz counters, lazy susan, modern backsplash, under mount lighting, quiet dishwasher & more. Large dining room with sliding doors to the wrap around balcony. Large bedrooms, master suite includes an updated ensuite/deep double closet, main bathroom offers a deep soaker tub and built-in shelving. Downstairs includes a large rec room, cold room/storage room. Other notable features include updated thermal windows, closet organizer, LED lighting (upper level), 2x wood burning fireplaces (downstairs has an electric insert) and suite potential! Not to mention the incredible MOUNTAIN VIEWS making this home a must see!

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**OCEANFRONT ACREAGE!**  
New MLS 394983 \$269,000  
2.89 Oceanfront acres in Tyn-  
dallwood Estates on Pender Is-  
land. Sunny cleared site with a  
drilled well and survey in place.  
Beautiful views of Mayne and  
Saturna Island.

**Tanja Lonergan**  
Dockside Realty Ltd.  
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**LOVELY LOT WITH  
VIEW POTENTIAL**  
New MLS 394548 \$149,000  
A lovely lot on a quiet cut-de-  
sac. Properties on the same side  
of the road enjoy incredible  
south-west ocean views, looking  
towards the Olympic Moun-  
tains. Municipal water and sewer  
services are available for this  
lot.

**Jaime MacLean**  
Dockside Realty Ltd.  
1-866-629-3166



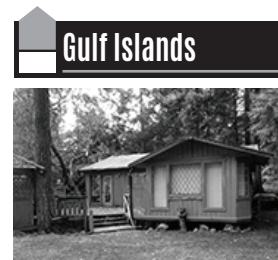
**PRISTINE LAKEFRONT!**  
New MLS 394891 \$429,000  
Sandy beach with dock and pad-  
dle boat. 2008 single-wide home  
- 2BR, 4pc BA. Landscaped  
backyard leading up to beach.  
Large covered deck with out-  
door furniture. Fully furnished  
property. Nothing to do but to  
enjoy!

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



**PENDER ISLAND TREASURE!**  
New MLS 394894 \$279,900  
Charming 2BR, 1BA, approxi-  
mately 1040sqft cottage perched  
on a sunny, elevated, south fac-  
ing property, in an area of very  
fine homes. It has a nostalgic  
charm, with vaulted ceilings &  
exposed beams in living area.

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



**WHAT A VIEW!**  
New MLS 394914 \$380,000  
This 1BR, 1BA 880 sqft cottage  
sits on a large flat shelf at the  
top of a 0.98 acre sloping lot  
with fabulous SW views of  
Swanson Channel and beyond.  
Property needs some TLC and is  
sold "as-is where-is".

**Howard Sanders**  
Dockside Realty Ltd.  
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ISSUE**

**PUBLISHED  
JULY 26**

**DEADLINE  
JULY 24**

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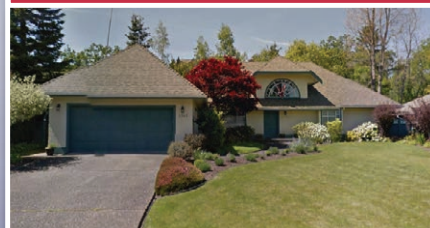
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**101-591 Latoria Rd | \$449,900**

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3343UniversityWoods.com  
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**CURRENT**



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403-630SeaforthStreet.com  
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**CURRENT**



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37743776SavannahAvenue.com  
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**SOLD**



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\$610,000

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