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390650 | $2,500,000

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#609-9809 Seaport Place
Sidney Ocean View Condo
$2,150,000 MLS 397702

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Sat. Sept. 8 • 1-3 Open House

5308 Mynabird Lane
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Matticks Woods, 2618 sf. executive 3 bed, 3 bath, master on main, gourmet kitchen, private space for outdoor living.

Sun. Sept. 9 • 1-3 Open House

402-2409 Bevan Avenue
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Martindale Valley...24 ACRES!
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Metchosin Ocean View-2.5 ACRES
DREAM METCHOSIN LOCATION. Custom 3100 square foot residence perched on 2.5 acres with outstanding ocean, city and mountain views. Foyer entry, hardwood flooring, stone gas fireplace, stunning gourmet kitchen with eating area, formal dining room. Family & recreation room along with craft room and guest room downstairs. Upstairs you'll discover a fabulous Master suite that enjoys spectacular views and a full "spa like" ensuite. This is an ideal entertainment sized residence, with ample deck space allowing you to entertain in style. Private, treed, quiet and just waiting for the perfect family. There is simply nothing close on the market today.
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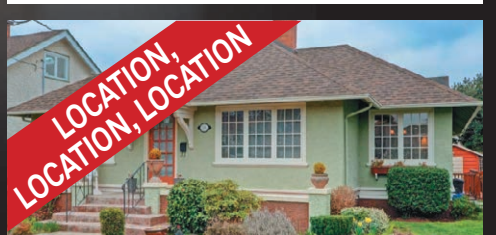
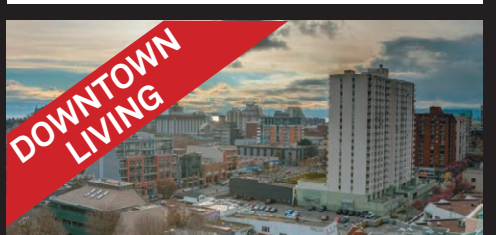
Gorgeous 1.5 Acre Parcel of land in prestigious Ten Mile Point. Situated across the street from the ocean and nearby beaches! Property features 2 building sites that are ideal for your new dream home or renovate the existing 3 bedroom, 2 bathroom mid century home - the choice is yours! Easy to View - Call Today!
ML 394819

6 Bdrm near Olympic View! $1,088,888
Beautiful brand new custom home situated on a level 7,453 Sq ft. lot! Featuring 6 Bedrooms 4 bathrooms plus 2 additional suites. Offering an open concept living, dining and gourmet kitchen with stainless appliance package, Quartz counter tops & much more! Close to all amenities - Call Today!
ML 397874

New Home + Legal Suite! $895,900
New 5 Bedroom, 4 Bath Custom home with Legal 2 bedroom Suite! Featuring open concept living & dining rooms with 17ft, ceilings, gas fireplace, gourmet kitchen with stainless steel applicances and more! 2-5-10 New Home Warranty, located near Olympic View Golf Course!
ML 397869



Fairfield Character Home! $1,219,900
Restored 3 bedroom Character Home with newer Studio Suite only steps from Dallas Rd. Beachfront & Cook St Village! Featuring new family room addition, gleaming oak floors, spacious living room with fireplace & much more! Easy to View - Call Today!
ML 395685



Views from Corner Suite! $589,900
14th floor expansive ocean/mountain/ city views. This sun-filled west facing corner suite offers a spacious living & dining room, kitchen w/ breakfast nook, 2 beds, 2 baths & spacious balcony! Investors welcome as similar units in the building rent for $2400 a month!
ML 394953

New Home with Legal Suite! $1,699,888
Custom executive home Complete with 6 bedrooms including a legal 2 bedroom, above ground suite. Features include a spacious living room with cozy gas fireplace, den/office, multiple outdoor entertaining areas & Much More! Close to UVIC, Mt. Doug, Shopping, Transportation & more!
ML 394668

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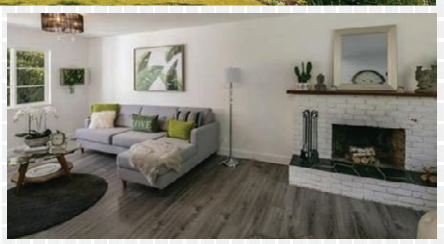
ONE LEVEL RANCHER!

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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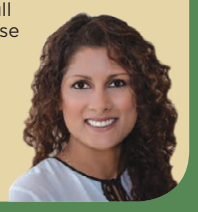
MLS # 397425



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2-2350 HENRY AVE. $740,000
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NEW LISTING

704-770 CORMORANT ST. $469,900
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JUST SOLD!

312-898 VERNON AVE. $449,900
Updated two bedroom & two bathroom Uptown condo! One of the nicest units in the complex.
MLS # 394865

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ATTENTION BUILDERS/ DEVELOPERS $728,800
Large Lot 93x180 in Fabulous location close to all amenities. Existing home offers great income on two levels. Never a vacancy in 15 years. Future development to duplex or hold as revenue property.
MLS # 397604

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NEW PRICE!

303 - 1121 ESQUIMALT RD. $269,900 MLS # 394865
Fabulous location. Professionally managed 55+ complex. 5 building lots. Large 2 bed 1 bath unit in Joffre Manor, next to the Esquimalt plaza. Amenities include recreation, workshop & exercise room.

PATRICK ACHTZNER
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INVESTOR ALERT! $140,000
Opportunity to own two quarter shares in the Sooke Harbour Resort & Marina. Revenue property with well organized management. Fantastic views of the Sooke Basin and Whiffin Spit from the top floor master bedroom. Strata fee in listing includes all expenses. | MLS # 397952

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106-898 Vernon | $345,000
204-898 Vernon | $327,000
304-898 Vernon | $355,000
*Listing date from VERB for 1 Bed & Den

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ARBUTUS RIDGE
3615 PARK LANE
$650,000

2 Level, 2 Bed, Family and Hobby Rooms, Workshop, Loads of Storage, and Ocean View.
MLS# 394658

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2 STOREY TOWNHOME $435,000

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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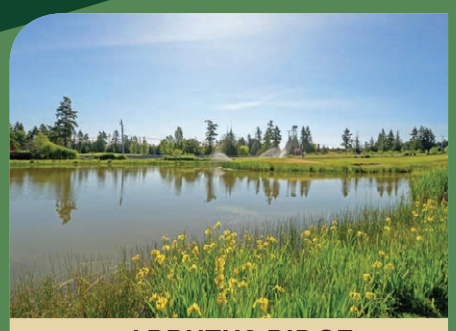

ARBUTUS RIDGE
883 COUNTRY CLUB DR
$679,000

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

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Saanich Living

West Coast lifestyle at its finest

Why move to Saanich

For the green space: Saanich has a vast amount of parks and trails, with172 parks that cover 8.2 square kilometres, representing eight per cent of the total area of Saanich, as well as more than 100 kilometres of trails.

For the learning opportunities: Saanich has 29 public schools stretched across two school districts, including five high schools: Claremont, Mount Douglas, Spectrum, Lambrick Park and Reynolds.

For the activities: From Commonwealth Place to rec centres at Cedar Hill, Gordon Head and Pearkes, Saanich has you covered for whatever moves you. Throw in the golf courses at Cedar Hill and Cordova Bay, and you'll never be at a loss for things to do.

For the shopping selection: Saanich offers a host of shops, stores and boutiques to find everything you're looking for. From major centres at Uptown, Tillicum Centre and Broadmead Village to shopping destinations at Saanich Heights, to quaint shops scattered along the highways and byways, Saanich offers a plentiful shopping experience.

For the scenic splendour: From the shores of Cadboro Bay to the heights of Mount Douglas, you can't beat the views found around Saanich. With majestic eagles soaring overhead, wildflowers bursting with colour and critters frolicking amidst the waves, there's a photograph waiting to be captured around every corner.

Detached homes make up nearly half of Saanich housing

When it comes to housing, Saanich's population of 114,148 prefer to live in single-detached homes.

According to 2016 census data, single-detached homes account for almost 48 per cent of all private occupied dwellings in Saanich (22,145 out of 46,650).

This figure is not surprising against the backdrop of Saanich's perceived status as a largely suburban community that evolved out of an agricultural community.

Apartments or suites in a duplex account for the second-largest category of dwellings, with 10,350. Apartments in a building with fewer than five storeys account for the third largest category with 8,845. Row houses (3,505) and semi-detached homes (1,185) round the Top 5 dwelling types.

Notably, 550 private dwellings are in apartment buildings with five or more storeys. Few Saanich residents, in other words, live in what might qualify as high-density apartment buildings.

Looking at home ownership, almost 70 per cent of Saanich households own the home in which they live, with 14,015 households renting. This rate places Saanich slightly above the provincial average of almost 68 per cent. This said, the number of renters in Saanich has risen to 30 per cent from 27 per cent with a corresponding decline in home ownership.

Saanich's trend line of declining home ownership appears consistent with larger trends. According to Statistics Canada, the national home ownership rate has remained relatively stagnant over the last decade. In 2006, it was 68.4 per cent, in 2011, 69 per cent. However, between 1991 to 2006, it had risen from 62.6 per cent to 68.4 per cent.

It is likely that home ownership rates will drop in the medium future. For many years, baby boomers (because of their demographic weight) were driving changes in home ownership rates across Canada," according to a Statistics Canada release. "But this is different for younger generations. Younger adults aged 20 to 34 – those often referred to as the millennial generation – are slower to get into the housing market than was the case for the baby boomers at that age."

Whether they own or rent, the number of Saanich residents who pay less than 30 per cent on shelter has remained relatively steady since the start of the decade, as recorded by Statistics Canada.

Aerial View of Saanich

According to the 2011 National Household Survey, 72.1 per cent private households spent less than 30 per cent of their total household income on shelter. In 2016, this figure was about 73.4 per cent.

Canada Mortgage and Housing Corporation (CMHC) defines housing to be affordable if shelter costs account for less than 30 per cent of before-tax household income.

This said, we find considerable variations when comparing owners against renters. Looking at renters, almost 45 per cent of tenants in Saanich spent more than 30 per cent of their respective incomes on shelter. The figure for Saanich homeowners? Just under 19 per cent.

The 2011 National Household Survey also underscored significant variations when it comes to home ownership and housing affordability.

National data shows four in five (82.4 per cent) couple-family households owned their dwelling, while less than half (48.5 per cent) of single households owned their dwellings. Just over half (55.6 per cent) of single-parent households owned their respective dwelling.

Single-parent households and non-family households were more likely to pay 30 per cent or more of total income towards shelter costs — about twice the proportion of couple-family households.

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- The kitchen is a chef's delight and opens onto a spacious balcony
- A fabulous location to take in all Oak Bay Avenue offers
- MLS 395316 – Visit owen-flood.com for pics & floorplan

Mt. Tolmie Bungalow
$795,000.00 – First Ad
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- Immaculate one level two bedroomed home
- Warm and inviting
- Private south
- Well located t
- Opportunity to enjoy a private abode with beautiful gardens
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Mt. Tolmie
$999,000.00 – First Ad
- Located in popular Saanich East neighbourhood
- Delightful home that has been lovingly cared for
- Featuring excellent floorplan with two bedrooms on main level
- Updated Bathroom and principal rooms for entertaining
- Convenient two car garage and Pella windows throughout
- Situated by running and biking trails of Mt. Tolmie
- MLS 397165 – Visit owen-flood.com for pics & floorplan

South Oak Bay
$1,090,000.00
SOLD
- Charming 2 bedroomed character bungalow
- Original gleaming oak floors
- Light and sp
- Natural gas-f
- Custom-designed west facing decks
- Enchanting private garden and cute garden shed
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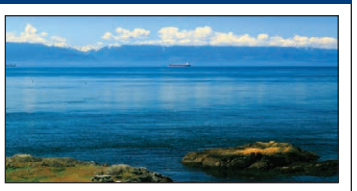

South Oak Bay - Spectacular Views
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- Over 2500 square feet of elegant living space
- Sought after location in South Oak Bay
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- 3 Bedrooms and 4 Bathrooms
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Saanich appeals to all ages

As Vancouver Island's largest municipality, Saanich is far from a secret. The district combines a proximity to urban centres with an unparalleled connection to its natural surroundings, making it an ideal setting to establish roots or raise a family.

Saanich offers unparalleled access to 171 parks covering 830 hectares, four recreation centres, a municipally owned golf course, multiple shopping centres, and an abundance of local agriculture and food. Centrally located, with three university campuses, commercial centres and light industry, Saanich is simply a great place to live, work and play.

Saanich is a unique blend of rural and urban – home to more than 114,000 residents and bordering six other municipalities in the Capital Region including the provincial capital of Victoria, Saanich is also connected by a network of more than 100 kilometres of trails linking the vast stretches of parkland that cover eight per cent of the district's geography.

The municipality's history stretches back 112 years and Saanich has succeeded in preserving its rural character and landscapes while growing to become the largest municipality on Vancouver Island.

Relax on the sandy beaches of Cadboro Bay

Those 65 and over make up more than 20 per cent of Saanich's population, with those 19 and under making up almost another 20 per cent, showing the broad appeal the community holds for young and old alike.

So no matter what your age, Saanich is a great place to call home.

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I'll get you moving!

Looking Down on Creation

This 10 Acre Estate Looks Down on Creation with 180 degree Ocean Views of Juan de Fuca Strait, Mt. Baker and the Olympics. Ultimate in privacy and yet an easy drive; trails abound for horse lovers and naturalists.Towering 20 ft vaulted ceilings and Fireplaces, with built-in cabinetry, Gracious Open-concept Living, Sumptuous Master with Spa, and dual walk-in closets reward each waking moment with staggering Views. The Solarium offers meditative warmth.The lower level features two more Master bedrooms, and a superb Billiards room. Includes astounding storage at a perfect temperature for the wine collector.$1,998,000 MLS 397905

Catch the Wave

Immerse yourself in this Executive Arbutus 4 bed, TWO Kitchen fully updated home close to Beaches, Parks, Chic Shops, Restaurants, and excellent Schools incl. #UVIC and #CamosunCollege! You will be delighted with the golden red Oak refinished solid hardwood, and magazine-worthy natural Gas and Granite Chef's Kitchen, plus DESIGNER 4 washrooms with Master Ensuite! A circular flow from the cosy Fireplace to the kitchen out to the 32 x 16 ft solar-heated pool with spacious deck and yard for ENTERTAINING allows for all needs, including your Nanny or Adult student in the extra accommodation! $1,198,900 MLS 397941

Condos, Townhomes, Strata Titles, Duplexes

SWALLOWS LANDING ~ INCREDIBLE VIEW
NEW MLS 397930 $959,000
Inner Harbour, Olympic mountains and Cruise ship port views are the backdrop for the serene foreground of SWALLOWS LANDING courtyard... all from your living room window. A lifestyle you will love allows you walk to downtown Victoria but is just far enough so you can enjoy all the inner harbour activity without being in the thick of it. Over 1300 SF with a south facing balcony. You won't believe this view until you see it in person so call your Realtor. $959,000.00

Chris Brown & Connie Brown
250-361-8383
Macdonald Realty Victoria

{2 BEDROOM/2 BATHROOM} SAANICH CONDO - WALK SCORE OF 78!
New MLS 397836 $329,900
Wonderful TOP FLOOR 2-bedroom/2-bathroom spacious condo in Kensington Terrace! This great unit offers an open floor plan, modern updated kitchen, new laminate wide-plank flooring, newer paint throughout & a balcony overlooking green treetops and a peaceful park. The building amenities are fantastic, including: a workshop, fitness area, billiards room & more! With a walk score of 78, you can easily walk to all major amenities, bus routes, Rutledge Park, Mayfair Mall, and Uptown Shopping Centre.

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

Victoria

NEW PRICE
OPEN SAT SEPT 8 2-4PM
#1-1757 NEWTON STREET
New MLS 397055 $869,900
Brand new 1/2 duplex quiet no thru street. Easy access to transit/all amenities.

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

Saanich East

{5 BED/2 BATH} MT. TOLMIE HOME
New MLS 397811 $844,800
This 5 bed, 2 bath Mt. Tolmie home is the perfect house for families / investors / students & has lots of potential. Three's a spacious driveway for multiple cars & a well-gardened front yard making a more secluded space. Inside there is a well-sized family room with gorgeous glass french doors allowing for privacy Or more open concept & a cozy feature fireplace. There is a bright / inviting space that would make a perfect formal dining room or even an office/den. The kitchen features solid wood cabinets, a large island is open to the eating nook or second dining area which flows out to a sunny deck overlooking the large & peaceful back yard. This level features 3 good-sized bedrooms, beautiful hardwood floors, & a breathtaking stained glass feature in the bathroom. On the lower level there's great storage & a 2 bedroom suite which has been updated with concrete countertops, newer flooring, & a large private patio. Located close to shops, UVic & Camosun, bus routes & more!

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

Saanich West

4885 PROSPECT LAKE
New MLS 398147 $1,699,000
Prospect Lake Lifestyle. Custom Built w/Potential Additional Accommodation.

Michael McMullen
RE/MAX Camosun
250-744-3301

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Saanich Peninsula

WONDERFUL BRENTWOOD BAY HOME {4 BED/3 BATH}
New MLS 397887 $739,900
Wonderful home in beautiful Brentwood Bay, complete with mountain views! There are 3 bedrooms upstairs and a 1-bedroom suite downstairs with soundproofing between the two levels. The suite includes new paint, new carpets, a separate washer & dryer plus a workshop. Relax in the spacious main living room, tied together with a gas fireplace. Exit the dining room onto the deck overlooking a lovely backyard including blackberries and a fig, apple, pear and cherry tree. Other features include: Newer roof (approx. 3 years old), newer gutters (approx. 2 years old), bright & spacious rooms, closet organizers, gas stove and a single car garage. Just steps to Brentwood Bay's stores including pharmacies, groceries, coffee shops & more!

Karen Love PREC* & Jaclyn McMillan
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250-727-5868
www.KarenLove.com

Next issue publishing
September 20, 2018
Deadline is Tuesday, Sept 18 at 5pm
CALL THE REV TEAM 250-382-9171

Gulf Islands

NAUTICAL COTTAGE
New MLS 397957 $549,000
Locally designed craftsman home custom built with nautical inspiration. Every room will catch your eye with something new. This home flows from slate tiled entry to open concept living/dining and galley kitchen fit for a chef.

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

CUSTOM STRAW BALE DREAM HOME!
New MLS 397961 $688,000
Masterfully crafted, 3 level, 3BR, 3BA, eco-friendly home with approx. 2800 sqft finished space, plus 900 sqft unfinished space on lower level. Attention to detail evident throughout with focus on sustainable, energy efficient design of highest quality.

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

LAUGHING HORSE FARM!
New MLS 397863 $749,000
Tremendous opportunity to acquire one of Pender Islands landmark properties. Prime location, boasts 13.77 acres, riding ring, pastures, workshop & barn. Charming character farmhouse has been 85% upgraded. Get back to the land.

Colin Denton
Dockside Realty Ltd.
1-866-629-3166

A BEAUTIFUL OCEANVIEW ESTATE!
New MLS 398067 $1,098,000
Nearly 4 acres of completely private property boasting sweeping views over Swanson Channel and beyond. Pride of ownership and attention to detail is clear in every facet of this desirable 2100 Sq. Ft. home.

Colin Denton
Dockside Realty Ltd.
1-866-629-3166

Gulf Islands

SOUTH-FACING BUILDING LOT!
New MLS 395594 $102,000
South-facing with ocean glimpses, this is a unique, nicely treed property with Arbutus, Firs and Maples. Located within a 15 min walk to Thieves Bay Marina and whale watching lookout. Services at road. Septic required.

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

ARTISTICALLY DESIGNED OCEAN VIEW HOME!
New MLS 397192 $545,000
Contemporary 1BR, 1BA with soaring ceilings, multiple skylights and windows maximizing light and views. A blend of finishes such as cherry-plank flooring, slate-tile, galvanized-metal, and large posts & beams create a rustic yet modern feel.

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

CABIN & BUNKHOUSE!
New MLS 397745 $198,000
This Saturna Island cabin has been frozen in time! Everything you need int 650 sqft. Spacious living/dining area with galley style kitchen and small sleeping room with bathroom & shower tucked away. Lots of storage. Offered "AS-IS".

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

COMFORTABLE ISLAND HOME!
New MLS 397383 $469,000
Charming 3 bedroom 1 ½ bath split level home on sunny, low maintenance lot. Bright, open kitchen with skylights and eating nook. Large decks and private deck off MB provide plenty of summer hang out space.

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

Up Island

CUSTOM EXECUTIVE HOME!
New MLS 397784 $779,000
Located at end of quiet cul de sac sits this gorgeous high quality custom home. From the moment you enter this meticulously maintained 2400 sqft home you will see the thought and detail in the design.

Suzi Jack *PREC
Dockside Realty Ltd.
1-866-629-3166

ENCHANTING 15 ACRE ESTATE
New MLS 398148 $2,195,000
High End Finishings. On Quamichan Lake, Duncan.

Michael McMullen
RE/MAX Camosun
250-744-3301

West Shore

(4 BED/3 BATH) FAMILY HOME IN LOVELY COLWOOD NEIGHBORHOOD
New MLS 397907 $638,900
This 4 bedroom home Colwood is PERFECT for families or investors. The flexible floor plan allows for a 1 bedroom suite downstairs (all it needs is a kitchen & there is already an ideal space for it!). Conveniently located on a quieter street and is walking distance from Wishart & Dunsmuir schools (including Royal Bay High School!) and just a short bus ride to Royal Roads University. The kitchen has been completely redone and is a DREAM! Features include soft close drawers, wine racks, SS appliances, quartz counters, lazy susan, modern backsplash, under mount lighting, quiet dishwasher & more. Master ensuite has also been tastefully redone. The upper level has 3 bedrooms and an open living space with a feature fireplace, and a wrap around deck with mountain views. Down is a large rec room with another feature fireplace, plus a great storage area and a big bedroom. The backyard is a perfect size for families or pets to play & is fully fenced! This is a must see.

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

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Open Houses

September 6 - September 19, 2018

Victoria

1-1757 Newton St. $869,900
MLS 397055
Sat, Sept 8, 2-4pm
Michael McMullen, 250-744-3301
RE/MAX Camosun

Saanich East

5308 Mynabird Lane
$1,350,000
MLS 398079
Sat, Sept 8, 1-3pm
Gay Helmsing, 250-360-7387
RE/MAX Camosun

Saanich West

117-3225 Eldon Pl.
$249,900
MLS 397994, Sat, Sept 8, 11-1pm
Corie Meyer, 250-818-3216
Pemberton Holmes

Saanich Peninsula

308 - 2550 Bevan Ave.
$699,000
MLS 397157, Sat, Sept 8, 2-4pm
Inez Louden, FRI, 250-812-7710
Pemberton Holmes – Sidney

825 Clayton Rd. $1,250,000
MLS 397601, Sat, Sept 8, 12-2pm
Suzi Jack, 250-656-5062
Dockside Realty Ltd. Sidney

402-2409 Bevan Ave
$995,000
MLS 395539, Sun, Sept 9, 1-3pm
Gay Helmsing, 250-360-7387
RE/MAX Camosun

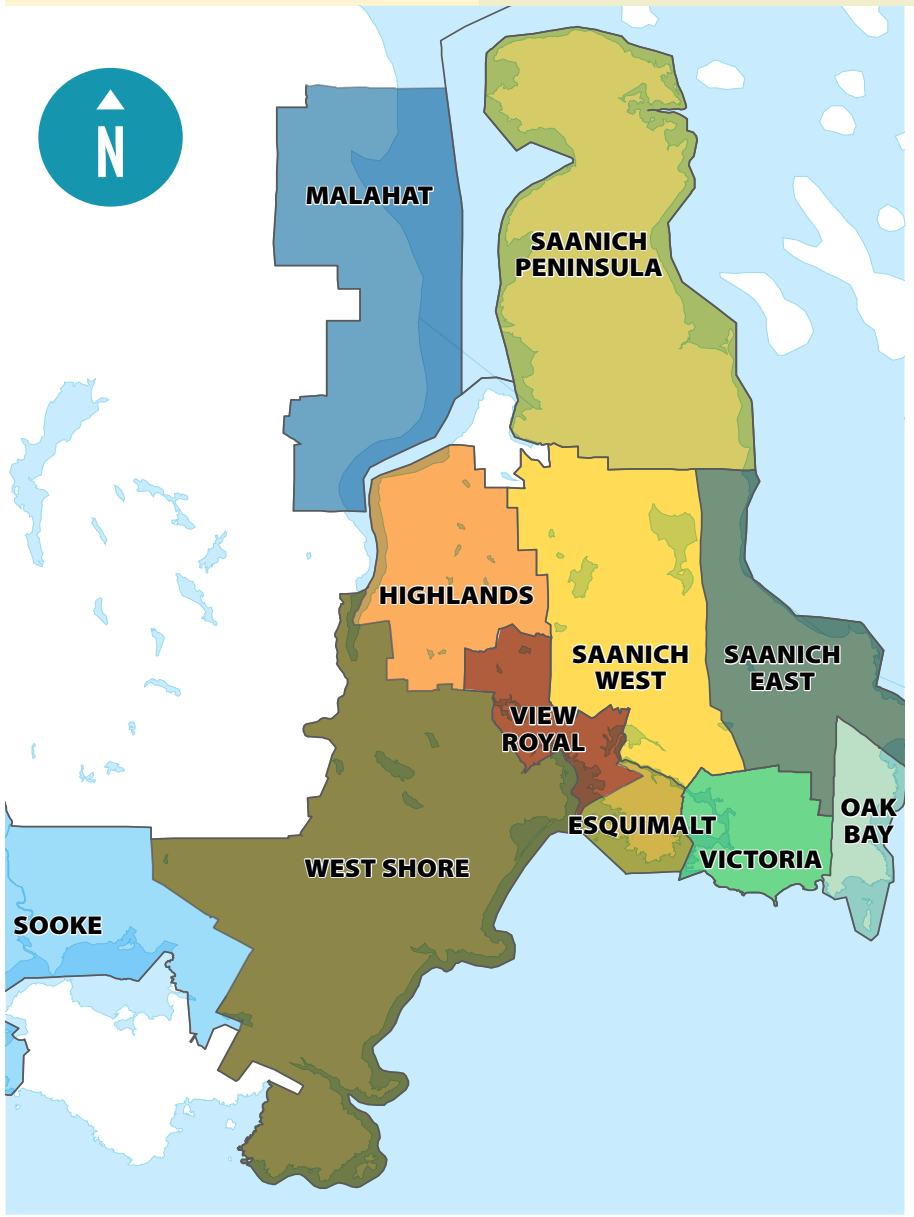
#102-10492 McDonald Park Rd. $800,000
5 New Townhomes
Sat & Sun, 2-4pm
Wally Marcinkovic, 250-686-1111
Sutton Group West Coast Realty
www.mcdonaldparkresidences.ca

West shore

205 - 2695 Deville Rd.
$435,000
MLS 394528, Sat, Sept 8, 11-1pm
Corie Meyer, 250-818-3216
Pemberton Holmes

615 Granrose Terrace
$1,060,000
5 Bed 4 Bath. Sun, Sept 9, 12-2pm
Mike Hartshorne & Jenn Raappana
250-474-4800
Royal LePage Coast Capital Realty

McCormick Meadows
3505 Honeycrisp Ave
Starting at $639,900
Saturday & Sunday, 1-3pm
Mike Hartshorne & Jenn Raappana
250-474-4800
Royal LePage Coast Capital Realty
www.McCormickMeadows.com



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COMING SOON

4490 Prospect Lake Road
$1,825,000 | SW Prospect Lake

Picture perfect life awaits your family with rolling manicured hills and yard, a wrought iron fenced and gated inner garden that feels like your sitting in Butchart Gardens, a stream with trout swimming through in the winter months. Forest surrounds your property, jump in the golf cart and experience all the current owners have created. Trails, lookout points, benches, and native plants and flowers for you to explore and find as they change through the seasons, shooting stars, wild and chocolate lilies, blue and white camas, foxgloves and rare species such as lady slippered and phantom orchids. The home reflects the property beautifully with wide planked wood flooring and beam work and cozy wood burning fireplace. Offering four bedrooms and three bathrooms, a dream kitchen, large double garage and separate guest house. Walk-in showers, bidets, new Pella Architect series wooden windows, newer roof, built-in vacuum, tons of storage and fitted walk-in dressing room. Set some time aside for your private tour, there is so much to see.

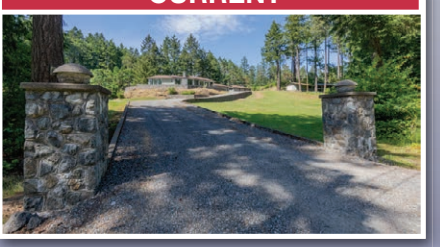
SOLD

CS Turgoose
8034LochsideDrive.com
$550,000

CURRENT

SK Whiffin Spit
1763MarathonLane.com
$549,900

CURRENT



SW Interurban
255HectorRoad.com
$1,395,000

CURRENT

LA Westhills
1310ArtesianCourt.com
$649,800

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