

# real estate victoria

## Open Houses

SINCE 1977

PAGE **11**

SEPTEMBER 20 TO OCTOBER 3, 2018

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**SIDNEY — \$949,900**

MLS 399489 — 2282 Frost Avenue  
1,822 sqft • 3bd 2bth • Seaside Living at its Finest!  
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**NORTH SAANICH — \$789,000**

MLS 399643 — 57-1255 Wain Road  
Tranquil Eagle Ridge Estates • Immaculately Maintained  
1,624 sqft • 2bd 3bth • Beautifully Landscaped



**SIDNEY — \$799,000**

MLS 397979 — 2306 Grove Crescent  
Charming Home on a Quiet Cul-De-Sac • Updated Kitchen  
1,741 sqft • 4bd 2bth • Big Patio, Garden Shed & More!



**SIDNEY — \$569,000**

MLS 399651 — 103-2326 Harbour Road  
Idyllic Miraloma On The Cove • Impressively Appointed  
1,016 sqft • 2bd 2bth • Open Kitchen, Granite Counters

### LOTS FOR SALE

2045 Weiler Ave. - \$699,000 - 0.18 Acres  
Calling all investors/developers! Proposed subdivision  
R2 zoning duplex or Single Family lot.

6895 Woodward Dr. - \$649,000 - 0.21 Acres  
Brentwood Bay subdivision potential. Build your  
dream home on this level near quarter acre lot.

1255 Readings Dr. - \$585,000 - 1 Acre  
Prestigious North Saanich with water and mountain  
views! Sunny and private.

772 Dalkeith Ave. - \$729,000 - 0.91 Acres  
Build your dream home on this gorgeous one-acre  
lot.

**SOLD!**



**VICTORIA WEST — \$729,000**

MLS 399278 — 408-785 Tyee Road  
1,001 sqft • 2bd 2bth • Water-view Penthouse  
Modern Gourmet Kitchen • Fantastic Location

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1050 Roxview Court  
**Luxury Oceanfront Living**  
\$2,950,000 MLS 399657



479 Monterey Avenue  
**South Oak Bay Family Home**  
\$1,799,000 MLS 399459



226 Moss Street  
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\$1,458,000 MLS 399622

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**Jim LeBlanc\*  
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**OPEN CONCEPT**  
207-3880 Quadra St \$435,000



**FANTASTIC VALUE**  
307-2080 White Birch Rd \$274,000



**CUSTOM HOME**  
844 Dalewood Lane \$1,495,000



**SUBLIME VIEWS**  
6574 Tideview Rd. \$875,000

Did you miss an Open House?  
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david@madsenlanglois.com

This communication is not intended to cause or induce breach of an existing agency agreement.




**DEAN PARK DREAM HOUSE**  
8655 Richland Pl

*This beautiful updated home is ideally place on a quiet cul-de-sac close to John Dean Park Panorama Rec Centre, the airport and ferry terminal. This is a move-in ready home with exceptional finishes including harwood floors and granite countertops. There are multiple outdoor entertaining areas including a large balcony with gas hook up. There is also a 1 bed-room suite with separate entrances and private deck. See for yourself, there is more than expected! **MLS: 399324***




**\$1,269,000**

**Kim EMERSON**

office 250.385.2033 mobile 250.920.6463  
kim.emerson1@gmail.com | kim.pcspro.com



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MLS © 397475

**Martindale Valley...24 ACRES!**  
Superb farmland at the corner of Lochside & Martindale Rd. Also boasts a beautiful 4-5 bdrm executive residence with a triple garage. Currently in crop production, this is a fabulous offering at a terrific price point. Call for full details etc.  
\$2,500,000



MLS © 395773

**SOLD!**

**Central SAANICH Hobby Farm w/OUTBUILDINGS**  
Wow! Fabulous opportunity in the heart of Central Saanich. 3 acres of usable land, massive shop, barn and accessory buildings. Seasonal creek makes this setting so picturesque! Main residence has well over 2500 square feet, 4-5 bdrms, large "GREAT ROOM", country kitchen and a full basement ideal for a suite or extra room for the kids. Fenced and close to all amenities.  
\$1,299,000




MLS © 394249

**SOLD!**

**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.  
\$869,900

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Victoria, BC V8W 1B6



**3 Bdrm Home on 1.5 Acres! \$1,899,900**  
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 appliances and more! 2-5-10 New Home Warranty, located near Olympic View Golf Course!

ML 397869



**South Oak Bay Patio Home!**

Built by award winning developers, Park Pacific Developments, this unit features 1,635 SqFt. of interior living space, 2 Spacious Bedrooms, 2 full Bathrooms, Living room with Fireplace and access to 2 very large Patios, Separate Dining room, spacious Kitchen with Breakfast nook and much more! Situated steps from Oak Bay Village, Windsor Park, Oak Bay Marina, and just minutes from Victoria Golf Club, UVIC, Shopping, Entertainment, Schools & much more - Call Today!

ML 399348



**2 Bedroom Unit in Fairfield!**

Rare Opportunity to purchase 2nd Floor suite in the much sought after Fairbridge Condominiums! Nicely updated and freshly painted throughout, this SW corner suite offers 2 spacious Bedrooms, 1.5 Bathrooms, in-line living and dining room, updated kitchen with stainless steel appliance package & pantry, in-suite laundry, excellent storage, fully enclosed deck with opening windows and much more! Situated steps from Cook St. Village, Beacon Hill Park, Dallas Rd. Beaches and only minutes from Downtown Victoria's shopping, restaurants & entertainment - Don't Miss, Call Today!

ML 399351



**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

robertyoung for real estate 250.385.6900

# ARBUTUS CHARMER

4093 GORDON HEAD RD



Located on a quiet, corner lot in the sought-after Arbutus neighbourhood, this bright one-level rancher will charm you. Recently upgraded and well maintained, this home offers 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 spacious master bedroom offers an ensuite and walk-in closet. Near UVIC, all levels of school and parks; this property offers location, location, location!! This home is perfect for a young family, retired couple or an investor. Call now and don't miss this rare opportunity. The land is zoned RS-10; which also provides a great re-development opportunity. MLS: 392712

**\$849,000**



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This is not an offering for sale. Such an offering must be accompanied by a Disclosure Statement. The Developer reserves the right to make changes and modifications to the information contained herein without prior notice. Specifications, sizes, layouts, availability and pricing are subject to change. Renderings, maps and photographs are representational only and may not be accurate. E. & O.E. Tenfold Projects Inc.

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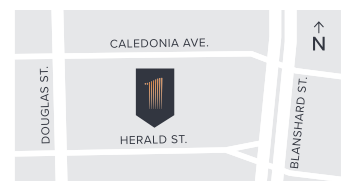
Hudson Place One – the landmark of Victoria’s beautiful harbour skyline, will shine as a beacon of sophistication and luxury. Boasting the highest elevated views in the downtown core, these intelligently-designed, well-appointed residences with over 11,000 sf of indoor and outdoor amenities offer much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

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## SOUTH OAK BAY MODERN GEM

**2165 BEAVERBROOKE ST.**  
**\$1,399,999** MLS # 394980

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

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## THIS IS THE **BEST TIME** TO SELL YOUR HOME!

Sales prices are not going up any longer and the market is changing. Call us today!

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



## OCEAN VIEWS FROM ALL WINDOWS \$419,900

302-6591 Lincroft Road - Sooke  
2 bed/2 bath condo with high end finishes enhanced by open design. Year round entertainment size deck with over head heat. Roof top deck.  
MLS # 399388

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



## OPEN SAT & SUN, SEPT 22-23 1-3PM

## SPLIT LEVEL FAMILY HOME \$675,800

3345 Roberlack Road - Colwood  
.26 acre lot in central Colwood location. Nicely maintained 4 bed/2bath home with great kitchen and hardwood floors throughout.  
MLS # 399816

**NANCY VIEIRA** PREC  
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250-514-4750



## NEW PRICE!

## 1003 - 1020 VIEW ST. \$519,000

Downtown living. Bright, NW facing, 2 bed, 2 full bath 10th floor corner unit with underground parking. Curved patio deck. Mountain & city views. Full amenities, hot tub, exercise room, sauna. Kids, Pets & Rental welcome.  
MLS # 397425

**KASH BURLEY**  
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## OPEN FRI & SAT, SEPT 21-22

## 1236 OSCAR ST. \$999,900

Cook Street Village. 2+ Character Suites. 6BR, 3BA. Detached Garage. **OPEN HOUSE**  
**Fri, Sept. 21, 4:30-6:30pm**  
**Sat, Sept. 22, 11-1pm**  
MLS # 399746

**DIANA WINGER**  
HOMEVICTORIA.COM  
250.588.8839



## BRIGHT WEST & EAST FACING 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

**CORIE MEYER**  
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250.818.3216



## GORGEOUS 1910 FAIRFIELD FAMILY HOME \$1,389,900

Located on a quiet street, one block to the Ocean, a few blocks from Cook Street Village. Completely gutted and lifted in 1996. Additional 1 or 2 bedroom SUITE w/9' ceiling.  
MLS # 395039

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250.384.8124



## ATTENTION BUILDERS/DEVELOPERS \$699,800

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

**PATRICK ACHTZNER**  
patrick.achtzner@gmail.com  
250.656.3486



## NEW LISTING

## 704-770 CORMORANT ST. \$469,900

In the heart of downtown Victoria this bright, south facing two bedroom condo is a must see. Pets and rentals allowed.  
MLS # 399211

**WILL NIKL**  
WILLNIKL.COM  
250-220-2489



## JUST SOLD FOR FULL PRICE!

## 901-1034 JOHNSON ST. \$459,900

Updated Sub Penthouse View Condo in the Heart of Downtown. Ocean & City Views.  
MLS # 397858

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### ACREAGE 7539 WESTHOLME RD. \$649,000

11 acres, 3 Bed, Workshop, Garage, RV Parking, Quiet Area.  
MLS# 394336

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### ARBUTUS RIDGE 3615 PARK LANE \$610,000

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

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### 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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**SOLD!**

### BRIGHT SPACIOUS AFFORDABLE 1 BED 2<sup>ND</sup> FL. CONDO \$249,900

Convenient to Shopping Malls, Rec Centre, Galloping Goose Trail. Easy access to UVic & Camosun. Heat, water, management, on site Rec. included. Family & Pet friendly. Freshly painted and move-in ready!  
MLS # 397994

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### SUITE DEAL 7 EATON AVE. \$949,000

Updated 3 Bed, 2 Bath home with 2 or 3 Bed Suite. Ideal investment or extended Family Home. Close to all Amenities.  
MLS# 394855

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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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### 3256 WILLSHIRE DR. \$589,990

Fantastic opportunity to own this very well maintained, open concept family home! 3 bed, 3 bath plus bonus room. West-facing backyard is fully fenced & private, patio, awning. Short walk to a playground. 2 car parking, single garage. No strata fee. | MLS # 399703

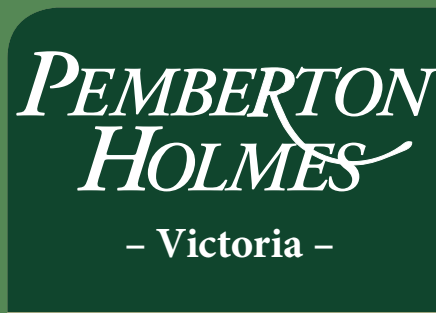
**TERESA HOULE**  
250.588.9020  
teresahoule.com



### ARBUTUS RIDGE RANCHER \$470,000

- Good value here!
- 1540 sq ft 2 bdrms plus den
- Secure 50+ seaside community
- Immediate Possession possible
- MLS # 391157

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LANGFORD (2 BEDS/2 BATHS  
/IN SUITE LAUNDRY)**

**New MLS 399705 \$415,000**  
This AMAZING 2 bed, 2 bath unit is in the heart of downtown Langford. This unit has lovely hardwood floors that run throughout the main living space. The living room features a gorgeous electric fireplace and a large sliding glass door off to a HUGE patio overlooking the quieter side of the building with a nice outlook. The kitchen is perfect for cooking or entertaining featuring granite counters, LOTS of storage in the wood cabinets, stainless steel appliances and bar seating for 4/5 people! This unit's large bedrooms are on either side of the unit, creating privacy & both have access to the patio. The master is generously sized with a double closet and luxurious ensuite. The laundry room has space for extra storage (plus storage locker). STEPS to bus stops, grocery stores, coffee shops, pharmacies, restaurants, bars, and more!

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

**2BDRM/2BATH CONDO  
UNIVERSITY HEIGHTS**

**New MLS 397800 \$470,000**  
Top Floor condo home features vaulted ceiling, hardwood floors, fireplace, in suite laundry and lovely treed outlook! Secured parking and small pets ok. Proudly offered at \$470,000. Call Kathryn direct!

**Kathryn Alexander  
Royal LePage Coast  
Capital - Oak Bay  
250-881-4440**

**Condos, Townhomes,  
Strata Titles, Duplexes****(2 BEDS/2 BATHS)  
OCEAN VIEW TOWNHOUSE  
IN ESQUIMALT**

**New MLS 399739 \$589,900**  
Beautifully and completely upgraded and immaculately maintained 2 bedroom/2 bathroom ocean view townhouse in Esquimalt's Parklane Mews! This end unit enjoys main floor living & a peaceful southerly outlook over wooded grounds toward Esquimalt Harbour and the Olympic mountains. The bright spacious kitchen includes Vancouver Island marble countertops and backsplash, wood wide plank hickory flooring, bar seating and a balcony for the BBQ. Main living area faces south and has built-in cabinets, a 2-sided wood-burning fireplace plus vaulted ceilings. Access the huge private, sun-drenched deck from the living area or from the spacious master that comes complete with a 4 piece ensuite bathroom and custom-designed walk-in closet. The second bedroom, separate laundry room and 3 big pantry style storage closets complete the main floor layout. There is also a storage room off the main deck for patio furnishings, separate storage room and shelving inside the single car garage! Wonderful townhouse in move-in condition in a well-managed strata complex!

**Karen Love PREC\*  
& Robert Woodland  
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250-727-5868  
www.KarenLove.com**

**Victoria****BRAND NEW 1/2 DUPLEX  
OPEN SAT SEPT 22 2-4PM  
#1-1757 NEWTON STREET**

**New MLS 399522 \$859,900**  
Quiet no thru street. Close to transit & all amenities.

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

**Victoria****2BDRM/2BATH CONDO  
UNIVERSITY HEIGHTS**

**New MLS 397795 \$315,000**  
Excellent Location near Hillside Mall, Camosun College & Jubilee Hospital! All services close by including bus! Very spacious 927 sq ft! Parking, storage, workshop & games room! Very affordable! 5% down \$1416 per month at 3%. Own your space!

**Kathryn Alexander  
Royal LePage Coast  
Capital - Oak Bay  
250-881-4440**

**Esquimalt****CARE FREE LIVING**

**New MLS 399463 \$325,000**  
- 55+ at Songhees Retirement Park  
- Bright & spacious 2BR + den, 2BA, 1452 sqft  
- No-step entry manufactured rancher  
- Open concept design  
- Cozy gas fireplace  
- In-line dining area with sliders to patio  
- Skylit kitchen with eating area  
- Fantastic sunroom  
- Ensuite with walk-in tub  
- Double garage  
- Gorgeous gardens.  
- Steps to all amenities & public transit  
- Well run complex  
- Outstanding Value

**Geoffrey McLean  
Personal Real Estate  
Corporation  
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**Saanich East****WALK TO DOWNTOWN!!  
OPEN HOUSE  
SAT&SUN SEPT 22-23 1-3PM  
1296 PALMER CLOSE**

**New MLS 399859 \$875,000**  
Wonderfully updated home near playfair park. 5 berms, 2 baths, 2,627sqft. 2 berm inlaw suite, 6,924sqft lot. Fully fenced yard. A must see!!

**Ed G. Sing  
RE/MAX Camosun  
250-744-3301 ★**

**Saanich East****OCEAN VIEW HOME!!  
OPEN HOUSE  
SAT&SUN SEPT 22-23 2-4PM  
4601 SEAWOOD TERR**

**New MLS 398123 \$1,259,000**  
MAGNIFICENTLY TRANSFORMED and fully updated OCEAN VIEW home!! 5 beds, 3 baths, 3452 sq. ft. + potential for 2 bdrm in-law suite. Prime established location in Gordon Head. Beautiful quality both inside and out! 0.28 Ac semi-private and treed.

**Ed G. Sing  
RE/MAX Camosun  
250-744-3301 ★**

**Saanich Peninsula****215-10110 FIFTH ST.**

**New MLS 399423 \$379,500**  
Top Floor Updated Unit in The Briarwood - Pet Friendly

**Pat Meadows  
Royal LePage Coast  
Capital  
250-592-4422**

**West Shore****IMMACULANT TOWNHOUSE  
OPEN SUN SEPT 23 2-4PM  
107 - 1049 COSTIN AVE**

**New MLS 399745 \$449,000**  
Peaceful, private beautiful maintained town home features 2 BR, 2BA, 1250 sqft, living room with gas fireplace and sliders to a beautiful private landscaped yard, heated single car garage plus extra parking. Children and pets welcome!! Close to all amenities and Langford Lake.

**Ed G. Sing  
RE/MAX Camosun  
250-744-3301 ★**

**Sooke****WATERFRONT CONDO  
COMPLEX  
OPEN SUN SEPT 23 1-3PM  
101 - 6683 HORNE RD.**

**New MLS 395828 \$519,888**  
Immac 2BR. + Den 2016 Built Condo. Spacious & open layout. Co-Housing Concept. Move in condition. For Details www.Harbourside.ca

**Graham Nye  
Sutton Group  
West Coast Realty  
250-479-3333 ★**

**Gulf Islands****MEDIUM-BANK  
WATERFRONT LOT**

**New MLS 398055 \$285,000**  
Amazing views of Active Pass and Shingle Bay, with possible dock/mooring buoy potential. Improvements include driveway, municipal water hook-up, power, and sewer treatment system. Shore could be accessed with addition of short series of steps.

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

**Gulf Islands****SUNNY & PRIVATE  
PARKLIKE PARADISE!**

**New MLS 397434 \$429,000**  
This 4BR, 2BA, 2-level home has ample sunny decks, and room to roam; 0.86 level acre. Open-plan with wood floors, vaulted ceiling, windows galore, winding staircase to lower level family room and self-contained guest area.

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

**AFFORDABLE MAGIC  
LAKEFRONT!**

**New MLS 397396 \$319,000**  
Approx. 500sqft 1BR, 1BA mobile with covered roof and deck. Easy care and ready for you to make the best of the remaining summer. A great place to live while you build your dream home!

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



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victoria**

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**Next issue publishing**

**October 4, 2018**

**Deadline is Tuesday, October 2 at 5pm**

**revweekly.com**

# real estate victoria

# September 20 - October 3, 2018

# Open Houses

## real estate victoria

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### Victoria

**61 Kimta Rd.**  
**\$1,098,000**

MLS 395752  
Sun, Sept 23, 1-3pm  
Sandy Berry  
250-818-8736  
Newport Realty

**1 - 1757 Newton St.**  
**\$859,900**

MLS 399522  
Sat, Sept 22, 2-4pm  
Michael McMullen  
250-744-3301  
RE/MAX Camosun

pg 10

**1236 Oscar St.**  
**\$999,900**

MLS 399746  
Fri, Sept 21, 4:30-6:30pm  
Sat, Sept 22, 11-1pm  
Diana Winger  
250-588-8839  
Pemberton Holmes

pg 6

### Saanich East

**4601 Seawood Terr.**  
**\$1,259,000**

MLS 398123  
Sat & Sun, Sept 22-23, 2-4pm  
Ed G. Sing  
250-744-3301  
RE/MAX Camosun

pg 10

**1296 Palmer Close**  
**\$875,000**

MLS 399859  
Sat & Sun, Sept 22-23, 1-3pm  
Ed G. Sing  
250-744-3301  
RE/MAX Camosun

pg 10

**8655 Richland Pl.**  
**\$1,269,000**

MLS 399324  
Sat, Sept 22, 1-5pm  
Kim Emerson  
250-385-2033  
Newport Realty

pg 2

### Saanich Peninsula

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

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

### Sooke

**101 - 6683 Horne Rd .**  
**\$519,888**

MLS 395828  
Sun, Sept 23, 1-3pm  
Graeme Nye  
250-479-3333  
Sutton Group West Coast Realty

pg 10

### West shore

**107 - 1049 Costin Ave.**  
**\$449,000**

MLS 399745  
Sun, Sept 23, 2-4pm  
Ed G. Sing, 250-744-3301  
RE/MAX Camosun

pg 10

**3345 Roberlack Rd.**  
**\$675,800**

MLS 399816  
Sat & Sun, Sept 22-23, 1-3pm  
Nancy Vieira, 250-514-4750  
Pemberton Holmes

pg 6

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

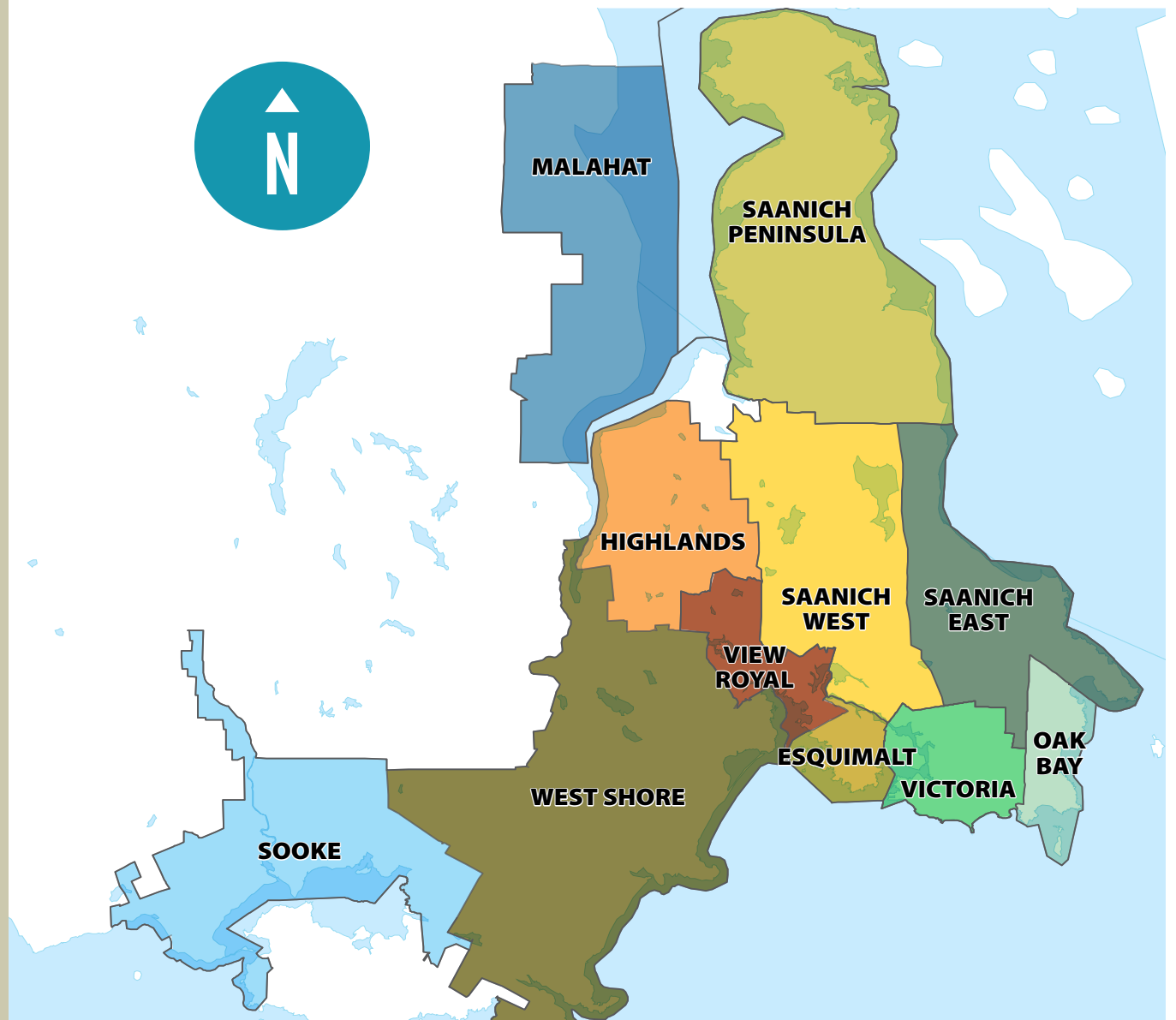
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