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## Open Houses **PAGE 7**

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**PENINSULA LIVING**  
AT ITS FINEST  
see page..... **4&5**

**PREMIER LUXURY DEVELOPMENTS**  
see page..... **10-14**

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**Ten Mile Point! \$1,699,888**

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**6 Bedroom Custom Home \$1,088,888**

Brand new home situated on a level 7,453 Sq ft. lot with 6 beds, flexible layout with the legal secondary suite, open concept living room, 9 ft. ceilings in the fantastic Olympic View/Latoria neighborhood, close to walking, hiking & biking trails, school, golf course public transit and more! Call today for more info! **ML 397874**



**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**



**Brand New with Legal Suite! \$1,699,888**

Custom executive home situated on a level 7,344 Sq ft. lot with 5 or 6 beds including a legal 2 bed, above ground. Living room w/ gas FP, den/office, double garage & multiple outdoor entertaining areas including deck w/ gas BBQ outlet. Proximity to shopping, beaches, university, schools, entertainment & transportation. **ML 394668**



**Location, Location, Location! \$429,900**

Updated throughout, this SW corner suite offers 2 beds, 1.5 baths, kitchen with pantry, in-suite laundry, storage, enclosed deck with opening windows & much more! Steps to Cook St. Village, Beacon Hill Park, Dallas Rd., beaches and downtown - restaurants, shopping, and theatres! Don't miss this unique opportunity! **ML 399351**



**Space, Privacy & Views! \$774,900**

Perched on the top of Triangle Mountain this 3000 sqft home offers panoramic views, 4 beds, 4 bath, family room, laundry room & amazing suite potential with the full height ceilings, large windows & separate entry. PLUS spacious double garage & detached storage shed. Ready for your decorating ideas this home is a must see! **ML 394671**

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**Light & Life, Ocean & Sky**

Be one with Nature's best in this practically perfect 5-bedroom, 2 kitchen haven that offers astonishing views of the blue Pacific, the San Juan Islands and majestic, snow-clad Mount Baker. The upgrades in the common areas have been strategically designed to promote indoor and outdoor living. Multiple French doors lead to three outdoor spaces that are perfect for relaxing and entertaining—the garden, a deck alongside the glamour Kitchen, and a front patio where Cruise Ships are seen white against the blue ocean, with Sunrises and Sunsets that are simply amazing. Close to chic shops, the best schools, UVIC or Camosun College, Beaches and Parks \$1,698,000 **MLS 396904**



**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! \$178,800 **MLS 397941**



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**Hip and Happy**

This sun filled TWO bedroom character conversion celebrates Victorian design combined with all that is wonderful about modern life, and hip, urban VIBES! An uber example of a complete Licensed rebuild in 2006; its the perfect place to enjoy LIFE in central Victoria. This garden suite is well-insulated for sound, and natural gas keeps costs way down. NO rental, or pet restrictions makes this a safe \$ investment! ENJOY your coffee and tea on one of two patios. Located on a QUIET tree lined street with a Walk Score of 85, and a Transit Score of 61. Don't miss this rare opportunity, CALL NOW! \$535,000 **MLS 397785**



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## Why move to the Peninsula?

- 1. Lifestyle.** Select from rural or urban homes in the atmosphere of your choosing.
- 2. Transportation.** As the gateway to the rest of the south Island, the Peninsula is home to the Victoria International Airport, Swartz Bay ferry terminal, Washington State ferry, and various marinas.
- 3. Recreation.** The Saanich Peninsula is surrounded by the Salish Sea and all of the opportunities for boating, swimming, beach combing and exploring you can think of. With plenty of parks and the Panorama Recreation Centre as well as community and activity centres for all walks of life, there is a lot to do here.
- 4. Shopping.** Sidney's Beacon Avenue and surrounding downtown streets, are a warm, inviting place to shop for a variety of items — from groceries to shoes. Sidney's small, boutique shops attract people from across the region and beyond.
- 5. Farm markets.** North Saanich and Central Saanich add to the shopping experience with a variety of farm markets, offering up fresh produce from some of the busy agricultural operations on the Peninsula.
- 6. Events.** From Family Day long weekends and the huge Saanich Fair, to the splendour of The Butchart Gardens, there's a lot to take in on the Peninsula.
- 7. Health care.** Home to the Saanich Peninsula Hospital, the area is seeing growth in the number of family doctors available, as well as growth in activities for seniors to help them stay healthy — and at home — longer.
- 8. Schools.** The Saanich School District operates all levels of schools on the Peninsula, giving plenty of educational options to young families.
- 9. Restaurants.** Take your pick from traditional spaces to farm-based eateries and scenic places along the waterfront.

## Saanich Peninsula is home to diversity across three communities

Sidney, North Saanich and Central Saanich form the gateway to the rest of the south Island

People choose to come to the Saanich Peninsula for a variety of reasons— whether it be for business, travel or to eventually find a place to live.

The communities that make up the Saanich Peninsula — Sidney, North Saanich and Central Saanich — offer diverse activities, services and spaces in which people can work and play. Each community, while they have their own identities, contribute to the whole of the Peninsula — also known as the gateway to the rest of the south Island.

### SIDNEY

For many people who travel along the Pat Bay Highway, the main thoroughfare through the Peninsula, Sidney is the first community they see. It is the commercial hub for the Saanich Peninsula and has, for much of 2016, been growing. New homes have been springing up in Sidney, its commercial opportunities are expanding and the Town of Sidney itself is working to make itself attractive to a variety of families, while balancing growth with its existing



(Clockwise) Some of the activities on the Saanich Peninsula. Sidney's Shaw Centre for the Salish Sea is a popular aquarium attraction. Island View Beach Regional Park is a highlight of any visit to Central Saanich. Farming activity takes many shapes in North Saanich.

reputation as a retirement community.

"Sidney's goal is to be the best seaside town in Canada," says Mayor Steve Price, "and I believe we have achieved that status through a balance of maintaining a superior quality lifestyle, along with positive development that provides diverse housing options and excellent public spaces.

"Sidney's jewel is our beautiful waterfront and

we have gone to great lengths to protect and enhance this spectacular feature. For example, recent improvements to a section of the waterfront walkway between Ocean and First have ensured a scenic 3.5 km pathway along Haro Strait, and with our community's younger demographic in mind, a new skatepark will open along the waterfront in 2017."

As the Peninsula's

transportation hub — with access to the Victoria International Airport, Swartz Bay ferry terminal and Washington State ferry — Sidney is a busy place. What makes it shine, Price added, is the people.

"Sidney's volunteer community ensures the many wonderful support services and family friendly events continue to happen each year. This year, Sidney will celebrate the 50th anniversary of our community becoming a Town, along with the 150th anniversary of Canada. The year will be full of amazing events and opportunities for people to celebrate. You can find out all about it at [www.sidneycelebrates.sidney.ca](http://www.sidneycelebrates.sidney.ca)."

### NORTH SAANICH

The District of North Saanich has a very close relationship with the Town of Sidney, yet retains much of the rural character it has maintained over the decades. Mayor Alice Finall, who has lived in North Saanich for 42 years, says it's a very unique community in the Greater Victoria area. (Continues on 5)



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# PENINSULA LIVING

(Cont. from 4) "It's an interesting community," she said, adding North Saanich evolved quite differently than many other places on the Peninsula and in the south Island region.

"Our shoreline area developed around an agricultural centre," Finall explained. "Since the Second World War and the airport lands grew and took up 15 per cent of the land area of North Saanich, neighbourhood areas were created and grew around the coastal areas."

And around the airport itself, grew an industrial area that is now home to the south Island's largest manufacturing base, catering to national and international clientele. North Saanich, Finall add, doesn't have a traditional commercial centre and instead relies on Sidney for that.

"I think in many ways, that's what people value about this community."

North Saanich's

agricultural roots is one of the main features of the community, Finall said. With beautiful landscape and 45 kilometres of coastline, she said no matter where you are in North Saanich, you're also not far from the Salish Sea.

## CENTRAL SAANICH

The District of Central Saanich also combines an agricultural history with community growth. Central Saanich was once hailed as the fastest-growing community — in its village centres of Saanichton and Brentwood Bay — outside of the Westshore communities in Greater Victoria. Growth in homes continued in 2016 — and much more is expected in 2017.

Central Saanich Mayor Ryan Windsor says for him, the community strikes a great balance between rural and urban living. With residential and commercial hubs,

Windsor said people living in Central Saanich still have access to farms, fresh produce and many other agricultural products. All while being a good jump-off place for downtown Victoria and other destinations on the south Island.

Windsor said the District seeks to achieve a careful balance of its overall land use. With plenty of agricultural land, Central Saanich has seen the growth of industry along Keating Cross Road and commercial and residential development in Brentwood Bay and Saanichton. Looking into next year, Windsor said new growth will see more affordable homes, rental units and town homes built, to help meet the demand by people who wish to move to Central Saanich.

"Multi-family homes are in demand here," he said. "It's a challenge, as always, to balance that with local agricultural opportunities."



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## Welcome to North Saanich

Some of the District of North Saanich community highlights:

- » has the lowest taxes in the CRD;
- » is the safest community in BC (Maclean's Magazine 2017);
- » has a new seismic upgraded Municipal Hall;
- » has a solar panel field to power its Emergency Operation Centre and help power the Municipal Hall;
- » is the 4<sup>th</sup> best place to live in Canada (MoneySense 2017);
- » is passionate about preserving agriculture;
- » is one of the few municipalities in Western Canada to almost close its infrastructure gap.



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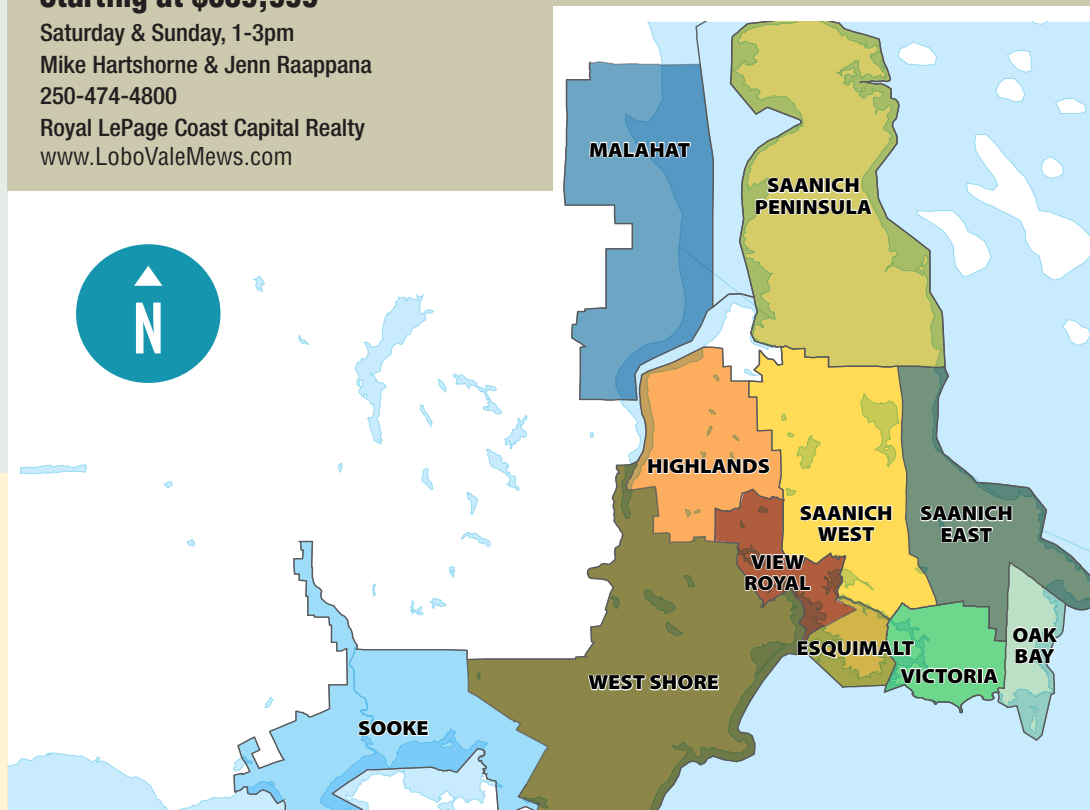
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\$1,035,000**

Bright Spacious Family Home, 4 beds &  
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**55+ AFFORDABLE LIVING**

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workshop, library, etc. Ditch the car!  
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**203 - 1831 OAK BAY AVE  
\$549,900**

Fantastic 2 bdrm 2 bath condo in the Fiori  
- a 2005 built concrete and steel building.  
Approx 770 sq ft. Large patio  
for entertaining. Great central  
location.  
MLS # 399354

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**PORT ROYALE ESTATES  
\$849,900**

Wake up to stunning ocean and mountain  
views in this spacious 3 bdrm 3 bath 2 level  
town home. Double car garage,  
lots of storage. Gated 19+  
community is well maintained.  
MLS # 400314

**TRACY MENZIES**  
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**LUXURY OCEAN VIEW CONDO  
\$949,000**

Over 2500 sq ft - this 3 bdrm, 3 bath &  
den home overlooks Esquimalt Lagoon.  
Quality finishes, many extra's  
including storage room and  
2 parking spots.  
MLS # 398201

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101-614 Fernhill Pl-Esquimalt

Quiet & Peaceful Cul-De-Sac-Living at the center of everything! Beautifully updated unit in a well managed 19+ building offers 2Bed/2Bath/1061 sq.ft of well laid out living space. This unique condo complex—home for many long term residents who loves quiet and peaceful living—will leave you feeling inspired by the character that surrounds vibrant and historic Esquimalt. Call today for a private viewing.

MLS # 400100

**RAM RAMAN**

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\*Personal Real Estate Corporation



**SUITE DEAL 7 EATON AVE. \$899,000**

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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Cell 250-661-3389 Office 250-384-8124



**ACREAGE 7539 WESTHOLME RD. \$609,900**

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

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Cell 250-661-3389 Office 250-384-8124



**REDUCED**

**704-770 CORMORANT ST. \$449,900**

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**

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250-220-2489



**Will Nikl**  
Real Estate Agent

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**114 SUNKIST CLOSE \$849,900**

This completely updated 5 bed, 3 bath home is just waiting for you to call it home. With amazing views & 2 huge decks for entertaining plus a 2 bedroom suite. This is home is move in ready. Close to shopping, bus routes, the Goose Trail and Thetis Lake park. | MLS # 400119

**KENDRA AURINGER**

250.415.1161

kendraauringer.com



**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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**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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**I CAN SEE FOR MILES AND MILES \$575,000**

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250.216.9782

victoriahomes.realtyhd.com



**WEDGEWOOD POINT TOWNHOME IN A RESORT! | \$1,174,950**

This 3 Bedrm., 3 Bathrm. LUXURY TOWNHOME has over 2600 s.f. Of LIVING SPACE in a OPEN design with VAULTED ceilings and SEA VIEWS from Two Levels! RECENTLY RENOVATED with NEW kitchen and bathrooms! This spacious home features 2 Fireplaces, eat in Kitchen, Separate family room, den/office, wood floors, 2 patios and attached GARAGE! Live in a RESORT with gated entrance, sports centre/ games room and party room with kitchen and pool, swirl & sauna! Tennis court, hiking paths and steps to CADBORO BAY VILLAGE & Beach! MLS # 392122

**ROB GARRY**

250.384.8124

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# Premier Luxury Developments

From the breathtaking views of Victoria's inner circle to the natural beauty of Vancouver Island, these premier developments offer unique communities that exude personality and make a statement. Create the life you want to live!



## HUDSON PLACE ONE

Boasting the highest elevated view in the downtown core, these 1, 2 and 3 bedroom residences offer panoramic downtown views, innovative, modern design, quality built and luxuriously finished.

Doorstep access to a vibrant urban village in a convenient downtown location.

They are undeniably statement making. Live, work, socialize and play.

■ [hudsonplaceone.ca](http://hudsonplaceone.ca)

## WESTBAY QUAY

Westbay Quay is found at the heart of the larger Westbay neighbourhood — a diverse community defined by a quiet village of floating homes historical character and multi-family residences, and classic waterfront businesses.

With 65 suites in the Topaz, eight live/work units in the Lapis and just 12 homes in the Sapphire, all residences will live in the immediate vicinity of fine food and retail, and all within walking distance.

■ [westbayquay.com](http://westbayquay.com)

## BELLWOOD PARK

Bellwood 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 Properties, Penthouses and Townhouse, 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 historical Rockland neighbourhood.

■ [abstractdevelopments.com](http://abstractdevelopments.com)

## ECOASIS DEVELOPMENT

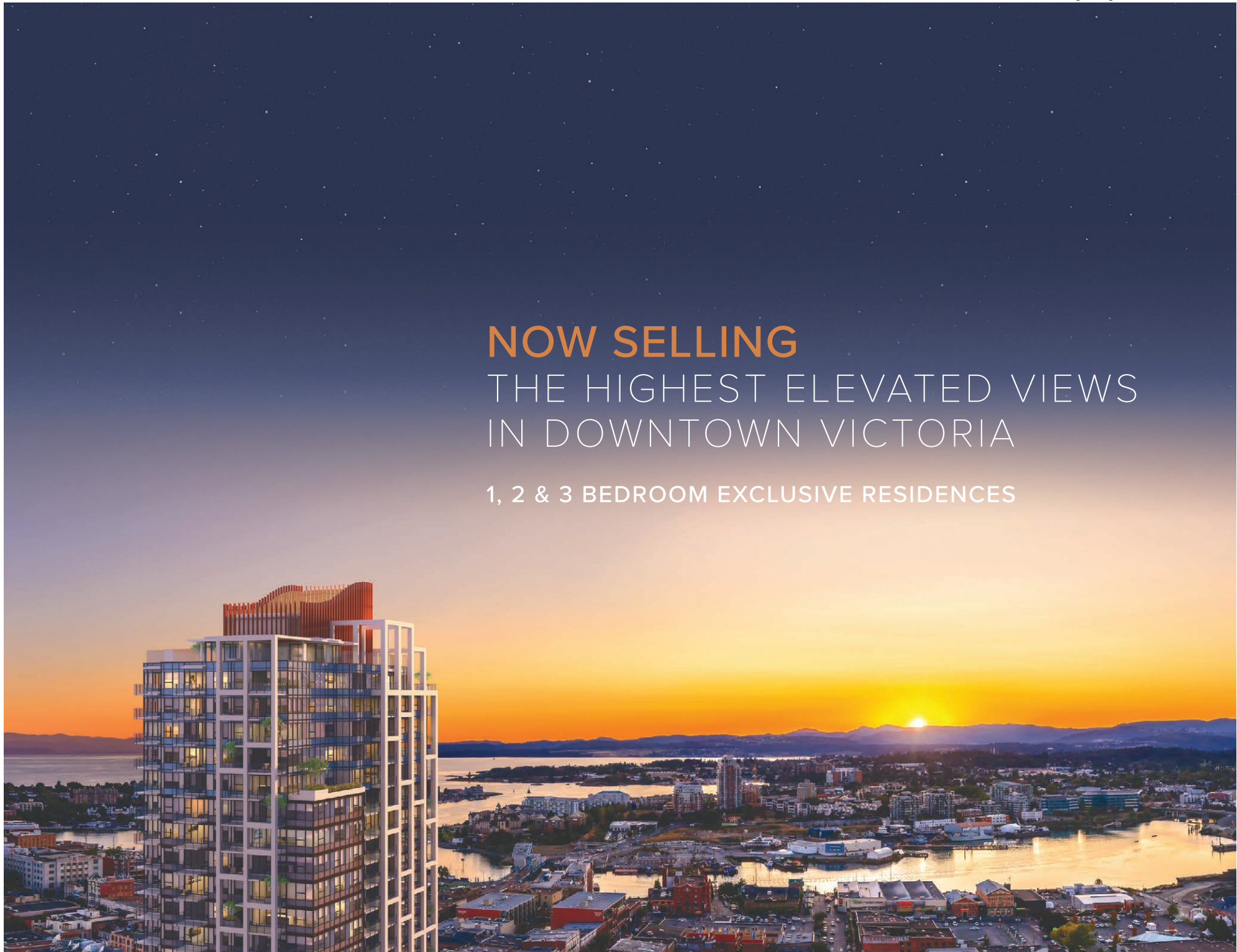
At Bear Mountain, the real estate opportunities are many and varied.

Each exceptional property has been thoughtfully sited to take full advantage of the natural terrain and pristine beauty that makes Bear Mountain such an incredible place to live and with a short drive from Victoria.

Most homes purchased from Ecoasis are also Golf Membership Eligible (GMEA), adding value to your property and to your lifestyle.

■ [bearmountain.ca/realestate/](http://bearmountain.ca/realestate/)





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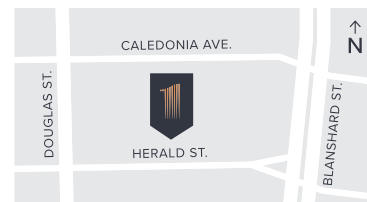


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PLACE**  
ONE  
**TOWNLINE**

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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CALL 250-384-2771 | [WESTBAYQUAY.COM](http://WESTBAYQUAY.COM)

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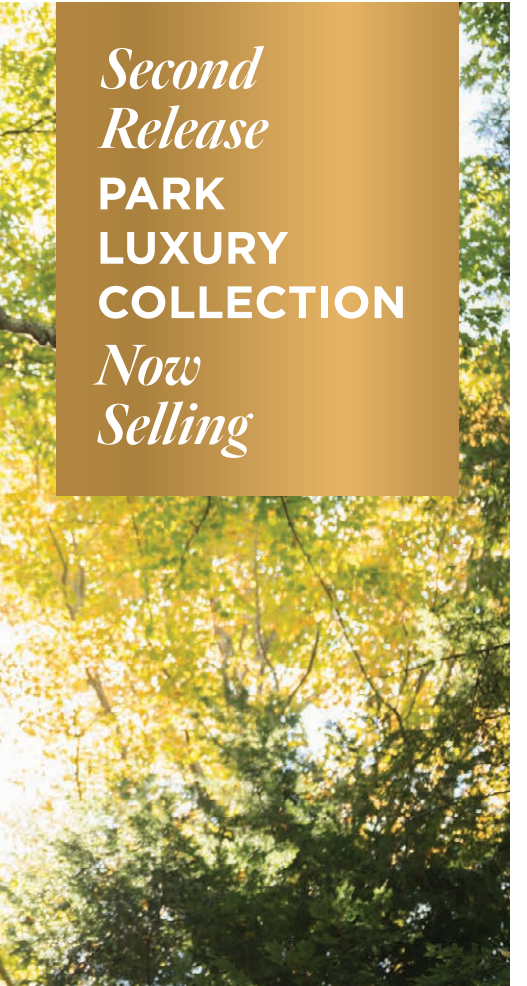
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PROJECTS



# BELLEWOOD | PARK



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Release*  
**PARK  
LUXURY  
COLLECTION**  
*Now  
Selling*



## *Live a life without compromise.*

An unparalleled level of life well lived awaits you at Bellewood Park. Introducing the Park Luxury Collection, an exclusive compilation of nature-inspired homes boasting the uncompromising design and detail that will set a new standard for quality of living in Victoria.

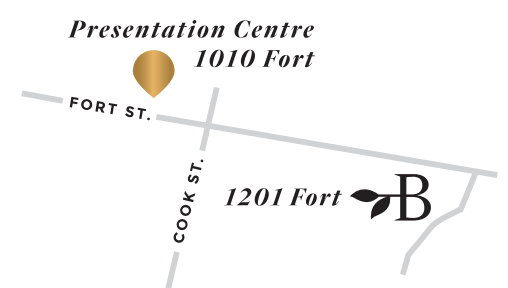
Thoughtfully oriented in a truly natural setting, nestled amongst large heritage Garry oaks on two acres of parkland in the historic Rockland neighbourhood, the Park Luxury Collection at Bellewood Park perfectly embodies a life without compromise.

*Premium Residences from \$650,000*  
*Penthouses from \$1,500,000*  
*Townhomes from \$1,750,000*



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Today*

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**Condos, Townhomes,  
Strata Titles, Duplexes**



**GREAT UNIT IN DOWNTOWN  
LANGFORD (2 BEDS/2  
BATHS/IN SUITE LAUNDRY)**  
New MLS 400819 \$409,000

Wonderful Westshore condo! This 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](http://www.KarenLove.com)

**Victoria**



**PANORAMIC VIEWS**

New MLS 400802 \$750,000  
In Law Suite with separate entrance. Close to amenities & schools.

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



**LOT PRICED AT ASSESSED  
VALUE FOR QUICK SALE**

New MLS 400483 \$585,000  
At the sellers request, this fully serviced building lot is priced at the assessed value for quick sale. Lot is app. 44' X 135' or 5940 sq.ft. It is located app. 2 blocks East of the Pandora Ave. Cook Street intersection.

**Roy Stevenson  
DFH Real Estate Ltd.  
250-477-7291**

**Esquimalt**



**(3 BED/2 BATH) WONDER-  
FUL HOME IN ESQUIMALT  
(WITH OCEAN VIEWS!)**

New MLS 400631 \$729,900

Lovely newer arts and crafts look home on quaint street and area of Esquimalt including the cozy veranda at entrance. Terrific OCEAN VIEWS from both the main floor and upper living area. Open floor plan on main, with good sized rooms and a spacious living room that opens onto the huge, sunny deck - perfect for taking in the tranquil garden lot view of sunsets and the sea breeze! The main level offers two bedrooms plus NEW CARPETS, NEWER STAINLESS STEEL APPLIANCES in a nice shaker style kitchen. The lower level has a family room and 3rd bedroom / den and is ALL SET UP AS EASY SUITE - PLUMBING RIGHT THERE FOR SECOND KITCHEN! Back yard has a deluxe newer DELUXE HOT TUB, raised garden beds, fruit/ flowering trees and bushes. Easy care urban oasis!

**Karen Love PREC\*  
& Robert Woodland  
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**Saanich East**



**NEW LISTING - VERY LARGE  
LOT. FUTURE SUBDIVISION  
POTENTIAL!**

**OPEN SAT OCT 20 1-3PM  
3929 CUMBERLAND RD.**

New MLS 400476 \$899,000

Solid custom built and well cared Family Home located in the beautiful LAKEHILL neighbourhood close to Parks, Playgrounds and shopping. The home features 1250 sqft finished living area on the Main floor- 3 Bedrooms, 2 full Bath, spacious Living room with Fireplace, bright Kitchen, 16ft x 12ft Sundeck of Dining room, gleaming wood floors throughout. The full Basement features a large 25ft x 13ft Recreation room, Laundry, Workshop, Pantry and drive-in Garage. New vinyl Windows, Furnace & Roof. The beautiful large 100 x 120ft Lot offers mature Trees, Vegetable Garden and lots of room to roam. Place your offer on the Asking price of \$ 899,000. New ML 400476. Ask me about the Future Subdivision Potential.

**Fred Lerch \*PREC  
250-889-2528  
Sutton Group ★  
West Coast Realty**

**Gulf Islands**



**DISCOVER "THE POINT  
OF IT ALL"!**

New MLS 400452 \$3,400,000  
Breathtakingly beautiful 3.19 acres of southwest-facing land forms the end of James Point. The home has 5BR, 5BA and has been extensively renovated. This property is extremely unique; photos cannot possibly capture the beauty and tranquility of this haven.

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

**Gulf Islands**



**LIKE NEW!**

New MLS 399792 \$539,000  
Finished in 2012, custom built 3BR, 2BA home enjoys southern exposure on nearly ¼ acre of easy care property and backs onto park lands. Home in like new condition and shines with contemporary finishing.

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

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planning an  
open house?**

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**Next issue publishing**

**November 1, 2018**

**Deadline is Tuesday, October 30 at 5pm**



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**30<sup>th</sup> Anniversary**

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[4906ProspectLakeRoad.com](http://4906ProspectLakeRoad.com)



**SW Prospect Lake - Saanich West \$1,450,000**

Prospect Lake view home. Completely updated with handscraped hardwood floors, granite countertops, both an electric and wood burning fireplace, glass and steel handrails and large vaulted ceilings to take in the peaceful view of the land and lake. Spacious open modern kitchen with undercabinet lighting, stained glass windows, slow close cabinetry, updated appliances and wine fridge. Heated floors and slow close in the bathrooms, huge walk in closet in the oversized vaulted master. Views from almost every room, massive sun-drenched decks and suite potential down.



**COMING SOON**

**VI Oaklands - Victoria**  
[CaliforniaGoldTanning.com](http://CaliforniaGoldTanning.com)  
\$69,000



**CURRENT LISTING**

**LA Westhills - Langford**  
[1310ArtesianCourt.com](http://1310ArtesianCourt.com)  
\$639,800



**CURRENT LISTING**

**Sk Village Core - Sooke**  
[6871EveGrove.com](http://6871EveGrove.com)  
\$639,900



**CURRENT LISTING**

**SI Sidney North-West**  
[214A-2040WhiteBirchRoad.com](http://214A-2040WhiteBirchRoad.com)  
\$218,900



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