

# real estate Victoria

SINCE 1977

## Open Houses **10**

PAGE

DECEMBER 13 TO DECEMBER 26, 2018

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**10712 Bayfield Road**  
\$2,295,000 Exclusive Listing



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### Get to the (Ten Mile) Point!

TEN MILE POINT, Victoria. Close to UVIC and amenities, we offer this EXECUTIVE Residence on .50 Acres. South-Facing close to parks and beach. Perfect for a Large Family with 5 beds and 5 baths, incl 3 Ensuited and 3 Walk-in Closets. This Traditional yet Modern plan greets with a lovely Study opposite an elegant Formal Living room. Two stately staircases lead to an inclusive bedroom layout plus Craft area, a HUGE Master Suite, and descends to Family room with cozy gas fireplace, Media room, or Chef's Kitchen. A Disappearing Wall system opens to sun-washed decks, and a level private lawn. Virtually NEW after a stunning rebuild by Rayn Const, this property is complete with seismic upgrades, new electrical, heating...the WORKS! **\$2,718,000** MLS 402368



**SOLD!**

### Life's Suite Rewards

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 #Camosun College! 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 cozy 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! **\$1,168,000** MLS 397941



### 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



OPEN HOUSE - Sun, Dec. 16, 1-3 pm  
#2-1813 Chestnut St.

### 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! **\$520,000** MLS 397785



**SOLD!**

### 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



OPEN HOUSE - Sun, Dec. 16, 1-3 pm  
#309-2326 Harbour Rd.

### Luxury Penthouse for \$369,000!

AMAZING VALUE AND FLEXIBILITY. INVESTORS NOTE: Rare Vacation Rental Zoning allows you to travel while potentially earning \$125+/day gross (Conservative Estimate!). Use as a pied-a-terre and rent when away, or take up full-time residency. NO Speculation Tax - rules say that properties valued under \$400,000 will be EXEMPT. (Please verify with your Accountant/Lawyer). Your Opportunity is exceptional, as this suite is currently a STYLISH turn-key Vacation Rental incl. FURNITURE, fireplace, large kitchen with new full oven (formerly a cook-top only!), Granite, and Spa Ensuite. Fido is welcome too! RELAX, and watch the boats go by. Natural Gas and Hot Water Included! OWNER IS MOTIVATED. OFFER NOW. MLS 397100. WOW. **\$369,000.**

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**Paula Wensley**

REALTOR® Victoria BC

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www.PaulaWensley.com

pwensley@macrealty.com



MLS ® 402322

### 660 Jones Terrace \$599,900

Wow. 1800 sq. ft. rancher set in a private enclave of similar homes close to schools, parks, rec centre and downtown Victoria. 3 bdrm, 2 bath residence on a fabulous garden. Do not DELAY, this is a winner all around and WILL NOT LAST.

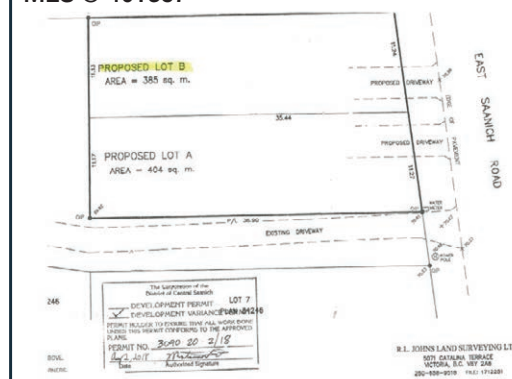


MLS ® 401624

### Bear Mountain Exec Residence

Stunning, custom built 6 bdrm, 5 bath residence. Beautiful chef's kitchen with exotic granite, high end appliances and fixtures. 9' ceilings throughout, and an abundance of storage. No thought was spared when this home was designed! Spacious living and dining room opens up onto an expansive deck that overlooks a very private and peaceful treed green space, with ocean views beyond. Master suite with beautiful views. Plenty of space in your custom walk in closet and a luxurious ensuite! Rec room and a self-contained 2 bdrm suite with patio.

MLS ® 401357



### Saanichton Building Lots! from \$419,900

We have 4 lots, 2 with ocean views and all 4 located in superb locations in Central Saanich. All fully serviced on city water and sewer. No GST!! Great location close to schools, shopping and on a bus route. 2 in MOODYVILLE of Brentwood Bay, and 2 others in Saanichton. Call for full details.



www.robertyoung.ca for floor plans & photos



Legal Suite!

### Brand New Custom Home \$1,088,888

Beautiful and brand new custom home situated on a level 7,453 Sq. ft. lot! 6 beds with flexible 3 or 4 bedrooms layout with the legal secondary suite. Including 4 bathrooms, open concept living room, dining room and kitchen with 9 ft. ceilings. Situated in the fantastic Olympic View/Latoria neighborhood, close to all amenities! Call today! ML 401759



AirBnB Zoned!

### Downtown Luxury! \$619,900

2 Bed, 2 Bath suite at the ERA with parking! Zoning qualifies for use as AIRBNB! 2015 Built Steel & Concrete Tower by Highly Regarded Concert Properties. Bylaws & zoning allow for unrestricted rentals including vacation and executive rentals. Custom details, master bedroom with ensuite, exceptional amenities. Easy to View - Call Today! ML 400784



Gordon Head!

### Custom Home 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 400528



Price Reduction!

### 14th Floor Panoramic Views! \$579,900

Gorgeous 14th floor 2 Bed, 2 Bath suite in the Regents Park Condominiums! Rentals & Pets (under 15lbs) are welcome. Walk to downtown Victoria, Cook Street Village, Beacon Hill Park & the Inner Harbour! Just steps to all amenities & entertainment. Great investment property as 2 Bedroom suites rent for \$2400 per month! ML 401773



Sold in 13 Days!

### Deluxe Inner Harbour Suite \$439,900

Enjoy living on the Inner Harbour! Airbnb & vacation rentals allowed in this 1 bedroom, 1 bathroom Patio Suite that features: Inner Harbour Water Views, 9 ft. ceilings, gas fireplace, Miele Washer & Dryer & much more! Northwest facing patio complete with garden & pond! Don't Miss this opportunity! ML 401542



Perfect Location!

### Corner Suite in Fairfield \$399,900

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. Call Today! ML 399351

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## Merry Christmas

*W*ishing all our clients & friends a very special holiday season and a healthy, happy & successful 2019. It was a pleasure working with you in achieving your real estate goals!



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YOU WANT  
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SOLD!**

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To all of my past, present and future clients and friends, I am so fortunate to have so many great clients and friends who I have worked with in either buying or selling their homes – and who have recommended me to their families and friends.

I want to take this opportunity to thank each and every one of you for your trust and confidence – it is greatly appreciated and I look forward to continuing our relationship in the coming years.

*Christmas greetings to all  
and the very best in 2019!*



**INEZ LOUDEN FRI**  
Associate Broker  
inezlouden@telus.net  
250.812.7710



## Seasons' Greetings from Sooke!

*Wishing all a happy  
holiday and a wonderful  
New Year, safe and  
at home for the  
season!*

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Wishing you and your families a very Merry Christmas and a Happy Healthy and Prosperous New Year 2019. We're happy to help with your Real Estate needs.

**CORIE MEYER &  
JEANNIE DEWHURST**  
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## Merry Christmas & Happy New Year!

*Cheers to a New  
year and a new view.*

Here for all your  
Real Estate  
needs in 2019.

**TRICIA KELLER**  
tricia@triciakeller.com  
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## Merry Christmas & Happy Holidays

*From my family to yours, have  
a wonderful Christmas and may  
the New Year be  
HAPPY,  
HEALTHY &  
PROSPEROUS.*

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Peace to Everyone  
this Christmas**

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Licensed Realtor at Pemberton Holmes Ltd. - Oak Bay



**Enjoy the Holidays  
with the Family.  
My Best Wishes,  
Arran**

**ARRAN MCLELLAN**  
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**ARBUTUS RIDGE**  
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**\$664,000**

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

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*Season's Greetings  
to you from my family to yours!*

No matter how you celebrate,  
I hope your holidays are happy.  
Wishing you all the best, and  
lots of warmth this winter.  
Give me a call if your holiday  
wish is for a new home!

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CHRISTMAS**

from Will Nikl & Mark Bell

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*Season's  
Greetings*

To all my clients, friends and colleagues  
thank you for your support and giving me  
the opportunity to serve you.

I wish you and your family all the best for  
the holiday season and a very happy and  
prosperous New Year.

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**Happy Holidays to you  
and your family.**

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Christmas is all about family, friends and a cozy home in which to enjoy them all.

We would like to wish you all the above for this special holiday season.



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Welcome to this well-cared for, charming & cozy rancher located in the popular Arbutus neighbourhood - the perfect home for a young family, professional couple or downsizing. This 3 bed 2 bath incredibly well-maintained home is approximately 1500 sqft including master with 4 pc ensuite & plenty of closet space. Warm up in the living room by the wood burning fireplace or entertain in the spacious living/dining area. Enjoy your breakfast in the bright, eating area off the kitchen opening onto the level, south-east facing back yard - perfect for BBQs or morning coffee. Private, spacious yard great for kids to play, relax or create your garden. Ample storage in the large laundry room, crawl space & single car garage. Corner lot offers plenty of parking with two driveways. Gas furnace, newer roof, vinyl windows - move in ready! Located close to UVIC, amenities, beaches & great schools.

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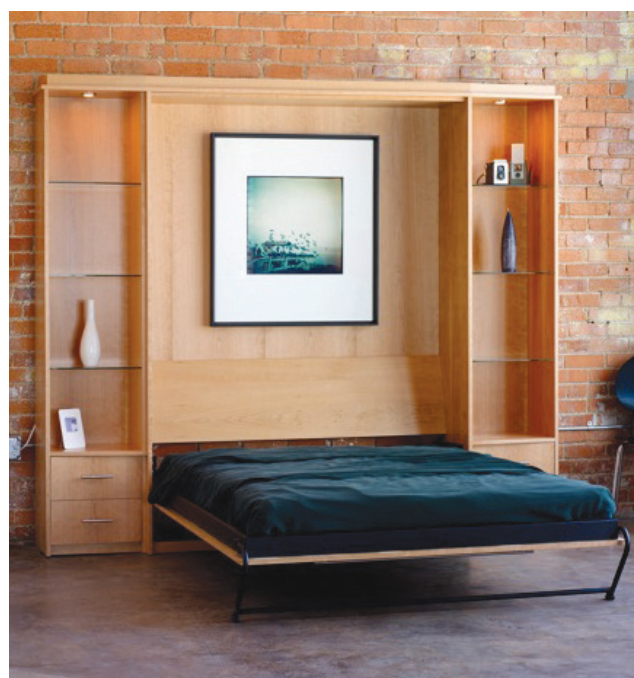


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# real estate victoria Open Houses

December 13 - 26, 2018

Look for ads with a ★ on page 10. This indicates an open house listed here.

## Victoria

**1121 Collinson St.**  
**\$1,850,000**

MLS 402277 4 Bed, 4 Bath  
Sat, Dec 15, 2-4pm  
David Rusen & Robert Schmidt  
250-384-8124  
Pemberton Holmes

pg 10

**#2-1813 Chestnut St. \$520,000**

MLS 397785, 2 Bed, 1 Bath  
Sun, Dec 16, 1-3pm  
Marilyn Ball, 250-655-7653  
Jonesco Real Estate Inc

pg 2

## West shore

**1306 Champions Crt.**  
**\$874,900**

3 Bed, 3 Bath  
Sun, Dec 16, 1-3pm  
Mike Hartshorne & Jenn Raappana  
250-474-4800  
Royal LePage Coast Capital Realty

## West shore

**1242 Flint Ave. \$829,900**

5 Bed, 4 Bath  
Sat & Sun, Dec 15 & 16, 1-3pm  
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

**Southpoint Ridge**  
**1227 Moonstone Loop**  
**Starting at \$569,900**

Saturday & Sunday, 1-3pm  
Mike Hartshorne & Jenn Raappana  
250-474-4800  
Royal LePage Coast Capital Realty  
www.SouthpointRidge.ca

## Saanich Peninsula

**#309-2326 Harbour Rd.**  
**\$369,000**

MLS 397100, 1 Bed, 1 Bath, Sun, Dec 16, 1-3pm  
Marilyn Ball, 250-655-7653  
Jonesco Real Estate Inc

pg 2

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# Happy Holidays

## From the REV Team

### Next issue publishing

## December 27, 2018

### Deadline is EARLY

## Wednesday,

## December 19 at 5pm



## Condos, Townhomes, Strata Titles, Duplexes



**SPECTACULAR 2-BED-  
ROOM/2-BATHROOM UNIT IN  
PACIFIC LANDING**

New MLS 401132 \$529,900  
Beautiful 2 bedroom/2 bathroom unit located in Pacific Landing, surrounded by a 600-acre Natural Historic Site. This unique multi-phase residential community is spread across sloping 12-acre estate. This spectacular unit offers upscale finishing fs, big picture windows, wood flooring, throughout upgraded stainless appliances, open floor plan, a stunning feature fireplace, quartz countertops throughout (even in the laundry room!). Relax on the huge patio, BBQs allowed. Located in Esquimalt Lagoon, this is one of Vancouver Islands most unique seaside communities just minutes away from all amenities. This unit is truly better than brand new.

**Karen Love PREC\***  
**250-386-8875**  
**RE/MAX Alliance**  
**250-727-5868**  
**www.KarenLove.com**

## Victoria



**FAIRFIELD 4-PLEX**  
**OPEN SAT DEC 15 2-4PM**

**1121 COLLINSON ST**  
New MLS 402277 \$1,850,000  
Character revenue just steps to Cook St. Village and close to the ocean and downtown. Beautifully maintained and updated by long time owner. Just listed, must be sold.

**David Rusen &  
Robert Schmidt**  
**Pemberton Holmes**  
**250-384-8124 ★**

**CALL  
THE REV  
TEAM**  
**250-382-9171**

## Oak Bay



**JUST LISTED \$849,000**  
**SOUTH OAK BAY**

New MLS 402250 \$849,000  
Top floor corner condo in South Oak Bay. Immaculate 3 Bed 2 Bath Southwest facing with views of the Olympic Mountains, Windsor Park, Beach Drive and Oak Bay Marina. Generous double door formal entry opens to spacious rooms. Updated home with wood floors, SS appliances. Well maintained building with excellent amenities including in-suite laundry, in suite storage. Heat and hot water included in your monthly strata fees. Patio doors off living room lead to sunny West exposure balcony with excellent views of the water. Recent improvements to building include elevator upgrade 2015, new boiler and parkade remediation with new low maintenance landscaping in 2018. Awesome location on Beach Dr, stroll the ocean walkways and enjoy the beauty of the Oak Bay waterfront and close proximity to shopping in Oak Bay Village. New ML 402250

**Ron Bahrey**  
**RE/MAX Camosun**  
**250-744-8772**

## Saanich Peninsula



**WONDERFUL 4 BED, 3 BATH  
FAMILY HOMES WITH SUITE  
& OCEAN VIEWS!**

New MLS 402353 \$704,000  
Spectacular Brentwood Bay home complete with OCEAN and MOUNTAIN views! 3 bedrooms upstairs and a 1-bedroom suite (with soundproofing between the 2 levels) downstairs. The suite includes new paint and new carpets, a separate washer & dryer plus a WORK-SHOP! Sit by the gas fireplace in the SPACIOUS main living room or exit the dining room onto the large deck, overlooking a peaceful backyard where you will find blackberries plus a fig, apple, pear and cherry tree! Other features include: Newer roof (approx. 3 years old), newer gutters (approx. 2 years old), BRIGHT & OPEN rooms, closet organizers, gas stove and a single car garage. Steps to all of Brentwood Bays many amenities including groceries, pharmacies, dining, coffee shops, scenery & more.

**Karen Love PREC\***  
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## Gulf Islands



**SUNNY & SECLUDED!**

New MLS 402044 \$519,900  
Sunny, secluded, South facing, 1.55 acres. Approx. 708sqft, 2BR, 1BA cottage with ocean glimpses in desirable Hope Bay area on Pender Island. The pinnacle of simple island living! Recently renovated & move in ready.

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

## NEXT ISSUE

**PUBLISHED  
DEC 27**

**DEADLINE  
DEC 19**

**AT 5PM**

## real estate victoria

GROUP PUBLISHER  
**Penny Sakamoto**  
psakamoto@blackpress.ca

ADVERTISING COORDINATOR

**Crea Zhang 250-480-3237**

rev@revweekly.com

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