

# real estate VICTORIA

SINCE 1977

## Open Houses **PAGE 7**

MARCH 21 TO APRIL 3, 2019



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**2585  
CRANMORE ROAD**

Stunning executive  
Oak Bay home

406541 | \$2,030,000



**860  
VICTORIA AVENUE**

Brand new traditional  
Oak Bay home

COMING SOON | \$2,485,000



**1851  
CRESCENT ROAD**

Oceanfront urban  
masterpiece

EXCLUSIVE | \$5,888,780



**4029  
RAINBOW HILL LANE**

Premier townhouse in  
executive development

406230 | \$1,649,888

**JASON BINAB\***

JASON.BINAB@THEAGENCYRE.COM | 778.265.5552

\*PERSONAL REAL ESTATE CORPORATION



**2188  
BARTLETT AVENUE**

Quaint South Oak Bay  
family home

406414 | \$1,825,000



**987  
BEACH DRIVE**

Dutch Colonial ocean-  
front home

404806 | \$3,000,000



**2803  
ARBUTUS ROAD**

Immaculate home with  
stunning views

405952 | \$3,000,000



**2481  
RHAPSODY PLACE**

Gorgeous traditional  
home with lake views

406432 | \$1,200,000

**SARAH BINAB**

SARAH.BINAB@THEAGENCYRE.COM | 778.265.5552

THEAGENCYRE.COM/BC



Updated Family Home

**4121 Cedar Hill Rd**  
\$1,188,000 MLS 406845



Victoria Character Manor

**3350 Upper Terrace Rd**  
\$2,695,000 MLS 402208

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**& Scott Piercy\***  
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Ocean View Oak Bay Manor

**479 Monterey Ave**  
\$1,799,000 MLS 404565



Mountain/Golf Course Views

**201-5316 Sayward Hills Cres**  
\$1,399,000 MLS 406572



**MARILYN  
BALL**

Marilyn Ball, Realtor® Advisor

ENGEL & VÖLKERS VANCOUVER ISLAND



**3704 ARBUTUS RIDGE  
MLS #405920**



**OPEN HOUSE SATURDAY & SUNDAY MARCH 23-24, 2-4 PM**

Close to UVIC in Ten Mile Point, don't delay seeing this EXECUTIVE Residence on a rare .50 Acre South-Facing Oasis just a stone's throw from parks and the Beach. Perfect for a Large Family with 5 beds and 5 baths, incl 3 Ensuites & 3 Walk-in Closets, the dramatic walnut entry will be love at first sight! Would make an Excellent Bed and Breakfast. Just imagine the fantastic write-offs! (Confirm with Accountant). This Traditional yet Modern plan greets with a lovely Study opposite an elegant Formal Living room with NEW Romantic Fireplace. Two stately staircases lead up to an inclusive 5 bedroom layout plus Craft area to a HUGE Master Suite, and descends to the Family room with cozy gas fireplace, Media room, or Chef's Kitchen w.Pantry and Island. A Disappearing Wall system opens to sun-washed decks, and a paradise of level private lawn. Virtually NEW after a stunning rebuild by Rayn Const, this property is complete with seismic upgrades, new electrical, heating...the WORKS!

**\$2,598,000**

**735 Humboldt St, Victoria BC V8W1B1  
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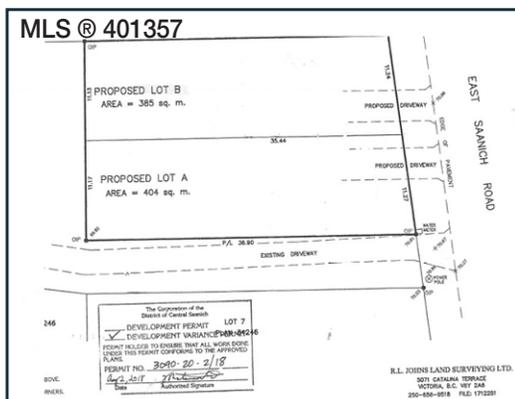
**Kevin Wensley**

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Certified Negotiation Expert  
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Kevin@KevinWensley.com



**Paula Wensley**

REALTOR® Victoria BC  
Certified Negotiation Expert  
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pwensley@macrealty.com



**Saanichton Building Lots from \$349,900**

4 lots: 2 with ocean views located in MOODYVILLE BRENTWOOD BAY. 2 others located on East Saanich Rd near DEAN PARK. All fully serviced on city water and sewer. No GST!! Great location close to schools, shopping and on a bus route. Buy your dream lot, or we can "build to suit". Call for full details.



**Bear Mtn 2 Bdrm Luxury Condo \$499,000**

Stunning executive 2 bdrm, 2 bath condo with granite, hardwood, in-suite laundry, full ensuite, U/G parking and located in a tremendous area in the village! Overlooking the 2nd fairway, and fully rentable. This makes for a superb investment or place to call home.



**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.

**SOLD!**



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**Brand New Luxury Home!**  
**\$998,000**

Beautiful and brand new 3,400 SqFt home situated on a 7,453 SqFt lot that backs onto Olympic View Golf Course! Featuring: a flexible 3 or 4 bedroom layout, PLUS a legal 2 bedroom suite! Open concept living room, dining room with gas fireplace and gourmet kitchen with island. 9 ft. ceilings, spacious master bedroom with walk-in closet and splashy ensuite. Double garage, large heated deck on the upper-level and patio on lower-level makes this the perfect choice! Don't Miss - Call today! ML 406172



**Luxury Home with Legal Suite!**  
**\$1,699,000**

Custom executive home situated on a level 7,344 SqFt lot with 5 or 6 bedrooms including a legal 2 bedroom suite, above ground. Living room with gas fireplace, den/office, double garage & multiple outdoor entertaining areas including deck with gas BBQ outlet. Proximity to shopping, beaches, university, schools, entertainment & transportation. Easy to View Call Today! ML 406053

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**LUXURY LIVING IN FAIRFIELD!**  
262 Memorial Crescent \$1,498,000



**FANTASTIC VALUE!**  
625 Victoria Ave \$964,800



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**SIDNEY BY THE SEA!**  
105-2380 Brethour Avenue \$529,000

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nicole@nicoleburgess.com  
250.384.8124



**SOLD!**

## FANTASTIC FAMILY HOME! \$869,000

7352 Ridgedown Crt, Saanichton  
4Bdr, 3Bth, 2197sf finished with a 8040sf yard overlooking scenic farmland on a quiet cul-de-sac. Call for details.

**NICOLE BURGESS  
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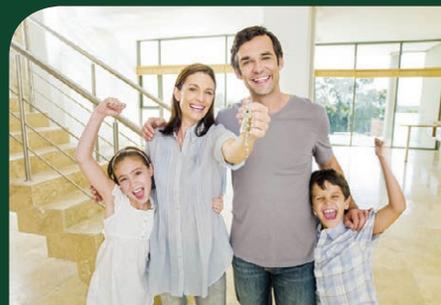


**SOLD!**

## NEW LISTING! \$650,000

222 Burnside Road West  
Updated 4 Bedroom, 2 Bath, 1800 sq ft home with in-law suite is sure impress first time homebuyers or investors. Call to today for more information.

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**OPEN HOUSE SAT & SUN MARCH 23 & 24, 1-3PM**

## STUNNING MT DOUG RANCHER | NEW PRICE \$999,000!

4121 MERCER PLACE MLS #404410

Completely made over interior/exterior you will think you are in a new home, twice the price. New gourmet kitchen, large enough to host a dozen with a south facing patio for summer BBQ and cocktails. Plus a formal dining room for intimate dinners. Two bedrooms and two new baths with master large enough for a relaxing reading area. Living room offers a new floor to ceiling cozy gas fireplace. Too much to list so a must see to appreciate. So come for a visit and you may want to stay for a life time. The surprise will be the private yard and quiet street.

**JOHN MONKHOUSE**  
250-216-6343  
john@johnmonkhouse.com

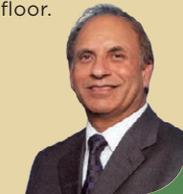


**REDUCED!**

## GORDON HEAD! \$769,900

Opportunity to buy an affordable 4 bed 3 bath home. Large master bedroom with fireplace, oak kitchen, living with fireplace and laminate floor. Close to Majestic park, schools and shopping. MLS #

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250.220.2489



**WATERFRONT**

## 988 KHENIPSEN RD. \$399,900

Southwest facing Oceanfront lot, build you dream home and never miss a sunset again! MLS #405590

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WILLNIKL.COM  
250.220.2489



**PRICE REDUCED**

## 1238 GLYN RD. \$1,149,000

Custom 5 bed 3 bath home on large lot. 10,941 sq.ft. Completely renovated within the past 8 years. Great location. Double car garage. Entertaining patio, all your favorite fruits & veggies! View today! MLS # 406616

**TRICIA KELLER\***  
\*Personal Real Estate Corporation  
tricia@triciakeller.com  
250.886.0620



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# love my home.



**ARTSY TOWNHOUSE FOR SALE WITH MOUNTAIN VIEWS! | \$624,900**  
108 - 644 Granrose Terr - Colwood

Beautiful, spacious, 3 level Brownstone Townhome with 2Bed+Den & 3 Bath. Highly sought after community of Latoria Walk and backing onto 40 acre Havenwood Park. 2000+ sq.ft of living space. Huge family room, 9 ft ceilings, hardwood floors, contemporary custom kitchen with top of line appliances, granite countertops. Tumble brick patio, spacious bedrooms, master bedroom with ensuite and two convenient locations for laundry.

Attractively landscaped with lot of outdoor living space.  
MLS # 406786

**RAM RAMAN**

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www.ramraman.ca



**DUNCAN TOWN HOME**  
**\$499,900**

Close to everything! Lovely home offering, 2 bedrooms, 2 baths, open plan L/R, D/R, updated kitchen. One level on a crawl space. Extra storage in the carport. MLS# 406347

**JACQUELINE BAKER PREC**  
JACQUELINEBAKER@PEMBERTONHOLMES.COM  
Cell 250-661-3389 Office 250-384-8124



**ARBUTUS RIDGE**  
**883 COUNTRY CLUB DR**  
**\$664,000**

Overlooking the pond on the 17th hole. Updated 2 bed, Sun Room, Open Plan, Vaulted Ceiling, Large Patio. MLS# 405023

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JACQUELINEBAKER@PEMBERTONHOLMES.COM  
Cell 250-661-3389 Office 250-384-8124



**NEW LISTING 3BED/2BATH**

**QUIET CUL DE SAC | \$554,000**

Detached home backing onto a park and a short walk to Thetis cove. Open floor plan with a skylight and cozy woodstove insert. Large back deck. Walking distance to shops, buses and schools. Strata fee covers common insurance, water and sewer.  
MLS # 406650

**TERESA HOULE**  
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teresahoule.com



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**FREE  
ESTIMATES**

# real estate victoria Open Houses

March 21 - April 3, 2019

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**real estate  
victoria**

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**2206 Belmont Ave.**  
**\$765,000**  
3 Bed, 3 Bath  
MLS 406751  
Sun, Mar 24, 1-3pm  
Sandy Berry, 250-818-8736  
Newport Realty

## Saanich Peninsula

**105-2380 Brethour Ave.**  
**\$529,000**  
Sun, Mar 24, 1-3pm  
Niels Madsen  
250-213-7483  
Macdonald Realty **pg 3**

## West shore

**2993 Cressida Cres. \$629,000**  
3 Bed, 2 Bath.  
Sun, Mar 24, 1-3pm  
Mike Hartshorne & Jenn Raappana  
250-474-4800  
Royal LePage Coast Capital Realty

## Saanich East

**3704 Arbutus Ridge**  
**\$2,598,000**  
5 Bed, 5 Bath  
MLS 405920  
Sat & Sun, Mar 23-24, 2-4pm  
Marilyn Ball, 250-818-6489  
Engel & Völkers Vancouver Island **pg 2**

## West shore

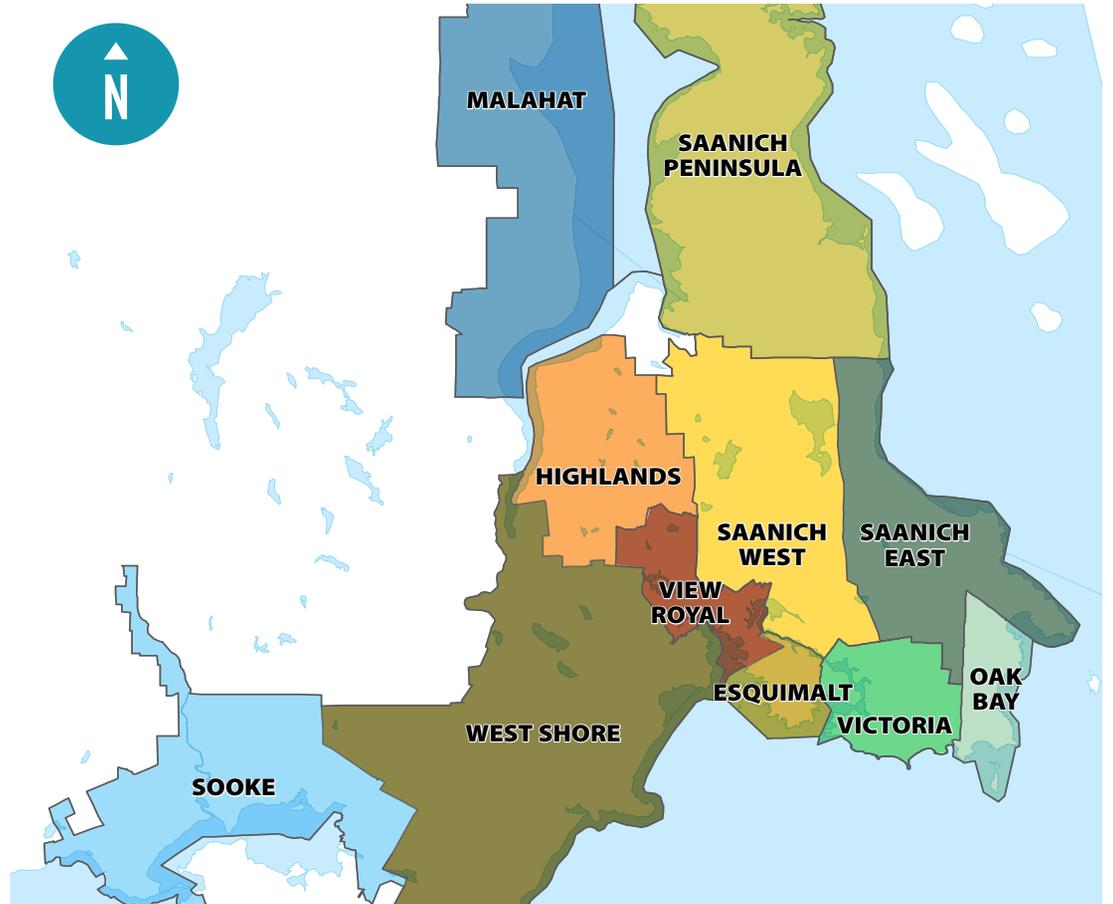
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Saturday & Sunday, 1-3pm  
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www.McCormickMeadows.com

**1840 Newton St.**  
**\$879,000**  
4 Bed, 2 Bath  
MLS 406390  
Sun, Mar 24, 1-3pm  
Rosemarie Colterman PREC\*  
250-592-4422, homeward.team  
Royal LePage Coast Capital Realty

**Southpoint Ridge**  
**1227 Moonstone Loop**  
**Starting at \$554,900**  
Saturday & Sunday, 1-3pm  
Mike Hartshorne & Jenn Raappana  
250-474-4800  
Royal LePage Coast Capital Realty  
www.SouthpointRidge.ca

**4121 Mercer Pl.**  
**\$999,000**  
2 Bed, 2 Bath  
MLS 404410  
Sat & Sun, Mar 9-10, 1-3pm  
John Monkhouse, 250-216-6343  
Pemberton Holmes **pg 4**

**2950 Elegante Pl. \$509,900**  
3 Bed, 2 Bath.  
Sun, Mar 24, 12-1pm  
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### Condos, Townhomes, Strata Titles, Duplexes



**PRIVATE CONDO LOCATED IN THE ESQUIMALT LAGOON**  
New MLS 406574 \$539,900  
This super private two bedroom 2 bathroom corner unit in Phase 1 at Pacific Landing is the perfect place to call home. Steps away from hiking, biking and the gorgeous waterfront. Features include beautiful hardwood flooring, quartz countertops, in-suite laundry, heated floors in both bathrooms, a wrap around private patio with gas hook-up for a BBQ, secure underground parking, and a separate storage locker. Central heating & air conditioning plus a gas fireplace in the living area. Rentals allowed with a 4 week minimum term, and pet friendly.

**Scott O'Neil \*PREC**  
DFH Real Estate Ltd.  
250-477-7291

### Condos, Townhomes, Strata Titles, Duplexes



**UNRESTRICTED RENTALS INNER HARBOUR VIEWS**  
New MLS 406631 \$519,900  
\*Beautiful new concrete & steel condo  
\*ENCORE by Bosa  
\*Prestigious Bayview Place  
\*Be spoiled with luxuries including concierge, training gym, outdoor heated pool with heated cabanas, outdoor dining, fireside lounge with large screen TV, furnished guest suite for out of town guests  
\*Top floor, open concept, 1 bedroom, 1 bathroom, 607sf  
\*Unrestricted rentals  
\*2 dogs & 2 cats  
\*In-suite laundry  
\*Electric car charging station  
\*2-5-10 NHW

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### Condos, Townhomes, Strata Titles, Duplexes



**HEART OF COLWOOD EXTENSIVELY UPDATED**  
New MLS 406743 \$425,000  
\*Quaint & quiet 19+ adult oriented  
\*Well managed complex  
\*Meticulously maintained & updated  
\*South-facing 2 bedroom, 3 bathroom, 1476sf townhouse  
\*Fully fenced backyard - perfect for your pet  
\*No rentals, 1 small dog or 1 cat  
\*Single garage  
\*Close to Big Box stores, public transit, parks, hiking trails, golf course, Galloping Goose, Juan de Fuca rec centre, Royal Roads University, Westshore Centre & all amenities  
\*Ready for immediate occupancy

**Geoffrey McLean PREC\***  
250-744-5551  
RE/MAX Camosun  
250-744-3301

### Gulf Islands



**MEDIUM-BANK WATERFRONT LOT**  
New MLS 406161 \$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.

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

### Gulf Islands



**PRIME LOCATION LOT!**  
New MLS 406816 \$109,900  
Small, affordable lot in prime location. Walking distance to ferry landing; general store, rec centre, recycling centre, school & beach. fairly level and cleared. CRD water system & hydro available at lot line. Driveway in. Rare Find!

**Michael Vautour**  
Dockside Realty Ltd.  
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**real estate  
victoria**

**Next issue  
publishing**

**April 4, 2019**

**Deadline is  
Tuesday**

**April 2, at 5pm**

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COMING SOON

1397TurnerLane.com  
ML Cobble Hill-Malahat & Area  
\$900,000



COMING SOON

46-909AdmiralsRoad.com  
Es Esquimalt-Esquimalt  
\$569,000



SOLD

8562SansumParkDrive.com  
NS Dean Park-North Saanich  
\$740,000



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1130GoldstreamAvenue.com  
La Langford Lake-Langford  
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