

# real estate victoria

SINCE 1977

## Open Houses PAGE 7

JUNE 13 TO JUNE 26, 2019



**Paula Wensley**  
Macdonald Realty

Tranquil English Garden Home  
2544 B Fifth Street  
**\$649,900**

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## exclusive luxury listings



### 1851 CRESCENT ROAD

Oceanfront urban masterpiece

407357 | \$5,480,000



### 2025 RUNNYMEDE AVE

Modern living in desirable South Oak Bay

411203 | \$1,700,000



### 2585 CRANMORE ROAD

Brand new South Oak Bay family home

410469 | \$1,950,000



### 765 FALKIRK AVENUE

Private, quiet, one level living in Ardmore

411192 | \$989,000



### 1234 TRANSIT ROAD

Fully renovated, timeless character home

411721 | \$2,200,000



### 1535 DESPARD AVENUE

Elite living in the heart of Rockland

COMING SOON | \$3,500,000



### 2161 BEAVERBROOKE ST

Bright, spacious, like-new Oak Bay home

408216 | \$1,200,000



### 2051 MILLICENT AVENUE

Shawnigan Lake front with two dwellings

409017 | \$2,899,000

**JASON BINAB\***

JASON.BINAB@THEAGENCYRE.COM | 778.265.5552

\*PERSONAL REAL ESTATE CORPORATION

**SARAH BINAB**

SARAH.BINAB@THEAGENCYRE.COM | 778.265.5552

THEAGENCYRE.COM/BC



Moss Street Bungalow

**226 Moss St**  
\$1,549,000 MLS 411564



Seaside Estate

**9582 Ardmore Dr**  
\$2,649,000 MLS 412052

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Elegant Resort Style Living

**1229 Muirfield Pl**  
\$1,099,000 MLS 411470



Hamptons Style Estate

**2795 Sea View Rd**  
\$10,900,000 MLS 412070





### STYLE AND SOPHISTICATION!

477 Regency Place \$915,000  
Open House Sun June 16th 2:00 - 4:00



### CHARMING HOME IN FAIRFIELD!

134 Wildwood Ave \$869,000  
Open House Sat June 15th 2:00 - 4:00



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## Did you miss an Open House?

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### PERFECT SIDNEY FAMILY HOME!

2027 Linda Place \$819,000



### BRENTWOOD BAY EXECUTIVE FAMILY HOME ON HUGE PRIVATE LOT!

6921 Hagan Road \$849,000



## NIELS MADSEN

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Kevin@KevinWensley.com



### Paula Wensley

REALTOR® Victoria BC

Certified Negotiation Expert

www.PaulaWensley.com

pwensley@macrealty.com



MLS® 412087

### Tranquil English Garden Home \$649,900

JUST LISTED. Beautifully maintained 3 bdrm, 3 bath home with separate 2 bay garage and new roof! Folks, this gem is one of a kind. Private setting and close to town, parks, bus routes and shopping. Hardwood floors, high ceilings, custom mill work, in-floor heat, skylights gorgeous master suite, large rooms and laundry on upper bedroom level. DO NOT miss seeing this new offering. Rear garden is ideal for entertaining, quiet contemplation and relaxing.



MLS® 406884

### Bear Mtn 2 Bedroom Luxury Condo \$449,900

Stunning executive 2 bdrm, 2 bath condo with granite, hardwood, ensuite 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.



MLS® 408864

### Brentwood Bay OPEN HOUSE SAT 1-3PM \$729,900

975 Creekside Court Outstanding Brentwood Bay Executive Family Residence. Stunning upgrades and features throughout including but not limited to: New roof, windows, stunning imported Brazilian hardwood flooring, appliances, fabulous landscaping and deck. 3 bdrms, 3 baths, family room, gourmet kitchen with granite counters, entertainment style Living and Dining rooms, 2 gas fireplaces both on thermostats. Beautifully landscaped plus privacy abounds as it backs on to a large natural, wooded area with its own small meandering creek. Double garage and storage areas. Not for your average buyer, this will appeal to those looking for a peaceful property above anything else in the price bracket. A pristine location for that special discerning buyer.



[www.robertyoung.ca](http://www.robertyoung.ca) for floor plans & photos



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602 Courtney Street  
Victoria, BC V8W 1B6



**Rockland/Gonzales! \$1,249,888**

Beautifully updated mid-century home offering 3 bedrooms upstairs plus a legal 2 bedroom suite and a 1 bedroom in-law suite down! Located in the highly desirable Rockland/Gonzales neighbourhood, close to schools, shopping, beaches, transportation & more. **ML 411279**



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

Brand new 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 neighbourhood, close to all amenities! Call today! **ML 408742**



**Family Home with Suite! \$819,900**

Steps from Camosun Interurban and PISE! This 3 bed, 4 bath home offers a spacious floor plan with over 2500 Sq Ft. of living space! Engineered hardwood flooring, gas fireplace in living room, balcony off of living room, modern kitchen with granite countertops and much more! Complete with mortgage-helper suite downstairs with separate entry! **ML 407840**



**Rare Rockland Property! \$1,888,000**

3-level Rockland home situated on a gorgeous half acre estate! Offering 3 separate living accommodations & featuring Ocean & Olympic Mountain Views! Situated in the heart of Rockland, mins from Downtown, Cook St. Village, Dallas Road & more! Call Today! **ML 407342**



**Luxury Waterfront Suite! \$1,049,900**

Offering breathtaking panoramic views of Victoria's World Famous Inner Harbour! Living room with Gas Fireplace, Separate Dining area, Gourmet Kitchen with Breakfast Nook, 2 bedrooms & 2 bathrooms! Sit back on your South-facing deck and watch the world sail past! Don't miss this rare opportunity - Call Today! **ML 408476**



**Brand New Home! \$1,599,888**

Located in Gordon Head this, custom executive home situated on a level 7,344 Sq ft. lot with 5 or 6 bedrooms & a legal 2 bedroom, above ground. Gas FP, den/office, double garage, outdoor entertaining areas including deck w/ gas BBQ outlet. Proximity to shopping, beaches, university, schools, entertainment. **ML 410667**

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OPEN**



## ONE & TWO BEDROOMS AVAILABLE

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WALT BURGESS**  
nicole@nicoleburgess.com  
250.384.8124



## SPECTACULAR OCEAN VIEW!

**9346 LOCHSIDE DR., SIDNEY  
\$2,500,000**

ELEGANT décor. EXQUISITE finishing. NEW Construction 6 Bdr, 6 Bth, 4201sf home with a 2 Bdr suite. Walking distance to downtown Sidney. Call for details. MLS # 411073

**NICOLE BURGESS  
WALT BURGESS**  
nicole@nicoleburgess.com  
250.384.8124



## LOOKING TO **MAKE A MOVE?**

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KASHBURLEY.COM  
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## PRICE REDUCTION!

**INVESTOR ALERT! \$99,000**

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

**TERESA HOULE**  
250.588.9020  
teresahoule.com



NIKL

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Will Nikl

Real Estate Agent

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250.220.2489



## OPEN SAT JUN 15, 11-1PM

**202-3133 TILLCUM RD. \$224,900**

AFFORDABLE 1 BED CORNER CONDO in Well Managed 55+ Building. Large over-sized windows allow lots of light with views of the inner Courtyard. Wheelchair accessible with wide hallways, generous bedroom, lots of closets, spacious bathroom & in-suite laundry. Close to all amenities. MLS # 412157

**CORIE MEYER**  
CORIEMEYER.COM  
250.818.3216



## TEN MILE POINT

**GORGEOUS OCEAN & OLYMPIC  
MTN VIEWS | \$2,699,900**

2952 Tudor Ave. | MLS # 408889  
Custom Built West Coast Home, Steps to Tudor Beach. Open Concept Great Room, High Ceilings, Superb Designer Kitchen, Custom Fishing. LEV Elevator. Double Garage. Natural Backyard with Wildflowers & Gazebo. 3 min Drive to Cadboro Bay Village.

**SHELLEY SALDAT & CORIE MEYER**  
ssaldat@shaw.ca coriemeyer.com  
250.589.4014 250.818.3216

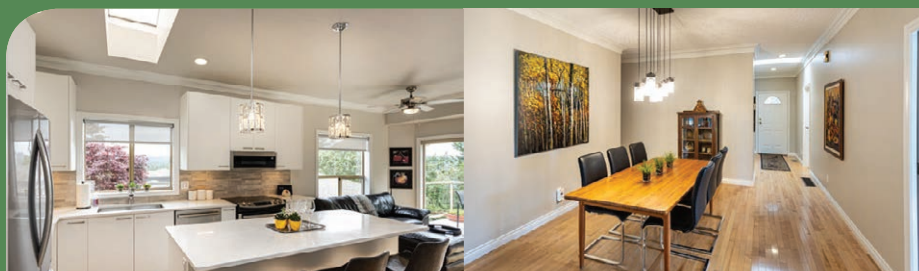


## OAK BAY

**2465 FLORENCE ST. \$1,390,000**

Elegant 1913 Character. Perfect Multi-generational Family Home, 5 beds & 3 baths on 2 main floors. In-law suite on lower with 3 beds, bath, & laundry. 3 Parkings, Garage/Workshop. Meticulously refurbished & updated. Centrally located, walkable to schools. MLS # 409043

**CORIE MEYER**  
CORIEMEYER.COM  
250.818.3216



## OPEN HOUSE SUNDAY JUNE 16, 2-4PM

**22 - 4300 STONEYWOOD LANE - BROADMEAD  
\$888,000**

This is an amazing 3 bed 3 bath Townhome in desirable Broadmead area - centrally located to Victoria, Airport and Ferries. Pride of ownership is evident and you will appreciate the birch flooring, 9' ceiling, skylights, updates including a "wow" factor renovated kitchen with quartz counter tops, stainless steel appliances and an 81"x36" Island with pull outs and seating areas. Bright, spotless and quality workmanship! Don't miss this one!

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



## \$769,900

**GORDON HEAD! 4 BED 3 BATH**

Opportunity to buy an affordable home. Large master bedroom with fireplace, oak kitchen, living with fireplace and laminate floor. Close to Majestic park, schools and shopping. MLS # 405976

**GURCHARAN CHAUHAN**  
Direct: (250) 744-4613  
Office: (250) 384-8124  
gurcharanchauhan.com



**SPACIOUS CORNER CONDO  
\$454,000**

#303-594 Bezanton Way  
This 2BD/2BA Suite boasts 1300sf. of living. Top floor, parking stall and garage included. A must see!  
MLS # 411897

**GREG LONG PREC**  
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### NEW LISTING

#### ARBUTUS RIDGE

**OCEAN VIEWS \$789,000**

Imagine your morning coffee with a view like this! Lovely 2/3 bed, 3 fireplaces, family room, gourmet kitchen, hardwood floors, large deck for entertaining. All this and views of the ocean and golf course.

MLS# 411969

**JACQUELINE BAKER PREC**

JACQUELINEBAKER@PEMBERTONHOLMES.COM

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



### NEW LISTING

**OCEAN GROVE \$695,000**

106-3234 HOLGATE LANE MLS# 410824  
Beautiful condo with private patio bordering on green space. 2 bed, 2 bath, den, open plan, kitchen w/island, gas range, Geo thermal heating/air conditioning. Close to Esquimalt Lagoon, shopping transit, Rec centre..

**JACQUELINE BAKER PREC**

JACQUELINEBAKER@PEMBERTONHOLMES.COM

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



### OPEN SUN JUNE 16, 2-4PM

**19-2319 CHILCO RD. \$674,900**

Modern 4 bed, Den & 4 Bath End Unit Townhome with Double Garage in well managed Stonecliffe Complex. Large deck off living room. Walkout patio. Short walks to Thetis Lake & the Galloping Goose, close to shopping and all amenities.

MLS # 408289

**CORIE MEYER**

CORIEMEYER.COM

250.818.3216



**ARBUTUS RIDGE \$499,000**

3707 ARBUTUS DR.

Lovely rancher offering 2 bed, 2 bath, murphy bed, open plan living, sun room, private garden, two patios, and view of the valley. Beautiful!

MLS# 408505

**JACQUELINE BAKER PREC**

JACQUELINEBAKER@PEMBERTONHOLMES.COM

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



**ARBUTUS RIDGE \$768,000**

686 AUGUSTA PL.

Beautiful home with views of Salt Spring Island Valley and mountains. Offering 2 levels, 3 bed, 2 family rooms, hardwood floors, loads of storage. MLS# 408951

**JACQUELINE BAKER PREC**

JACQUELINEBAKER@PEMBERTONHOLMES.COM

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



### NEW PRICE!

**DUNCAN TOWN HOME \$375,000**

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



**SPECTACULAR OCEAN & CITY VIEWS | \$1,995,000**

562 Gemini Dr.  
Custom 2018 built with elegance and superior design. This 7bd, 4ba home is just under 5000sf. with over 2 acres of privacy. Call for details. MLS # 411156

**GREG LONG PREC**

250.384.8124

WWW.GREGLONG.CA



**WEST COAST CONDO**

**\$378,000** #101-635 Brookside Rd.

Spacious 2bd, 2ba corner suite located in the community of Latoria Walk. This 2007 built suite features hardwood floors, granite counters, fireplace & two patios. Next to Red Barn Market. MLS #408113

**GREG LONG PREC**

250.384.8124

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**Condos, Townhomes,  
Strata Titles, Duplexes****IN THE HEART OF VICTORIA!  
CARE-FREE LIVING  
AT ITS FINEST!****New MLS 411760 \$474,900**

- "The 834"
- Stunning corner 1 bed suite
- Inset balcony & wrap-around floor-to-ceiling windows on entire north & west walls
- Breathtaking ocean, mountain & city views
- Open floor plan
- Hardwood floors, granite counters, stainless steel appliances
- In-suite laundry & storage
- Secure underground parking
- Panoramic view common rooftop patio/BBQ area
- Rentals & pets permitted
- Be part of the vibrancy of Victoria with all amenities at your doorstep!

**Geoffrey McLean PREC\*****250-744-5551****RE/MAX Camosun**  
**250-744-3301****Saanich Peninsula****DREAM HOBBY FARM ON  
8.49 PASTORA ACRES!****New MLS 411893 \$2,500,000**

- Beautiful Mount Newton Valley!
- Stunning views of Saanich Inlet & the farming valley
- Custom built 4 bedroom, 3 bathroom, 6895sf country estate
- Gleaming oak wide plank floors & distressed beams
- 680+ sq.ft. of south-facing deck
- 2 bedroom legal suite
- Fully-fenced & gated
- Double garage opens to a hobby room/workshop with wood stove
- Separate 860sf garage/workshop with pump room
- Formerly a fruit orchard abundant with fruit trees, berries, vegetable & flowers
- Excellent location for grapes or fruit trees

**Geoffrey McLean PREC\*****250-744-5551****RE/MAX Camosun**  
**250-744-3301****West Shore****PERFECT FAMILY HOME  
GREAT FAMILY  
NEIGHBOURHOOD****New MLS 411463 \$465,000**

- Royal Woods!
- 3 bedroom, 3 bathroom, 1703 sq.ft. end unit
- Very well maintained complex
- New gleaming laminate floors
- Great open plan
- Modern decor
- Gas fireplace
- New ss appliances
- Skylit upper level with laundry area & bedrooms
- Vaulted master bedroom with walk-in closet & ensuite
- Single garage
- Walk to beaches, hiking & biking trails, rec center, schools, shops, public transit & close to big box stores

**Geoffrey McLean PREC\*****250-744-5551****RE/MAX Camosun**  
**250-744-3301****Gulf Islands****RUSTIC WF FISHING CABIN**

**New MLS 411682 \$249,000**  
Tucked away in Boot Cove on 0.49-acre of waterfront property this "mature" cabin could be a rewarding project. It is connected to electricity and water system, has a composting toilet as well as an outhouse.

**Michael Vautour**  
**Dockside Realty Ltd.**  
**1-866-629-3166****RARE OCEANFRONT  
ACREAGE!**

**New MLS 411679 \$1,900,000**  
Very rare 22 acres of walk-on oceanfront with picturesque views zoned for sub-division. Beautiful ponds, mature fruit & nut trees, green house, pastoral open spaces and a post and beam home with million dollar views.

**Gavin Lonergan**  
**Dockside Realty Ltd.**  
**1-866-629-3166****Gulf Islands****SOUTH FACING LAKEVIEW!**

**New MLS 411447 \$205,000**  
South facing lakeview lot gently rolling towards the lake. Water and sewer at lot line and driveway in. Power, cable and internet are at the corner to the lot. New 5th Wheel and generator included.

**Tanja Lonergan**  
**Dockside Realty Ltd.**  
**1-866-629-3166****CAPE COD OCEANFRONT  
COTTAGE!**

**New MLS 411767 \$649,000**  
Oceanfront Cottage on Saturna Island! Open plan cottage with one bedroom and sleeping loft PLUS guest cottage connected by the deck! Extensive waterfront decks to enjoy sun & ocean views. Accessible shoreline. Perfect Island retreat!

**Michael Vautour**  
**Dockside Realty Ltd.**  
**1-866-629-3166****Gulf Islands****BEAUTIFUL OCEANFRONT  
ACREAGE!**

**New MLS 411668 \$899,000**  
Solid west coast style 3BR, 2BA home sits prominently on 4.96-acres of sunny, south facing oceanfront property. Plus, a delightful 2BR, 2BA cottage with separate garage/shop which also enjoys plenty of sunshine and lovely views.

**Colin Denton**  
**Dockside Realty Ltd.**  
**1-866-629-3166****OPPORTUNITY TO OWN  
LAKEFRONT!**

**New MLS 411392 \$305,000**  
Approximately half an acre with a meandering driveway into a prepared building site, away from the road, nestled in the trees with the lake down below. Easy for your daydreams to take over from there.

**Jaime MacLean**  
**Dockside Realty Ltd.**  
**1-866-629-3166****ARNCOTE MEWS****817 ARNCOTE AVENUE**

**5 Brand New Townhomes: 3-4 BR, 3 BA**  
From \$549,900 to \$565,000 including GST!

**OPEN HOUSE SATURDAY & SUNDAY 1-4 PM****Ed G. Sing**  
**RE/MAX Camosun****(250) 744-3301****\$899,900****2100 sq ft of one level living plus  
bonus space (900 sq ft)**

Located in Central Saanich with easy access to HWY 17 approx 10 min past Broadmead but much less expensive. This 2006 built no step entry is perfect for a family with a member who has an issue with stairs. Located near a French emersion Elem. Also suits an extended family as 1 of 2 master bedrooms is located on the main. Loaded with features incl hardwood floors, gas hot water, over height garage(for storage) and RV parking. 20 min to town or ferry. Fast possession possible. Call your agent to view this one today.



**Don Burnham**  
RE/MAX Camosun Westshore  
101-791 Goldstream Avenue  
Langford, British Columbia  
250-478-9600 | 1-877-553-9601

**Next issue  
publishing****June 27, 2019****Deadline is Tuesday****June 25 at 5pm****PRISTINE OCEANFRONT  
ACREAGE!**

**New MLS 411330 \$589,000**  
Over 3 acres of pristine oceanfront acreage is ready for your vision. Featuring stunning views over Navy Channel and Majestic Mount Baker, further infrastructure development will provide access to over 300 ft. of low bank frontage.

**Colin Denton**  
**Dockside Realty Ltd.**  
**1-866-629-3166****Realtors: To advertise in Real Estate Victoria, call:****VICTORIA / WEST SHORE**  
Area Realtors**CALL****Michelle Cabana****250-478-9552**

michelle.cabana@goldstreamgazette.com

**SAANICH / OAK BAY**  
Area Realtors**CALL****Janet Gairdner****250-480-3251**

jgairdner@blackpress.ca

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**SOOKE**  
Area Realtors**CALL****Rod Slugget****250-642-5752**

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# real estate victoria Open Houses

June 13- June 26, 2019

## Victoria

### 2206 Belmont Ave. \$725,000

3 Bed, 2.5 Bath Duplex. MLS 410730  
Sat, Jun 15, 1-3pm  
Sandy Berry, 250-818-8736  
Newport Realty

### 61 Kimta Rd. \$998,000

3 Bed, 3 Bath. MLS 395752  
Sat, Jun 15, 12-3pm  
Jodi Zwicker, 250-886-6659  
Newport Realty

## Saanich East

### 22-4300 Stoneywood Ln. \$888,000

3 Bed, 3 Bath. MLS 412056  
Sat, June 16, 2-4pm  
Inez Loudon, 250-656-3486  
Pemberton Holmes

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### 1272 Holloway St. \$799,500

4 Bed, 2 Bath. MLS 411380.  
Sun, Jun 16, 11-1pm  
Michael McMullen  
250-744-3301  
RE/MAX Camosun

## Saanich East

### 4445 Narvaez Cres.

\$1,195,000  
6 Bed, 3 Bath. MLS 410725  
Sat & Sun, Jun 15-16, 1-3pm  
Corie Meyer, 250-818-3216  
Pemberton Holmes

## Saanich West

### 202 - 3133 Tillicum Rd. \$224,900

1 Bed, 1 Bath. MLS 412157  
Sat, Jun 15, 11-1pm  
Corie Meyer, 250-818-3216  
Pemberton Holmes

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### 975 Creekside Crt. \$729,900

3 Bed, 3 Bath. MLS 408864  
Sat, Jun 15, 1-3pm  
Kevin Wensley, 250-388-5882  
Macdonald Realty Victoria

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## View Royal

### 19 - 2319 Chilco Rd.

\$674,900  
4 Bed + Den, 4 Bath. MLS 408289  
Sun, Jun 16, 2-4pm  
Corie Meyer, 250-818-3216  
Pemberton Holmes

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## West shore

### ARNCOTE MEWS

817 Arncote Ave.  
\$549,900-\$565,000 incl. GST  
3-4 Bed, 3 Bath.  
Sat - Sun, 1-4pm  
Ed G. Sing, 250-744-3301  
REMAX Camosun  
arncotemews.com

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### 3603 Palm Terr.

\$899,900  
5 Bed, 5 Bath. MLS 410475.  
Sun, Jun 16, 2-4pm  
Michael McMullen, 250-744-3301  
RE/MAX Camosun

### Southpoint Ridge

#### 1221 Flint Ave

#### Starting at \$524,900

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

### McCormick Meadows

#### 3537 Honeycrisp Ave.

#### Starting at \$779,900

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Mike Hartshorne & Jenn Raappana  
250-474-4800  
Royal LePage Coast Capital Realty  
www.McCormickMeadows.com

# real estate victoria

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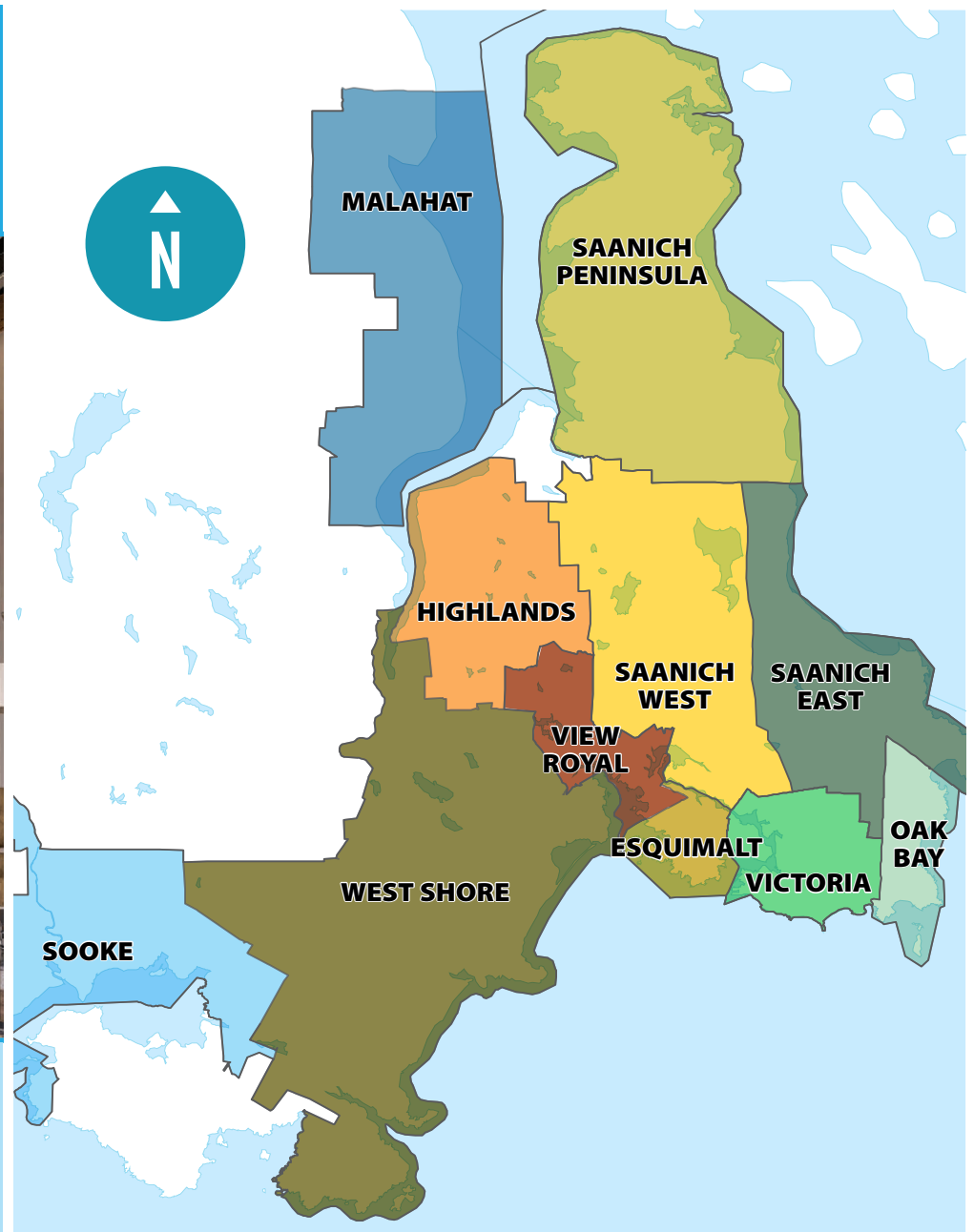


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*Go With Those Who Know!*



Scott MacGillivray of HGTV Recommends The Neal Estate Team  
As Trusted Agent for Greater Victoria and Vancouver Island



Your Home **SOLD** in 30 Days Guaranteed or  
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**Vi Rock Bay-Victoria \$2,850,000**

Professionally converted live/work property near the Selkirk Waterway. Contemporary and classically inspired design meld in this four level plus, masterpiece. Overlooking downtown with panoramic views of the Olympic Mountains. Exclusive elements of design include a gourmet open-concept kitchen, a two-way infinity fireplace and a central island in dark bamboo cabinetry. Featuring a light-filled atrium staircase and a glass-doored elevator. Enjoy the private home theatre or the roof-top deck with large hot tub overlooking the city. A massive garage with workshop and an expansive studio space with a kitchen, powder rooms and a separate office/bedroom. The studio/entertainment/gallery sits above a 700 square foot in-law suite with private entrance. This amazingly unique urban oasis must be seen to be believed!



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**SOLD FAST**

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\* Price and terms to be agreed in writing before listing.



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