

real estate victoria

SINCE 1977

Open Houses **PAGE 6**

AUGUST 22 TO SEPTEMBER 4, 2019



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(REALTY)

**MICHELE HOLMES
& DEBRA BARTLETT**
Expect the Exceptional



9496 EASTBROOK DR

Gorgeous 3bd, 2bth home plus den/office in a wonderful, quiet Sidney neighbourhood.

\$749,000 — 414665



10458 ALLBAY RD

Charming Pan-Abode home. Huge lot on one of Sidney's desirable streets close to waterfront.

\$839,000 — 414633



#11 - 949 PEMBERTON RD

Townhouse living in a fabulous location, walking distance to many amenities. 2,000sqft 3bd 3bth

\$699,000 — TBD



#15 - 10145 THIRD ST

Stunning Sidney Court townhome, move-in ready, totally updated south-facing back yard.

\$520,000 — 414742



1721 TEXADA TERR

Fabulous 5bd, 5bth ocean view home. Built in 2007 Frank Lloyd Wright inspired luxury property.

\$1,799,000 — 413979



10952 TUAM RD

Ocean views from your own North Saanich hilltop castle. Stunning 3,179sqft post and beam beauty.

\$1,799,000 — 413881



#308 - 2250 JAMES WHITE BLVD

Bright and spacious 1,047sqft 2bd 2bth condo in a fabulous downtown Sidney location.

\$499,000 — 413330

BARE LAND BUILD YOUR DREAM HOME

410 WAIN ROAD

Peace and privacy in Deep Cove. Level, serviced, R-2 zoned, 1/2 acre lot ready for your building ideas. \$549,000 — 412269

LOT-A MUNRO ROAD

Sunny, flat 6.59 acre ALR property. Currently producing hay crops. Build your own hobby farm dream. \$1,350,000 — 407792

1255 READINGS ROAD

Sunny private 1ac lot. Build your dream home with water & mountain views in a prestigious, tranquil neighbourhood. \$524,900 — 414798



Oak Bay - Coming Soon -
Modern Oceanfront Masterpiece
1941 Crescent Rd.
Call to Inquire



Vic West
Stunning Harbour Views
1004/1005 100 Saghalie Rd.
\$3,500,000 MLS 414289

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Jim LeBlanc*
& Scott Piercy*
250-940-2770
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*Personal Real Estate Corporation



Shawnigan Lake
South Facing Lakeside Retreat
1914 Verlon Rd.
\$979,000 MLS 414271



Cordova Bay
Oceanside luxury
5185 Agate Ln.
\$3,599,000 MLS 412225



for sale

STUNNING RURAL ESTATE!
7344 Seabrook Road \$2,250,000



for sale

STYLE AND SOPHISTICATION!
2280 Nicklaus Drive \$1,149,000



WWW.MADSENLANGLOIS.COM

Did you miss an Open House?

Let us arrange a private viewing for you!

INFO@MADSENLANGLOIS.COM



for sale

COSMOPOLITAN DOWNTOWN LIVING AT IT'S FINEST!
604 - 828 Rupert Terrace \$598,000



for sale

EXCLUSIVE GORDON POINT EXECUTIVE TOWNHOME!
2-4522 Gordon Point Rd \$1,150,000



Macdonald Realty

NIELS MADSEN

PERSONAL REAL ESTATE CORPORATION

250.213.7483

niels@madsenlanglois.com

DAVID LANGLOIS

PERSONAL REAL ESTATE CORPORATION

250.858.5575

david@madsenlanglois.com

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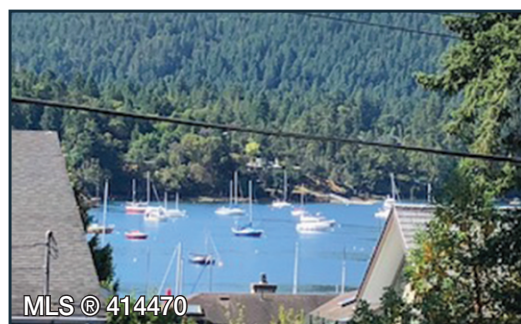
Paula Wensley

REALTOR® Victoria BC

Certified Negotiation Expert

www.PaulaWensley.com

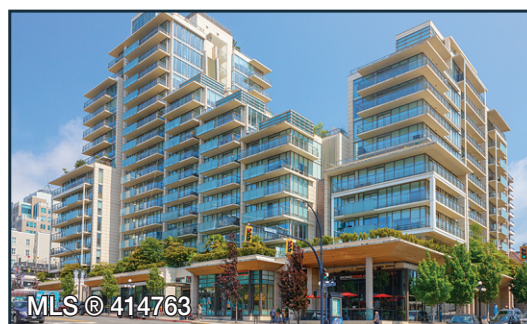
pwensley@macrealty.com



MLS © 414470

BRENTWOOD BAY OCEAN VIEW LOT \$649,900

Gorgeous setting facing south west overlooking Brentwood Bay. Fully serviced and enjoying a very slight slope up from the road. Located in MOODYVILLE, close to restaurants, shops and the village life!



MLS © 414763

DOWNTOWN VICTORIA 1 BDRM + DEN \$535,000

Stunning 6th floor condo, overlooking Douglas street to the empress and beyond! Mint condition with gourmet kitchen, gorgeous flooring, sumptuous master suite, in suite laundry and an address that will impress. 707 Courtney @ Douglas street. Close to virtually....everything!



MLS © 408864

SOLD!

BRENTWOOD BAY \$729,900

965 CREEKSIDE COURT. Outstanding Brentwood Bay Executive Family Residence. Stunning upgrades and features throughout including new roof, windows, imported African hardwood, and new sundeck. 3 bdrms, 3 baths, family room, gourmet kitchen with granite counters, entertainment style living and dining rooms, 2 gas fireplaces. Beautifully landscaped plus privacy as it backs on to a large natural, treed wooded area with its own small meandering creek. Double garage & storage areas. A pristine location for that special discerning buyer. Nothing like it available!

Macdonald Realty Victoria 755 Humboldt St | 250.388.5882



www.robertyoung.ca for floor plans & photos



Award
Winning
Real
Estate
Service



602 Courtney St.
Victoria
V8W 1B6



Luxury Ocean View Suite!

\$1,049,888

Fabulous 2 bedroom, 2 bathroom with gorgeous southern exposure, ocean and Olympic mountain views! This Luxury suite has air conditioning & high end finishing's including genuine stone countertops, Hardwood floors, German Cabinetry, 9ft ceilings & concierge services. Steps to Oceanfront Walkway, Galloping Goose, Downtown Victoria, Inner Harbour, transportation, shopping entertainment & much more! Don't Miss - Call Today! ML 413641



Top Floor, Ocean Front suite in Oak Bay!

\$1,149,900

Top Floor, SE corner suite situated in the much sought after Hampshire House Condominiums! True waterfront living at its best, on Beach Drive and just steps from Victoria Golf Club, the Oak Bay Beach Hotel, Oak Bay Marina, Oak Bay Village and so much more! Offering one of the largest floor plans in the building, this spacious 2 bedroom, 2 bathroom is awaiting your redecorating ideas! Don't miss this incredible opportunity! Easy to View - Call Today! ML 414372



Brand New Home in Gordon Head!

\$1,499,888

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. Easy to View - Call Today! ML 414840



Beautiful Brand New Home w/ Legal 2 Bedroom Suite!

\$979,888

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

robertyoung for real estate 250.385.6900



OPEN HOUSE SUN AUG 25 1-3 PM
1019 MOSS ST

PRISTINE FAMILY HOME IN ROCKLAND

This beautiful 3 bed, 3 bath family home must be seen to be appreciated. Bright, comfortable and in a most convenient location.



MLS 412595

\$1,200,000

alanwiggins.com

Cell: 250-507-2759
Office: 250-479-3333
alan@alanwiggins.com

Sutton Group - West Coast Realty
#103 - 4400 Chatterton Way,
Victoria, BC, V8X 5J2



GREAT VALUE! GREAT LOCATION! LARGE 2 BED, 2 BATH CONDO
MAIN LEVEL #201-1521 CHURCH AVE.

☒ ALL BOXES CHECKED

FANTASTIC LOCATION. SHORT WALK TO ALL AMENITIES. IN-SUITE LAUNDRY.
PET WELCOMED. POPULAR WELL MAINTAINED 55+ BUILDING WITH LOTS OF
EXTRAS. COMMUNITY FOCUSED. DON'T DELAY! OFFERED @ \$390,000



RON MACDONALD
250-360-6493

PEMBERTON
HOLMES

ESTABLISHED 1887

CHERYL MACMILLAN
250-507-2435



Sotheby's | Canada
INTERNATIONAL REALTY



375 Quayle Rd.
Victoria, BC

Presented for \$3,600,000

5 Bed, 7 Bath, 6,511 Sq. ft.

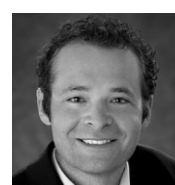
This 2009 home designed by renowned architect Bruce Wilson was built to the most exacting standards by Gordon Hemsworth Construction, winner of 3 GOLD CARE awards. It has been featured in several magazines including Homes and Living. Impeccable workmanship throughout, sunny south exposure set in 2.08 acres of treed privacy and heated pool for all year entertaining.

DON ST. GERMAIN Personal Real Estate Corporation

250.744.7136 | dstgermain@sothebysrealty.ca

375QUAYLE.COM | SOTHEBYSREALTY.CA

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PEMBERTON HOLMES

ESTABLISHED 1887



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!

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



DOWNTOWN CONDO

**#402 - 848 MASON ST.
\$379,000**

In the heart of downtown on a quiet street, full afternoon/evening sun, this ABSOLUTELY CHARMING 1 full BDR + W/I closet condo is on the TOP FLOOR. Includes secure parking!

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



BROADMEAD

**4505 EDGEWOOD PLACE
\$919,000**

Surrounded by tranquil forest, this 2806sf home backs onto Broadmead Park, has 3 Bdrs, 3 full Bths, a huge rec room + hobby room that could easily be a 4th Bdr. | MLS #414093

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



NEW LISTING

**ARBUTUS RIDGE" \$799,000
VIEWS, VIEWS, VIEWS.**

Beautiful home within Vancouver Is.'s premier gated community for active adults. Bright open plan living on 2 levels, 3/4 bed, master on main, 2 family rooms, hardwood flooring & a gorgeous garden. MLS# 414758

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



EXCLUSIVE LISTING

**19-1515 KEATING CROSS RD.
\$584,900**

3 Bed plus Den, 2.5 Bath, 1460sqft. 2015 Built. 1 Parking space, Unrestricted Rentals, Pets ok. Immediate occupancy available.

KASH BURLEY
KASHBURLEY.COM
250.213.6873



NEW LISTING

134 SUPERIOR ST. \$725,000

Exceptional townhome at Southport Village in the perfect James Bay. Steps from Fisherman's Wharf. 2 beds, 2 ensuite baths, plus powder room & a galley style kitchen. Pets, rentals and BBQ's allowed. MLS # 414757

KASH BURLEY
KASHBURLEY.COM
250.213.6873

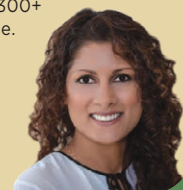


REDUCED!

ONE LEVEL LIVING \$699,900

3048 Millgrove St. - Saanich West Adorable country cottage. 2 bed, 2 bath rancher, updates throughout. Open concept floor plan with lots of natural light. 1,300+ Sqft, + tons of extra storage. Walk-able to all shopping, errands, & parks. Separate Studio. MLS # 412289

KASH BURLEY
KASHBURLEY.COM
250.213.6873

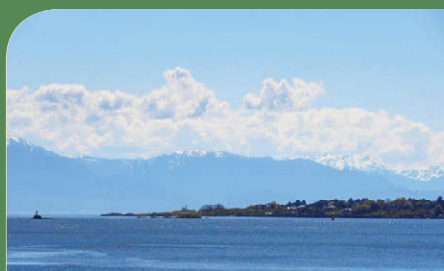


PRICE REDUCTION!

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



OPEN SAT. AUG 31, 1-3PM

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

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

CORIE MEYER
coriemeyer.com
250.818.3216



OPEN SAT. AUG 24, 11-1PM

**CONVENIENTLY LOCATED JAMES
BAY TOWNHOME! \$699,900**

#1 - 127 Michigan St. Move-in ready 3 beds & 2 full baths in 4 unit self-managed complex. 1 block from the water & Fisherman's Wharf. Gas fireplace, Sundek with skylights, separate laundry room/storage. MLS # 413911

CORIE MEYER
CORIEMEYER.COM
250.818.3216



2465 FLORENCE ST. \$1,338,000

ELEGANT 1913 CHARACTER FAMILY HOME 5 beds & 3 baths on 2 main floors. Mortgage helper on lower with 3 beds, 1 bath & laundry. 3 pkg + street pkg, Garage/Workshop. Meticulously refurbished & updated. Centrally located, walkable to schools. MLS # 409043

CORIE MEYER
CORIEMEYER.COM
250.818.3216



NEW PRICE! \$729,000

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



PEMBERTONHOLMES.COM

love my home.



OCEAN GROVE \$695,000

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. MLS# 410824

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



MILL BAY

MILL SPRINGS \$739,000

Beautiful home and property. Gardener's dream. 3 bed, 2 baths, family/eating area, bonus room. Close to all amenities and just 45 min to Victoria. MLS# 414174

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



LOWEST PRICED SINGLE FAMILY HOME IN VICTORIA

BLOCK AWAY FROM OCEAN—ESQUIMALT STARTER HOME 520 CONSTANCE AVE. | \$499,000

Close to Everything and just a block away from ocean, this property is being sold for it's land value. Great for contractors, builders, first-time home buyers. Rancher over 850 sq.ft sitting on a 4250 sq.ft. square lot. 1 Bed+Den and 2 Baths (both 2 pcs & no shower), possibility to merge both bathrooms into a single 4pcs Bath + Laundry area. Used as a day program for adults with disabilities and recently rezoned to RM1. Currently vacant; quick possession possible. MLS # 414161

RAM RAMAN *Personal Real Estate Corporation
250.580.4747 www.ramraman.ca



WHAT A GEM! \$649,000

825 Intervale Ave.
Charming 1940's 2 bed 1 bath home with possibility for further development. Sits on a lovely 6000 sq.ft. lot with a separate car garage/shop. Move in ready. MLS # 414643

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



ARBUTUS RIDGE

673 AUGUSTA PLACE | \$698,000

On a quiet cul-de-sac in the Uplands, this beautiful home offers a south-facing sundeck overlooking a large pond. Private covered patio in a spacious backyard. 1580 sq. ft on main plus full basement. Quick possession. Secure 50+ community. MLS # 406998

Susan Williams
susanpwilliams@shaw.ca
250-732-6343 DIRECT



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Vancouver Island & the Gulf Islands



MLS# 414865

4115 Rogers Ridge | Saanich East
Executive Home in Executive Area \$1,569,000
 4 Bdrm, 4 Baths | 3,438 sq.ft | Video Available | Elegance, Luxury, and Class are all found in this energy-efficient Green Platinum Technology Home. New Price for incredible Value!!



MLS# 413495

1170 Sunnybank Close | Saanich East
Executive Style Rancher \$1,050,000
 3 Bedrooms, 3 Baths | 2,183 sq.ft. | Located at the end of a quiet cul-de-sac in much sought after SUNNYMEAD


ED. G. SING

edgsing.ca • 250.744.3301 • RE/MAX Camosun



MLS# 407822

1550 McRae Avenue | Saanich East
Brand New Vibrant Home \$1,439,000
 4 Bedrooms, 4 Baths | 3,386 sq.ft | Bright, Vibrant, Executive home located on a Quiet By-way



MLS# 414447

A-3972 Cedar Hill Cross Road | Saanich East
A Rare Opportunity!! \$619,000
 3 Bedrooms, 3 Baths | 2,162 sq.ft. | Completely Detached Private Residence in a 55+ Townhome Development

real estate victoria

Open Houses

August 22 - September 4, 2019

VICTORIA

1019 Moss St.
\$1,200,000

3 Bed, 3 Bath. MLS 412595
 Sun, Aug 25, 1-3pm
 Alan Wiggins
 250-479-3333
 Sutton Group -West Coast Realty

1 - 127 Michigan St.
\$699,900

3 Bed, 2 Bath. MLS 413911
 Sat, Aug 24, 11-1pm
 Corie Meyer
 250-818-3216
 Pemberton Holmes

SAANICH EAST

952 Tudor Ave.
\$2,699,900

3 Bed, 4 Bath. MLS 408889
 Sat, Aug 31, 1-3pm
 Corie Meyer, 250-818-3216
 Pemberton Holmes

WESTSHORE

Southpoint Ridge
1231 Flint Ave
Starting at \$524,900

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

WESTSHORE

McCormick Meadows
3537 Honeycrisp Ave.
Starting at \$789,900

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

Redington Terrace
622 Selwyn Close.
Starting at \$549,900

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

WESTSHORE

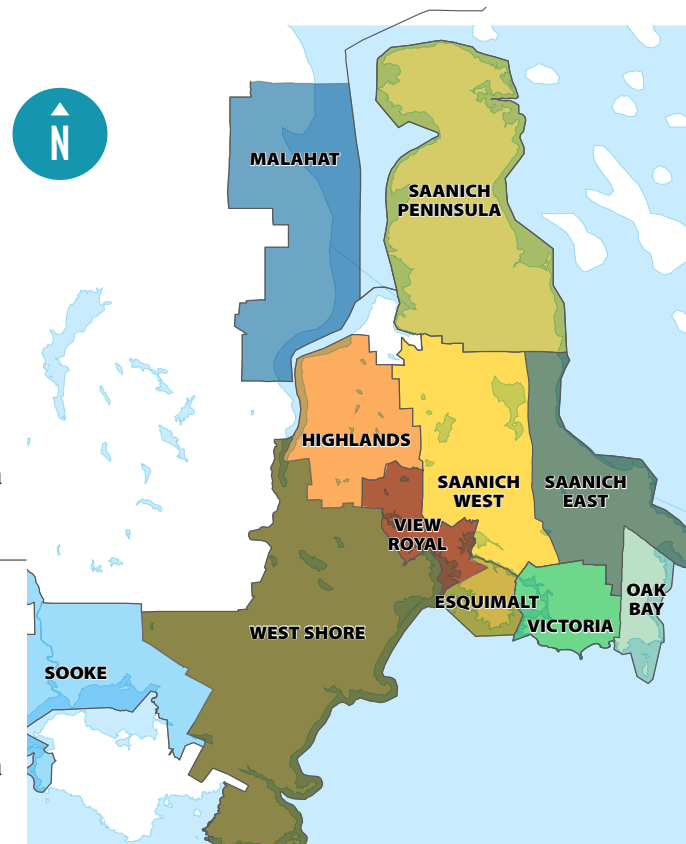
1312 Champions Crt.
\$974,900

3 Bed, 4 Bath. MLS 413749.
 Sat, Aug 24, 1-3pm
 Mike Hartshorne & Jenn Raappana
 250-474-4800
 Royal LePage Coast Capital Realty

HIGHLANDS

675 Caleb Pike Rd .
\$784,900

4 Bed, 3 Bath. MLS 411368
 Sun, Aug 25, 1-3pm
 Mike Hartshorne & Jenn Raappana
 250-474-4800
 Royal LePage Coast Capital Realty



Next issue publishing: September 5, 2019 | Deadline: Tue, September 3 at 5pm

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Condos, Townhomes, Strata Titles, Duplexes



LANGFORD

New MLS 414495 \$545,000

Brad Stokes-Bennett
The Condo Group
Burr Properties Ltd.
250-382-6636
thecondogroup.com



MAYFAIR

New MLS 413998 \$504,900

Jeff Shaw The Condo Group
Real Estate Ltd.
250-382-6636
thecondogroup.com



CORDOVA BAY

New MLS 414269 \$1,895,000

Chris Gill *PREC
The Condo Group
Real Estate Ltd. 250-382-6636
thecondogroup.com



ONLY STEPS FROM THE HEART OF SIDNEY BY THE SEA!

New MLS 414802 \$719,000

This lovely townhome comes complete with vaulted ceilings, hardwood floors, & French doors leading to the deck & patio area. Master bedroom on the main floor complete with built in bookshelves & plenty of windows. The kitchen is well laid out & features solid wood cabinets, granite counters. Dining area w/built ins & French Doors that open to your sun soaked deck.

Ann Watley *PREC
Pemberton Holmes
250-656-3846
www.annwatley.com



CORDOVA BAY

New MLS 414376 \$1,175,000

Chris Gill *PREC
The Condo Group
Real Estate Ltd. 250-382-6636
thecondogroup.com



SAANICH

New MLS 414407 \$359,900

Mike Pearce *PREC
The Condo Group
Real Estate Ltd. 250-382-6636
thecondogroup.com

Condos, Townhomes, Strata Titles, Duplexes



CONDO IN THE HIGHLY DESIRABLE FAIRWAY GREEN

New MLS 414725 \$307,999

- Bright and spacious
- Rentable
- 1 bedroom, 1 bathroom
- Beautifully maintained with hardwood floors and stainless steel appliances
- 610 square feet plus balcony
- Close to public transportation
- Pet friendly
- Steps to shopping & restaurants

Jeremy Semple
RE/MAX Camosun
250-744-3301



AWESOME INNER HARBOUR VIEW!

New MLS 414452 \$749,000

Sure, other condos might have a stunning water view too, but not likely from every room and not likely for under \$800K. Over 1200 SF South facing suite and balcony in a well established owner occupied building that is just steps to the waterfront and a short stroll to downtown Victoria. This one is a must see.

Chris Brown & Connie Brown 250-388-5882
Macdonald Realty Victoria



VICTORIA

New MLS 414483 \$639,000

John Hircok
The Condo Group
Real Estate Ltd. 250-382-6636
thecondogroup.com



SAANICH

New MLS 414484 \$599,900

Raegan Hinks
The Condo Group
Real Estate Ltd. 250-382-6636
thecondogroup.com



DOWNTOWN

New MLS 413707 \$2,100,000

Chris Gill *PREC
The Condo Group
Real Estate Ltd.
250-382-6636
thecondogroup.com

Condos, Townhomes, Strata Titles, Duplexes



RENTALS AND PETS ALLOWED

New MLS 414277 \$329,000

Quick Possession is available. This 2 bedroom and 2 bathroom condominium is located in a convenient central location. It offers bright south facing outlook with pleasant views of trees, shrubs and the surrounding residential neighbourhood. This condominium boasts a spacious floor plan and has the bonus of an ensuite. Rentals are allowed in this building, 2 cats or one small dog are also allowed. This is a popular building and is well managed by Firm Property Management. There are a parking stall and a storage locker that is assigned to this unit. The building has a secure bike room and is located on a large nicely landscaped lot. The location is much sought after because of its convenient location to Mayfair Mall, Uptown, and downtown. This suite is very well priced at \$329,000 and would be a great rental or a place to call home!

Rob Hosie
Newport Realty 250-385-2033



WEST VICTORIA

New MLS 414415 \$510,000

Raegan Hinks
The Condo Group
Real Estate Ltd. 250-382-6636
thecondogroup.com



Saanich East



SPACIOUS, RENTABLE CONDO - CLOSE TO UVIC!

New MLS 414709 \$395,000

- 2 bedrooms, 2 bathrooms
- 1099 square feet
- In-suite laundry
- Stainless steel appliances
- Cat friendly
- Rentable
- Close to UVic
- Large balcony

Geoffrey McLean PREC*
& **Darren Neuhaus RE/MAX**
Camosun 250-744-3301



RARE OPPORTUNITY

New MLS 414447 \$619,000

Completely DETACHED & PRIVATE Residence. 3 Bdrms, 3 Baths, 2,162sq.ft. in a small 55+ 6 Townhome Complex. Bright spacious rooms, single garage, workshop and plenty of storage. Excellent value!!

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

Highlands



HIGHLANDS

New MLS 414460 \$1,150,000

Chris Gill *PREC
The Condo Group
Real Estate Ltd.
250-382-6636
thecondogroup.com



HIGHLANDS

New MLS 414559 \$779,000

Brad Stokes-Bennett
The Condo Group
Burr Properties Ltd.
250-382-6636
thecondogroup.com

Saanich Peninsula



SIDNEY

New MLS 414049 \$959,900

Kevin Jones *PREC
The Condo Group
Real Estate Ltd. 250-382-6636
thecondogroup.com



EXPANSIVE OCEAN VIEW HOME

New MLS 413728 \$1,175,000

Phenomenal ocean view residence is located across from a scenic promenade which meanders to the picturesque town of Sidney and all its amenities. This finely upgraded, immaculate 3 level duplex has expansive views of the Salish Sea from all principal rooms. The over-height open concept living room, dining room and kitchen with solid surface counter-tops is the perfect place in which to entertain family and friends. A family room with built-in cabinetry, shelving plus library ladder opens onto a private courtyard and is the ideal place in which to curl up with a great book. The upper level master bedroom facing the sea has a cozy cushioned seating area and is one of two master bedrooms on the top floor. Having bedrooms upstairs is not a problem as an elevator opens onto all three levels of the home. A huge unfinished basement is awaiting your decorating ideas, offers great storage capacity and lots of room for the largest of workshops. A beautiful home in a wonderful seaside location. See www.holmesrealty.com for details.

Magdalin Heron
Holmes Realty Ltd.
250-656-0911

West Shore



SUN SOAKED PROPERTY ACROSS FROM PONY FARM!

New MLS 414814 \$585,000

Featured in this lovey sun soaked home on the main level 9' ceilings, great room style living area with breakfast bar in the fabulous kitchen with gas range, 2 bedrooms including the master bedroom featuring Juliet balcony & walk in closet. On the lower level you will find a huge tiled entry, 3rd bedroom, a recreation/flex room that could be used as a 4th bedroom & a full 4 piece bath.

Ann Watley *PREC
Pemberton Holmes
250-656-3846
www.annwatley.com



CALLING ALL INVESTORS & DEVELOPERS!!! FANTASTIC DEVELOPMENT OPPORTUNITY

New MLS 414539 \$699,900

- Developable .22 acre in the heart of Langford
- Neighbouring 913 Bray Avenue MLS#413378 currently listed
- The 2 lots together are a huge .44 acre development parcel
- Also, duplexable? Precedent has been set on the street, so it should be do-able!
- Close to big box stores, public transit, schools, hiking trails & all amenities

Geoffrey McLean PREC*
& **Jodi Baker** 250-744-5551
RE/MAX Camosun
250-744-3301



Gulf Islands



BUILD FOR THE VIEW!

New MLS 414487 \$129,000

Approximately 0.71-acre building lot with western exposure & ocean views. Roughed in driveway, level building site, older trailer & metal shed may be useful for storage (or Sellers will contribute \$800 for removal). Needs septic-system.

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

Gulf Islands



JEWEL BOX CABIN!

New MLS 414294 \$419,000

Sweet little gem sits high up on south facing knoll. Tastefully updated and lovingly cared for, it has everything one could dream of in an Island retreat. Full kitchen, comfortable living and dining areas and cozy loft bedroom.

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



A PIECE OF ISLAND LIFE!

New MLS 414310 \$42,900

Perfect for family reunions or your getaway. 1 week every month and two weeks back to back in the summer. Large pool, BBQ on deck, and cottage is fully furnished with stainless steel appliances.

Tanja Loneragan
Dockside Realty Ltd.
1-866-629-3166



GREAT GULF ISLAND LIVING!

New MLS 414581 \$445,000

Lovingly cared for 2BR-2BA West Coast Lindal home. 2-car garage, paved driveway, fenced garden, hot-tub, extra area above garage, sun decks. Recent upgrades: privacy fence, some heaters, HW tank, many windows replaced, metal roof, and appliances.

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



LOCATION! LOCATION! LOCATION!

New MLS 414693 \$110,900

Ideally located building lot on sewer and water systems (not hooked up yet) in popular Magic Lake Estates that boasts marina, tennis courts, hiking trails, many beach accesses, and a swimming hole.

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

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VI Hillside - Victoria \$439,500

Bright! Updated! Great Location! This 2 bedroom 2 bath corner unit has over 1000 sq ft of comfortable living space and looks out to a beautifully landscaped private courtyard. The updated kitchen includes stainless steel appliances. You'll love the open dining and living room with gas fire place. The large master bedroom includes a walk in closet and full ensuite. You'll also appreciate the convenient in-suite laundry and storage. There's newer carpet and paint throughout. Secure underground parking, storage and bike storage are also included! This well managed, pet friendly, remediated building is centrally located with easy access to schools, shopping, transit and restaurants. If you're looking for an affordable, updated, centrally located home close to amenities this is it! Don't delay! Plan to view today!



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



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