ICAL BOUSES PAGE 7

OCTOBER 31 TO NOVEMBER 13, 2019



ONLINE ALL THE TIME revweekly.com



exclusive luxury listings



767 Byng Street

Brand new executive South Oak Bay home

413528 | \$2,000,000



1119 Ormond Street

Certified heritage opportunity awaits

416842 | \$1,150,000



1468 Rockland Avenue

Completely renovated Rockland home

417288 | \$2,500,000



JASON BINAB*

JASON.BINAB@THEAGENCYRE.COM | 778.265.5552

4581 Montford Cres

Family home in desirable Gordon Head

417195 | \$1,600,000



HAMPSHIRE ROAD

Grand South Oak Bay family home

414051 | \$1,950,000



LINDEN AVENUE

Legal 4-plex in the heart of Fairfield

417138 | \$1,900,000



130 Beechwood avenue

Original character with modern upgrades

415785 | \$1,340,000



SARAH BINAB

SARAH.BINAB@THEAGENCYRE.COM | 778.265.5552



Broadmead executive home with views

416965 | \$1,749,000

THEAGENCYRE.COM/BC



Oak Bay Modern Beach House **2378 Esplanade** \$2,995,000 Coming soon



North Saanich Exquisite Property 436 Cromar \$1,849,000 Coming soon

ENGEL&VÖLKERS EBLANC · PIERCY GROUP

Jim LeBlanc* & Scott Piercy* 250-940-2770

WWW.LUXURYBCHOMES.COM

*Personal Real Estate Corporation



Ten Mile Point Luxury Waterfront Mansion **2795 Sea View Rd** \$9,900,000 MLS 412070



Oak Bay Gonzales Beachfront **1941 Crescent Rd** \$5,700,000 MLS 414955



STUNNING RURAL ESTATE! 7344 Seabrook Road \$2,198,000



WWW.MADSENLANGLOIS.COM



EXCLUSIVE GORDON POINT EXECUTIVE TOWNHOME! 2-4522 Gordon Point Rd \$1,050,000



MULTI FAMILY DEVELOPMENT SITE WITH HOLDING INCOME! 6107 Seabroom Road \$825,000

Did you miss an Open House?

Let us arrange a private viewing for you! INFO@MADSENLANGLIOS.COM

NIELS MADSEN
PERSONAL REAL ESTATE CORPORATION 250.213.7483 niels@madsenlanglois.com

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



DAVID LANGLOIS
PERSONAL REAL ESTATE CORPORATION 250.858.5575

david@madsenlanglois.com



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Paula Wensley REALTOR® Victoria BC

Certified Negotiation Expert CNE www.PaulaWensley.com pwensley@macrealty.com





BRENTWOOD BAY OCEAN VIEW LOT \$599,900

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!



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!



SAANICHTON RANCHER \$689,900

Stunning 2 bedroom rancher ideally situated on a pristine and manicured 9100+ square foot garden! Beautiful flooring throughout this updated home, wood burning fireplace, stainless steel appliances and garage with plenty of storage space. Gorgeous lawns, patios and outdoor entertainment areas. This is a chance of a lifetime folks...it just doesn't get better than this. 3 blocks to Thrifty Foods, Pharmacy, Hardware store, walking distance to the PI Pub, Saanich Peninsula Hospital and all that Saanichton Village has to offer. Meticulously maintained and updated! Do not miss



www.robertyoung.ca for floor plans & photos



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



Top Floor, Ocean Front suite in Oak Bay! \$989,900

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 Warina, 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 suite, 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



Beautifully Updated Home + Suite!

S749,900

Completely & Beautifully updated home with 1-bedroom in-law suite situated on a 10,000+ SqFt fully fenced lot in South West Sidney! Located on a quiet cul-de-sac, this fantastic family home features gleaming laminate flooring throughout, living room with fireplace, separate dining area, gourmet kitchen with stainless appliances, master bedroom with splashy ensuite bathroom with walk-through closet & much more! Call today for more info! New ML



Luxury Ocean View Suite!

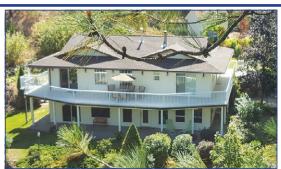
Fabulous 2 bedroom, 2 bathroom with gorgeous southern exposure, ocean and Olympic mountain views! This Luxury suite has air conditioning & high end finishings including genuine stone countertops, Hardwood floors, German Cabinetry, 9ft ceilings & concierge services. Steps to Oceanfront Walkway, Galloping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



Royal Oak Studio Suite!

Neat as a pin Studio Suite ideal for the first-time buyer or as a "Pied-a-Terre" for an out of town investor! This attractive suite is rentable and features open concept living with an efficient kitchen offering stove, fridge, and dishwasher, a 4-piece Bathroom, and a West facing patio and more. Ideally situated and walking distance to the Saanich Commonwealth Recreation Centre, Colf Courses and walking trails, on several bus routes and near shopping at both Broadmead Village and Royal Oak Shopping Centre! Don't miss this opportunity – Call Today! New ML 416111

robertyoung for real estate 250.385.6900



Service

602 Courtney St. Victoria V8W 1B6

301 Ponderosa Rd., Christina Lake \$549,000



Your dream family home on 10.58 rolling acres minutes from Christina Lake. This 3072 sq ft home has 4 bedrooms, three bathrooms with lovely light filled spacious interior. Can be one large home or two complete self contained units. Upper floor surrounded with 1848 sq ft of deck. Attached garage. 2.5 acres fenced with lawns, floral and vegetable gardens.

Realtor.ca MLS 2439071 | Richard or Linda 250.447.6261 Imaewhite@nethop.net | www.jewelofchristinalake.com



Located in a master planned community with golf course and entertainment. The most spectacular new home within 1/2 hr of downtown for the \$ but just far enough away to enjoy the spectacular scenery, hiking, biking, walking trails and the resort lifestyle year round. Make your appt to view this spectacular home today.



NOV 14, 2019

Deadline is Tuesday Nov 12 at 5pm

Realtors: To advertise in Real Estate Victoria, call:



VICTORIA / WEST SHORE Area Realtors

Michelle Cabana

250-478-9552 michelle.cabana@goldstreamgazette.com



SAANICH / OAK BAY

Area Realtors Janet Gairdner

250-480-3251 igairdner@blackpress.ca



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NICOLE BURGESS WALT BURGESS nicole@nicoleburgess.com 250.384.8124



DEAN PARK HOME

8528 TRIBUNE TERR. **NORTH SAANICH | \$929,000**

Surrounded by tranquil forest on a quiet cul-de-sac street, this sunny 3 Bdr +2 Den, 3 Bth home, has been updated throughout! MLS 416841

NICOLE BURGESS WALT BURGESS nicole@nicoleburgess.com 250.384.8124



NEW LISTING

DUNCAN TOWN HOME \$379,900

Lovely 2 bedroom, 2 bath home situated in a well run 55 plus complex. Close to transit, shopping, Rec center and the downtown core of Duncan. Ideal location for all of your activities. MLS# 417044

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



ARBUTUS RIDGE

VIEWS, VIEWS, VIEWS. \$779,000

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



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home FAST!

TERESA HOULE 250.588.9020 teresahoule.com



2952 Tudor Ave. | MLS # 408889 Quality Custom Built West Coast Home, Tudor Beach across the road. 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



BAY TOWNHOME! \$699,900

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

CORIE MEYER CORIEMEYER.COM 250.818.3216



COLWOOD CONDO

OCEAN GROVE \$689,500

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# 416623

JACQUELINE BAKER PREC IACOLIFI INFRAKER@PEMBERTONHOLMES COM **Cell** 250-661-3389 **Office** 250-384-8124



ARBUTUS RIDGE RANCHER \$529,900

Bright rancher with vaulted ceilings. Golf course view from sunroom and lvgrm. Superb storage downstairs Secure 50+ community active lifestyle options. MLS # 414205

Susan Williams

susanpwilliams@shaw.ca 250-732-6343 DIRECT



OPEN SAT NOV 2 & SUN NOV 10, 2-4PM

115 ROBERTSON STREET, **FAIRFIELD VICTORIA** \$899,900

Steps to the beach! 3BR + Garage. MLS # 416766

DIANA WINGER HOMEVICTORIA.COM 250.588.8839





OPEN HOUSE SUNDAY NOV 3, 2-4PM

2173 SUMMERGATE BLVD. IN SIDNEY \$348,000

Looking for affordable housing but not ready for Condo or Townhome living? Summergate Village is a 55+ Bare Land Strata that has a lot to offer - you own your lot, pay minimal Strata Fees of \$185/month plus have access to a great Club House which includes an indoor swimming pool! This 2 bedroom 2 bath modular home is located on a cul-de-

sac, backs onto wooden area and has a covered deck. A great lifestyle in a great community at a great price where pets are welcome!

INEZ LOUDEN FRI Associate Broker inezlouden@telus.net 250.812.7710



W NOME. PEMBERTONHOLMES.COM



DUNCAN

1-2528 ALEXANDER ST. \$334,900

Opportunity knocks for 1st time Buyers, Retirees & Investors! This charming 2 Bedroom 1.5 Bathroom 1000 sq. ft., 2 level townhome with open concept living is nestled in the heart of downtown Duncan. Well

managed strata complex and community with mostly long term residents. MLS # 414398 RAM RAMAN *PREC RAMRAMAN.CA

250.580.4747



928 DUNFORD AVE, LANGFORD \$679,000

Development opportunity right at the heart of Langford core Prime Location! Land Assembly! Call for details

RAM RAMAN *PREC RAMRAMAN.CA 250.580.4747



481 CONSTANCE AVE. \$610,000

Colorful Vibrant Character Home! Steps away from Ocean! Located near Saxe Point park, this 3 level home, 'Loved & Lived' in by long term owners offers 2 Bedrooms and 1 Bath. Beautifully landscaped back and front yards with mature fruit trees, private garden and fishpond. MLS # 415192

RAM RAMAN *PREC RAMRAMAN.CA 250.580.4747



LANGFORD

820 ORONO AVE. \$739,000

Amazing Investment Potential! Move-in ready family home on a large lot with 2 BED income suite in Langford core. Prime location surrounded by a higher density zoning and lot of new developments. A piece of land within growing area of Langford. MLS # 415233

RAM RAMAN *PREC RAMRAMAN.CA 250.580.4747



OPEN SAT & SUN, NOV 2 & 3, 1-3PM

UNIQUE GORDON HEAD

50'S HOME | \$918,000 3 BR + den, 2 BA with oak floors, great basement newly renovated bathroom and park-like yard with hot tub and mature trees. Close to bus, beaches, & Mt.Doug. MLS # 417101

COLIN MILLARD 250.889.5218 millardhomes.ca





8670 BOURNE TERR | \$1,229,000

Solid family home (framed 2"x 6") 34 with suite in North Saanich & views. 3 Bed + 3 Bath + studio + a 467 loft on 3rd level. Flexible floor plan It sits on a 1/2 acre. Great backyard mature fruit trees. | MLS # 414305

ROSA PEREZ 250.857.5575 rosaperez07@gmail.com





Condos, Townhomes, Strata Titles, Duplexes



DOWNTOWN VICTORIA New MLS 416798 \$1,988,000 **Chris Gill *PREC** The Condo Group Real Estate Ltd. 250-382-6636 thecondogroup.com



LANGFORD New MLS 416254 \$4 **Chris Gill *PREC** The Condo Group Real Estate Ltd. 250-382-6636 thecondogroup.com



ROCK BAY. VICTORIA New MLS 416592 \$1,600,000 **Andrew Hobbs *PREC The Condo Group** Real Estate Ltd. 250-382-6636 thecondogroup.com



JAMES BAY New MLS 416508 \$1,425,000 **Jeff Shaw** The Condo Group Real Estate Ltd. 250-382-6636 thecondogroup.com

Condos, Townhomes, Strata Titles, Duplexes



EXECUTIVE RETREAT

This unique designer 3 Level

QUIET street only a short stroll

Cook St Village & the Sea. Offering light filled living spaces, this 2 Bedroom & Den south

facing End Unit has multiple

oversized Windows, 3 Skylights and 3 outdoor Balconies. Com-plete with glass Block Entry, Northern Red Oak & Ceramic

tile Flooring, electric Fireplace, 2 Full Baths plus Powder room, built in Vacuum, Laundry & Storage room and single car

Garage. Two small pets & rentals permitted in this friendly 5

Suzanne Mitchell

DFH Real Estate Ltd.

250-477-7291

#21-15 HELMCKEN ROAD OPEN HOUSE SATURDAY

NOV 2, 2:00 - 4:00 PM

MLS 416895 \$689,000 The best unit in Hidden Oaks!

Nestled in a private corner, far from the road...With the west-

facing patio backing onto ex-

pansive, incredibly quiet and

treed ALR (Agricultural Land Reserve) land, this 3 bedroom, 3

bathroom nearly 2000 square

foot town home is perfect for

both retirees & professionals. Built in 2004 by award winning

'Manchester Homes' this home is beautifully finished with hard-

wood floors, crown moulding,

built-in surround sound, built in

vacuum & stainless steel appliances. You'll love the large

walk-in Master Bedroom Clos-

et...and with a double car gar-

age, low strata fees, and being

pet friendly this property is everything you're looking for...Call today for details!

Graham Bavington

250-415-1931

www.bavington.ca

Burr Properties *

/iew Royal

unit complex.

the heart of Downtown or

Townhome is located on

ESQUIMALT New MLS 416787 Andrew Hobbs *PREC The Condo Group Real Estate Ltd. 250-382-6636 thecondogroup.com

Esquimalt



Saanich Peninsula



DOWNTOWN VICTORIA New MLS 416484 **Kevin Jones *PREC** The Condo Group Real Estate Ltd. 250-382-6636 thecondogroup.com



SIDNEY-BY-THE-SEA OCEAN & MOUNTAIN VIEWS New MLS 416961 \$785.000

- Spotless 4 bedroom, 4 bathroom, 2600 sq.ft. home
- 2 bedroom suite
- Floor-to-ceiling windows providing ocean & mountain
- Skylit eat-in kitchen with door to the sunroom
- Formal dining area with sliders to the huge ocean view deck
- Sliders to the full length private back deck
- Walk-in close & 4-piece ensuite
- Carport & single garage
- Fully fenced & gated .16 acre - Huge storage shed
- Stroll to the ocean with views of Mt Baker
- Walk to Sidney

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

Gulf Islands



WEST COAST WATERFRONT RETREAT! New MLS 416820 \$1,850,000

Two lots with total of 3-acres south facing waterfront property featuring magnificent ocean views, a beautiful 3BR, 3BA home; a 2BR, 1BA guest cottage, detached garage with garden suite; fenced in garden...

Michael Vautour Dockside Realty Ltd. 1-866-629-3166



ACREAGE! New MLS 416868

10.4 acres of prime, sunny, private property. Infrastructure includes new septic system, new pump house with 200-amp service, storage container, 8GPM drilled well, pond, prepped building site, fenced garden and fenced pasture. Plus, 5thwheel

1-866-629-3166

Gulf Islands



WELCOME TO WINDSONG! New MLS 417301 \$1,499,999

1,986sqft. completely renovated 3BR home, with chef's kitchen and high-end appliances, luxury bathrooms w/heated floors and a gorgeous separate studio. Perfectly sited to enjoy all day sun, the 0.91-acre property is a gently rolling landscape.

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



Colin Denton Dockside Realty Ltd.

Up Island



EAST DUNCAN New MLS 416072 \$859.900 Raegan Hinks The Condo Group Real Estate Ltd. 250-382-6636 thecondogroup.com

Saanich Peninsula



NORTH SAANICH MLS 416956 \$1,595,0 Chris Gill *PREC The Condo Group Real Estate Ltd. 250-382-6636 thecondogroup.com



PANORAMIC OCEAN & **MOUNTAIN VIEWS! DESIRABLE DEAN PARK**

New MLS 416789 \$1,395,000

- Spectacular Ocean & Mountain views from all major rooms
- Huge 1 bedroom in-law suite - Pride in ownership with high
- end finishing
 Executive 5 bedroom, 4 bathroom, 3617 sqft
- Floor-to-ceiling wood-burning fireplace
- Cozy woodstove Solid cherry cabinets & granite countertops
- Opulent ensuite
- \$40,000 in Upgrades Large, lush, fenced & gated

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



Dockside Realty Ltd. 1-866-629-3166

Gulf Islands



SMALL IS BEAUTIFUL! New MLS 417253 \$315,0 Immaculate Westcoast island cottage has everything need, don't let the 480 sqft size fool you. Covered 28'x6' porch & 15' vaulted ceilings make it feel much larger. 1BA on the main floor, plus 12'x12' loft BR.

Sam Boyte

November 14, 2019

Deadline is Tuesday Novemebr 12, at 5pm



October 31 - November 13, 2019 OCTOBER 31 - November 13, 2019 OCTOBER 31 - November 13, 2019

Look for ads with a ★ on page 6. This indicates an open house listed here.

VICTORIA

115 Robertson St. \$899.900

3 Bed, 1 Bath. MLS 416766 Sat, Nov 2, 2-4pm Sun, Nov 10, 2-4pm Diana Winger 250-588-8839 Pemberton Holmes

SAANICH EAST

1761 Ash Rd. \$918,000

3 Bed, 2 Bath. MLS 417101 Sat & Sun, Nov 2-3, 1-3pm Colin Millard 250-889-5218 Pemberton Holmes

SAANICH PENINSULA

10218 Surfside Pl. \$899,000

3 Bed, 3 Bath. MLS 413201 Sun, Nov 3, 12-1:30pm Linda Brown & Marilyn Ball 778-433-8885 Engel & Völkers

SAANICH PENINSULA

2173 Summergate Blvd. \$354.900

2 Bed, 2 Bath. MLS 415054 Sun, Nov 3, 2-4pm Inez Louden, 250-812-7710 Pemberton Holmes

VIEW ROYAL

21 - 15 Helmcken Rd. \$689,000

3 Bed, 3 Bath. MLS 416895 Sat, Nov 2, 2-4pm Graham Bavington 250-415-1931 Burr Properties Ltd.

WESTSHORE

2100 Champions Way. \$899,900

3 Bed, 3 Bath. Sat, Nov 2, 12-2pm Mike Hartshorne & Jenn Raappana 250-474-4800 Royal LePage Coast Capital Realty

WESTSHORE

Southpoint Ridge 1237 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

McCormick Meadows 3576 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 \$509,900

Saturday & Sunday, 1-3pm Mike Hartshorne & Jenn Raappana, 50-474-4800 Royal LePage Coast Capital Realty www.RedingtonTerrace.com

real estate Victoria

GROUP PUBLISHER
PENNY SAKAMOTO
psakamoto@blackpress.ca

ADVERTISING COORDINATOR Crea Zhang 250-480-3237 rev@revweekly.com

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www.35A-2500FlorenceLakeRoad.com La Florence Lake - Langford \$200,000



www.2-2021 Courser Drive.com Si Sidney North - East-Sidney \$625,000



Co Triangle - Colwood \$1,228,000

Custom Dream Home with Suite on Triangle Mountain with stunning panoramic views. Built in 2017 this 4 bed, 3 level designer executive home comes with a self contained 2 bedroom suite -- perfect for a mtg. helper or guest suite with living/dining room, 4pc bath, granite throughout, in suite laundry and separate patio. The main floor has open concept living with hardwood floors, vaulted ceiling, gourmet kitchen with granite countertops and an abundance of windows and opens to the large deck - for entertaining. Upper floor has an oversized master site with walk in closet and 5pc ensuite, professional office and 2 additional large bedrooms. A beautifully landscaped fully fenced yard, RV parking, oversized garage and electronic gates complete this beautiful dream home. A visit to this home, and you won't be disappointed!



www.201-1030MearesStreet.com Vi Downtown - Victoria \$675,000



RE/MAX

www.404-201 NurseryHillDrive.com VR Six Mile - View Royal \$420.000





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