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# real estate VICTORIA

## Open Houses

DECEMBER 12 TO DECEMBER 25, 2019



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**PENINSULA LIVING**  
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see page..... **7**

# HAPPY HOLIDAYS!



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From all of us at Holmes Realty, we wish you and all those close to you a festive, fun, and joyous holiday season.



Bear Mountain  
Golf Memberships Included  
**611-1400 Lynburne Pl**  
\$669,000 MLS 419383



Songhees  
Harbour facing unit  
**610 - 100 Saghale Rd**  
\$1,150,000 MLS 415600

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Silver Spray  
Private Waterfront  
**1050 Roxview Crt**  
\$2,950,000 MLS 415734



Desolation Sound  
Incredible Property  
**Subtle Island**  
subtleislandsforsale.com





**SOUTH FACING CONDO IN A BEAUTIFUL NEIGHBOURHOOD!**  
301-1024 Fairfield Rd \$500,000



**EXCLUSIVE GORDON POINT EXECUTIVE TOWNHOME!**  
2-4522 Gordon Point Rd \$998,000



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**Did you miss an Open House?**

Let us arrange a private viewing for you!

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



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



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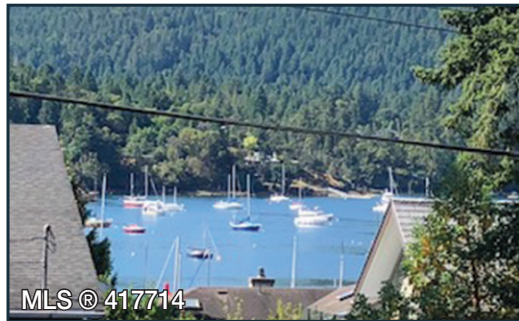
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Personal Real Estate Corporation  
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www.KEVINWensley.com  
Kevin@KevinWensley.com

**Paula Wensley**

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



**BRENTWOOD BAY OCEAN VIEW LOT \$599,900**

Beautiful, south-westerly OCEAN VIEWS of the inlet! Only 1 block to the waterfront, world class Brentwood Bay Resort close by, restaurants, schools, Brentwood Bay Village, Mill Bay ferry and municipal parks all within close proximity. Fully serviced, this building site is a gem! This prime location is very sought after, and is in the heart of MOODYVILLE, known for it's high end, exclusive residential homes. Price includes GST.



**SPECTACULAR 2 LEVEL TOWNHOUSE \$1,250,000**

Outstanding opportunity for this spectacular 2 level townhouse with double garage and master on the main. The views are incredible from this 3200+ sq ft luxury home at the gated Wedgewood Estates! 3 bedrooms, 3 bathrooms + large den and no shortage of storage. Well appointed throughout, spacious and a residence offering the square footage most buyers are craving but never seem to find. Offering 2 living rooms with fireplaces, studio/hobby room, formal dining room, eat-in kitchen, wet bar, and plenty of room for guests and entertaining. Many upgrades including ductless heat pumps, updated kitchen with s/s appliances, new flooring, paint and built-in vac. Well maintained and stunning views of Telegraph Cove and the San Juan Islands, don't pass up on this one! Fabulous location and a tremendous luxury residence. 502 - 2829 Arbutus Rd



**SAANICHTON RANCHER \$689,900**

Stunning 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 this one. 1860 Cultra Avenue





www.robertyoung.ca for floor plans & photos



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602 Courtney St.  
Victoria  
V8W 1B6



**SOLD**

**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 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



**End Unit  
Townhouse**

**Gorgeous End Unit Townhome!**

**\$624,900**

Fantastic Opportunity to purchase this beautifully maintained END UNIT townhome in a desirable Cedar Hill location! Offering 3 bedrooms, 3 bathrooms, living room with gas fireplace, rich hickory flooring, separate dining room, spacious kitchen with breakfast nook, with a patio off the kitchen that is perfect for BBQing, entertaining & relaxing. Featuring parking with a single car garage plus off-street visitor parking as well! In-suite laundry, no age restrictions, and dogs & cats are welcomed (25lb max)! Situated close to shopping, Cedar Hill golf course, all levels of schooling, parks, entertainment, UVIC, transportation (on bus routes in 4 directions) & only minutes from Downtown Victoria! Easy to View - Call Today! ML 417531



**Downtown!**

**Commercial Property!**

**\$1,899,900**

Tremendous investment opportunity to purchase this M1 zoned property in downtown Victoria! The City of Victoria official community plan now allows for high rise developments in this area! Being sold - "AS IS, WHERE IS." Site offers excellent exposure to traffic and consists of 7,200 SqFt. The building is currently tenanted Month-to-Month to an import car mechanic/car sales business and is comprised of approximately 3,630 SqFt of Workshop areas, 694 SqFt of mezzanine/loft and 1,235 SqFt of office space on the second floor. Don't miss this opportunity - Call today for more information! ML 418981



**SOLD**

**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



**Ocean View Suite!**

**\$949,900**

Luxurious Oceanview suite in the prestigious Bayview Residences! Offering breathtaking panoramic views of Victoria's World Famous Inner Harbour. Offering 2 bedrooms, 2 bathrooms, 9ft ceilings, gleaming Wood Floors, Gourmet Kitchen with Granite Countertops and German Cabinetry, spacious living room with Gas Fireplace, in-line dining room, spacious Master Bedroom with Splashy Ensuite, in-suite Laundry & much more! Bonus - air conditioning, security system & 2 secure parking spots & storage lockers! Building amenities include Concierge Service, Work Out Facility with Sauna & Hot Tub, Boardroom, Office, Entertainment lounge & Terrace w/ BBQ, Car Wash, Dog Wash, Kayak Storage and much more! Steps to Inner Harbour Walkway, downtown Victoria, shopping, entertainment & much more! Sit back on your South-facing deck and watch the world sail past! Easy to view - Call Today! ML 417572



**Inner  
Harbour**

robertyoung for real estate 250.385.6900

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**"Put your home on center stage, a vital part of today's selling process!"**

In the Real Estate market it is important to present a home well when you want to sell. Cathy Travis a Victoria Realtor and professional Stager knows this first hand. Noticing the need for such a service, Cathy ran with her vision and founded Victoria Home Staging, a company dedicated to providing home staging furnishings and accessories to clients, to create a more successful selling experience. Victoria Home Staging creates "Lasting 1st Impressions!"



A variety of packages are available to suite the varying needs of realtors, homeowners, designers, home stagers, and developers. For many years Real Estate Staging has been popular in the United States and for the last 5-10 years in the larger cities of Eastern Canada. However, Home Staging is still relatively new to the West Coast, but with the rapid growth and success this staging trend is experiencing it may quickly become the standard among home sellers. There's compelling research that shows staging a home will result in a higher price and faster sale.

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**John  
Romashenko**  
REALTOR



**SAANICH PENINSULA  
REALTY LTD**

9785 Fourth St, Sidney, British  
Columbia V8L2Y9

**250-656-0145**



MLS 414149

**825 TOWNER PARK RD. NS DEEP COVE**

A Gorgeous 1.87 Acre Low bank Waterfront Property with rock sea wall and easy beach access. Pristine Landscaping, 2 detached garages, large greenhouse & lovely mature gardens. Plus, a 1 Bdrm Guest Cottage in great condition. Home originally built in 1950 and renovated in 1989 with Architect, Pamela Charlesworth. Main entry hallway leads directly into the living room with a fireplace and dining room with wonderful views of Patricia Bay and southerly to Saanich Inlet and large deck. Kitchen is off the dining room and leads to a spacious family room with 2nd fireplace. Large Master Bedroom Suite with dressing rooms and 2 en suites, Custom Window Coverings, 2nd bedroom off the west wing with 3rd bedroom. Sprinkler System, Seawall & Steps to swimming, beach, new roof in 2011, Garage roofs replaced in 2016. Pressure distribution, septic system, driveway & parking areas.



MLS 413214

**11497 DAWSON WAY**

Situated on slightly under 200 feet of OCEANFRONT, on a very private lot. Spectacular sunrises over the water and 180 degree views of Satellite Channel and Mt. Baker. View is wild & pristine and is forever changing with marine life and boat/ferry traffic. 4 bedrooms 3 baths, West Coast design with vaulted cedar ceilings, lots of windows to bring in the natural light and the outside in. Level entry with formal living room with fireplace & dining room, open concept kitchen to family room with wood burning fireplace master bedroom with ensuite. 2nd bedroom on the main floor. Lower level has 2nd kitchen for extended family or Air B&B, 2 bedrooms, separate bath & living room with fireplace. Detached 2 car garage & workshop. Located on a private cul-de-sack and only minutes to the ferry. Sidney amenities, airport & Saanich Peninsula Hospital, yet only 35 minutes to downtown Victoria.



# PEMBERTON HOLMES

ESTABLISHED 1887



## Merry Christmas

*W*ishing all our clients & friends a very special holiday season and a healthy, happy & successful 2020. It was a pleasure working with you in achieving your real estate goals!



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SOLD!**

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nicole@nicoleburgess.com



### 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. \$769,000

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



*W*ishing you and your Loved Ones a Very Merry Christmas and a Happy, Healthy & Prosperous New Year 2020! We're happy to help with your Real Estate needs.

**CORIE MEYER &  
JEANNIE DEWHURST**  
CORIEMEYER.COM  
250.818.3216



WISHING YOU ALL A

## Merry Christmas & a Happy New Year!

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WITH YOUR REAL ESTATE NEEDS IN 2020.

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on your side**



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P. (250) 590-8124  
www.ramraman.ca  
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**LANGFORD**

**928 DUNFORD AVE, LANGFORD  
\$679,000**

ATTENTION DEVELOPERS/INVESTORS! AMAZING Development Opportunity right in the heart of Langford core. Flanked between 48 units Condo Development & Transit Terminal.



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**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



Call for a Consultation  
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**PRESTIGIOUS 10 MILE POINT  
CUSTOM HOME! | \$2,699,900**

2952 Tudor Ave. | MLS # 408889  
Gorgeous Ocean & Mountain Views! Protected Cove & Beach across the street from your own Oasis! Meticulously designed including LEV Elevator, Open Concept Great Room, Over-sized Custom Wood Windows, High Ceilings, Designer Kitchen, Double Garage, Natural Backyard, Gazebo, Etc. Rural feeling & just 3 min. drive to Cadboro Bay Village..



**CORIE MEYER**  
coriemeyer.com  
250.818.3216



**SUN SOAKED VIEWS OF HARO STRAIGHT**

Stonetide Manor, an exclusive enclave of 5 waterfront units. Fully remodelled 2455 Sq Ft Seaside Penthouse that will please even the most discerning buyer. Quality craftsmanship combined with luxurious finishings throughout. Custom cabinetry & stunning glass accents in your gourmet kitchen that offers plenty of work space, granite countertops, dual ovens, warming oven & gas cooktop. Heated tile floors throughout the home, spacious master with private deck & spa inspired ensuite.  
MLS # 415510 **\$1,450,000**



**MASTER ON THE MAIN**

Experience all the comforts of owning your detached home with no strata fees & no restrictions. This small complex is located at the corner of Resthaven at Henry & is just a stones throw to all that living in Sidney By The Sea has to offer. South West corner lot that offers an easy care yard area, master on the main plus 2 more BR & Bath up. Vaulted ceiling, single car garage & plenty of parking. Imagine stepping out your door to beaches, summer markets, arts & entertainment, it all awaits you here.  
MLS # 417422 **\$619,000**

**Happy Holidays!**  
A big thank you to all our clients. Wishing you the best of the season. We look forward to helping you find your new home in 2020!



**JAMES BAY CORNER UNIT  
TOWNHOME! | \$675,000**

1-127 Michigan St. Well run 4 Unit Complex Convenient to Downtown, Shopping, Restaurants, 1 block from water & Fisherman's Wharf. Leave the car at home & Walk or Bike. Move-in ready 3 beds & 2 full baths, Gas FP, Built-ins, Sun-deck with skylights, Roof top deck, Laundry & Storage, etc.



**CORIE MEYER**  
CORIEMEYER.COM  
250.818.3216



**SIDNEY FAMILY HOME W/SUITE**

Here is the perfect set-up for a 2 family home, located in the heart of Sidney by the Sea. Move right in & enjoy the terrific separation of space afforded to you both. 2 kitchen, 5 bedroom home is bright & spacious for you & the kids on the upper level with 3 BR's, complete with a sunny south/west facing balcony overlooking your private, fully fenced, easy care cobble stone backyard area. All this & an above ground 2 Bedroom mortgage helper suite. Move right in great tenants would love to stay!  
MLS # 419310 **\$449,900**



**FRENCH COUNTRY MEETS ELEGANCE**

Built with a high standard in 2017 & upgraded by the current owner, this one ticks all the boxes. 3 entrances to a sunsoaked 1 acre property that suits everyone from car enthusiasts to hobby farmers. Elegant main level master with dazzling ensuite & walk in dressing room, coupled with another main floor BR & BA. Upstairs is 2 more BR's & 2 BA's, office & a multi use media/billiards room w/custom built ins. 5 Car Garage & a custom built detached 1 level self-contained 2 BR/1 BA, coachhouse.  
MLS # 413521 **\$2,375,000**



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*Ann Watley*  
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**real estate  
victoria**

GROUP PUBLISHER  
Penny Sakamoto  
psakamoto@blackpress.ca

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

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# real estate victoria Open Houses

December 12 - December 25, 2019

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

## SAANICH WEST 111-741 Travino Lane. \$749,900

Sat, Dec, 14, 24-PM  
Graeme Nye  
250-479-3333  
Sutton Group West Coast Realty

## WESTSHORE Southpoint Ridge 1237 Flint Ave. Starting at \$524,900

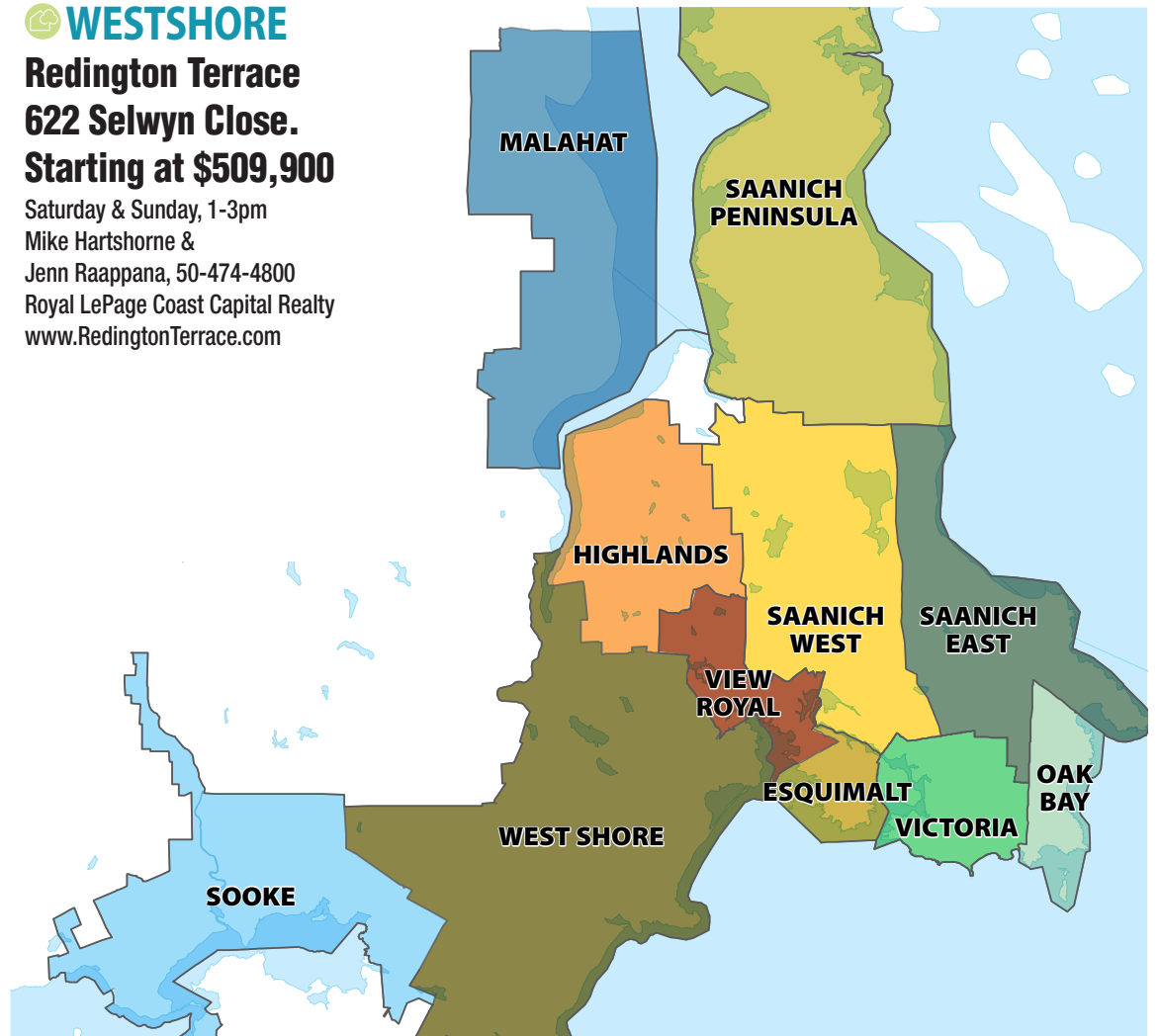
Saturday & Sunday, 1-3pm  
Mike Hartshorne &  
Jenn Raappana, 250-474-4800  
Royal LePage Coast Capital Realty  
www.SouthpointRidge.ca

## 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

## WESTSHORE 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



### Saanich East



#### SOUGHT AFTER SUNNYMEAD! THE PERFECT FAMILY HOME

New MLS 416961 \$1,095,000

- Stunning 3 bedroom, 2 bathroom, 2628 sqft
- Bathed in natural light
- Cozy wood-burning fireplace in living room
- Gleaming oak floors throughout
- New solid cherry kitchen with granite counter tops
- Family room with gas fireplace
- Huge back deck for BBQs & outdoor entertaining
- Formal dining area
- Master bedroom has door to private deck
- 4-piece ensuite with jetted soaker tub
- Rec room
- Double garage too!

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

### Saanich West



#### GREEN GLOD CERTIFICATION OPEN SAT DEC 14 2-4PM

111 - 741 TRAVINO LN.  
New MLS 417440 \$749,900

"NEW" 2019 2 BR + Den, 3 Bath condo. All the bells & whistles. Superb quartz kitchen w/induction countertop stove. Huge deck off the elegant LR overlooking massive centre courtyard. Low utility cost, secure underground parking, storage, pet friendly & much more. Just \$749,900 complete. One of the largest units in the building.

Graeme Nye  
Sutton Group  
West Coast Realty  
250-479-3333 ★

### Saanich Peninsula



#### CLOSE TO ALL AMENITIES

New MLS 417383 \$869,000

This beautiful townhouse is part of the Shoreside Landing complex. The residence is located within walking distance to the shops, restaurants and other amenities of Sidney and this end unit is sequestered at the back of the complex with a private garden and patio area. The over-height principal area with expansive windows is flooded with natural light and the kitchen is amazing with its floor to ceiling cabinetry, solid surface countertops, huge built-in pantry. The townhome's floor plan offers that much desired master bedroom on the main level with a luxurious 3 piece ensuite. Upstairs are two spacious bedrooms, the home's 4 piece bathroom and an impressive storage area. Many recently added quality upgrades make this property worthy of serious consideration, MLS 417383 \$869,000.

Magdalin Heron  
Holmes Realty Ltd.  
250-656-0911

### Gulf Islands



#### 1/4 SHARE GULF ISLAND GETAWAY!

New MLS 417741 \$41,900

Lovely, fully furnished cottage. Master on ground level w/full bath and room for guests in loft. Close to the resort pool and easy access to Ferry terminal. One wk/month, two weeks consecutively in summer.

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

### Gulf Islands



#### SPECTACULAR ISLAND HOME!

New MLS 419352 \$799,000

Gourmet kitchen featuring impressive Island, designer cabinetry, butler's pantry & quality appliances. Gas fireplace, alder flooring, 2 of 3BDRMS w/en-suites, spacious media room; imported slate w/in-floor heat & HRV. Plus, amazing patio, 534-sqft. studio, separate office/workshop & greenhouse.

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

Next issue  
publishing

DEC 26, 2019

Deadline is  
Monday  
Dec 16  
at 5pm

**real estate  
victoria**



# Peninsula Living

Enjoy the great things that come with living on the Peninsula



**250-656-4642**  
rodcointeriors.com

## Why move to the Peninsula?

- 1. Lifestyle.** Select from rural or urban homes in the atmosphere of your choosing.
- 2. Transportation.** As the gateway to the rest of the south Island, the Peninsula is home to the Victoria International Airport, Swartz Bay ferry terminal, Washington State ferry, and various marinas.
- 3. Recreation.** The Saanich Peninsula is surrounded by the Salish Sea and all of the opportunities for boating, swimming, beach combing and exploring you can think of. With plenty of parks and the Panorama Recreation Centre as well as community and activity centres for all walks of life, there is a lot to do here.
- 4. Shopping.** Sidney's Beacon Avenue and surrounding downtown streets, are a warm, inviting place to shop for a variety of items — from groceries to shoes. Sidney's small, boutique shops attract people from across the region and beyond.
- 5. Farm markets.** North Saanich and Central Saanich add to the shopping experience with a variety of farm markets, offering up fresh produce from some of the busy agricultural operations on the Peninsula.
- 6. Events.** From Family Day long weekends and the huge Saanich Fair, to the splendour of The Butchart Gardens, there's a lot to take in on the Peninsula.
- 7. Health care.** Home to the Saanich Peninsula Hospital, the area is seeing growth in the number of family doctors available, as well as growth in activities for seniors to help them stay healthy — and at home — longer.
- 8. Schools.** The Saanich School District operates all levels of schools on the Peninsula, giving plenty of educational options to young families.
- 9. Restaurants.** Take your pick from traditional spaces to farm-based eateries and scenic places along the waterfront.

## Lifestyle & location, plus much to offer!

### News staff

This 32km stretch of land has an amazing assortment of outdoor and indoor attractions. With a population at 39,735 the Saanich Peninsula offers an abundance of lifestyle options to suit every taste and budget.

Three separate and distinct communities connect this peninsula: Sidney, North Saanich and Central Saanich.

With a rural feel and agricultural charm at every glance, the area offers a fabulous selection of outdoor activities from golf, cycling trails, boating opportunities, a world class skateboard park, and an excellent recreation centre that offers a multitude of programs and learning opportunities for every age. A thriving arts community exists, and there is an eclectic mix of boutiques and shops for those on the quest of retail therapy.

Home to the Victoria International Airport and Swartz Bay ferry terminal, as well as the Washington State ferry, this idyllic community makes a perfect living choice for those who like a quick exodus with many travel options!

With a previous reputation for attracting retirees, the community texture has

shifted greatly with families now relocating to the once sleepy town of Sidney. The median age is now 56 years old and is attracting a higher income demographic

that have discovered the value of quality of life, with all the services and retail one needs, yet just 25kms (a half hour drive) from downtown Victoria's

vibrancy.

Such a unique blend of rural and charming small town feel, the Saanich Peninsula is a perfect place to call home!

## The Mortgage Centre Sidney

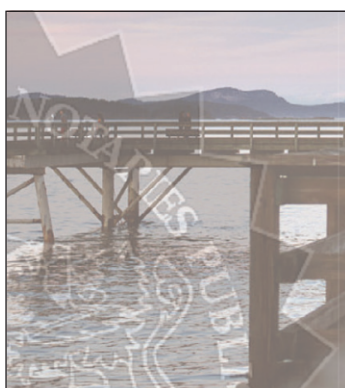


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**Z03 East Duncan - Zone 03 - Duncan \$899,000**

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