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# real estate victoria

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JAN. 9- 22, 2020 • ONLINE: REVWEEKLY.COM • OPEN HOUSE PAGE..6 • OAK BAY LIVING PAGE..7



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DEBRA BARTLETT & ERIN MACKENZIE  
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(REALTY)



## 448 DUNMORA COURT

Stunning west coast retreat on 2.47 acres. Dunmora Estates offers an exclusive enclave of luxurious ocean view homes. 4 bed 4 bath 4426 sqft.

\$2,244,000 — 419547



## 11118 TRILLIUM PLACE

Beautiful Deep Cove ocean view home on a sunny lot. This custom build offers main floor living. 5 bed, 3 bath, 3103 sqft.

\$1,050,000 — COMING SOON!



## 305 & 405 - 9975 FOURTH STREET

Two stunning 1bd, 1bth, 774sqft units at the Quartet. Modern, fresh layout, walking distance to everything Sidney has to offer.

\$489,000 (each) — 419546 & 419548



## 11424 CHALET ROAD

A one acre jewel on stunning Deep Cove waterfront. Enjoy dockside life in this 6 bed, 6 bath 6,717 sqft luxury estate.

\$3,900,000 — 416344



## 203 - 2475 BEVAN AVENUE

Updated and in a prime location. An impressive 2 bed, 2 bath, 1044 sqft condo just steps from the many amenities of Sidney.

\$514,900 — 419072



## 105 - 2040 WHITE BIRCH ROAD

Tastefully finished 1 bed, 1 bath condo at Marina Park. 45+ living, easy care laminate floors, private entertainment size patio, outstanding value!

\$269,000 — 419300



## 8876 MARSHALL ROAD

Stunning panoramic views of Haro Strait, Mt Baker, and Sidney. Beautifully updated, gourmet kitchen quiet cul-de-sac, pecan wood floor, and more!

\$1,150,000 — 419277

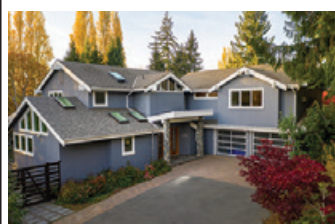


## 2280 FROST AVENUE

Sidney living at its finest! Gorgeous 2bd 3bth home. Ocean views, over 2000 sqft. Bright and spacious. Amenities at your doorstep.

\$849,000 — 419451

WWW.HOLMESREALTY.COM | MICHELESTEAM@HOLMESREALTY.COM | 250.656.0911



Deep Cove  
Bright and Modern  
**436 Cromar**

\$1,849,000 MLS 417571



Ten Mile Point  
Exquisite Waterfront Estate  
**2795 Sea View Rd**

\$9,900,000 MLS 412070

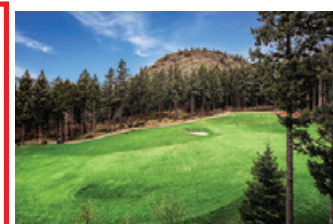
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**Jim LeBlanc\***  
**& Scott Piercy\***

**250-940-2770**

WWW.LUXURYBCHOMES.COM

\*Personal Real Estate Corporation



Bear Mountain  
Golf Course View

**611-1400 Lynburne Pl**  
\$669,000 MLS 419383



James Bay  
Gorgeous Sub-Penthouse

**910-21 Dallas Rd**  
\$3,249,000 MLS 416660





## 43 Years of Combined Real Estate Service

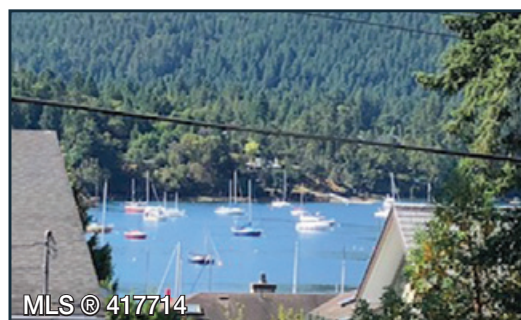
# Kevin Wensley

Personal Real Estate Corporation  
 Certified Negotiation Expert   
[www.KevinWensley.com](http://www.KevinWensley.com)  
[Kevin@KevinWensley.com](mailto:Kevin@KevinWensley.com)

# Paula Wensley

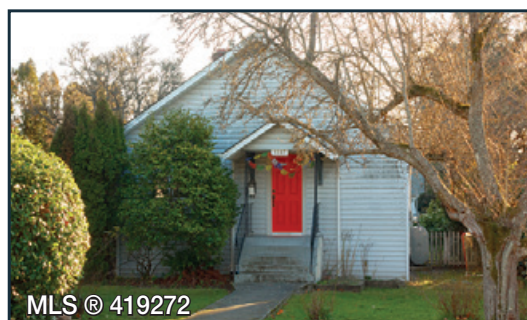
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 Certified Negotiation Expert   
[www.PaulaWensley.com](http://www.PaulaWensley.com)  
[pwensley@macrealty.com](mailto:pwensley@macrealty.com)





### 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!



### LANDSDOWNE SLOPE/TAYLOR STREET \$695,000

The location speaks for itself! Delightful family home on a large lot. Wood floors and character, with opportunity for the buyer to add their own upgrades and cosmetic touches throughout. Priced remarkably well in an area of much higher priced homes. A great home in a first class location on Lansdowne slope close to Oak Bay, Camosun, Hillside Mall, bus routes, hospital, restaurants and parks.



### 10 MILE POINT OCEAN VIEWS \$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 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 etc. Well maintained, stunning views of Telegraph Cove and the San Juan Islands!

Macdonald Realty Victoria 755 Humboldt St | 250.388.5882



### STYLE AND SOPHISTICATION! 2280 Nicklaus Drive \$1,139,000



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### 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

Let us arrange  
a private viewing  
for you!  
[INFO@MADSENLANGLIOS.COM](mailto:INFO@MADSENLANGLIOS.COM)



### BRAND NEW 10TH FLOOR UNOBSTRUCTED VIEWS! 1003 – 989 Johnson Street \$499,900

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Victoria  
V8W 1B6



**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



**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



**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



**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



robertyoung for real estate 250.385.6900

**OPEN HOUSE SAT/SUN 1-3pm • Jan. 11<sup>th</sup> and Jan. 12<sup>th</sup>**



MLS# 419750



**1523 SHASTA PL  
VICTORIA - VI ROCKLAND  
4BDRM/3BA  
2,855 SQ FT**

Gorgeous ROCKLAND home on a serene, quiet, cul-de-sac. Walking distance to downtown! 4 bd+den, 3 bth, fully fenced and beautifully landscaped yard. Main level features kitchen, with newer stainless appliances, gas cooktop, & granite countertops. Eating area/family room has gas FP that flows seamlessly to the newer deck and back gardens, great for entertaining. Elegant wainscoting and coffered ceilings are featured in the separate dining room, & living room has a marble-faced, wood burning FP, great for cozying up with a good book. Main flr den doubles as a guest room with a full bath. Upstairs is a good-sized Master with giant walk-in, lounge area & lovely ensuite. 2 add'l bdrms on this level, one with a south-facing window seat, and a 4-piece bath. Lower level has a 4th bdrm/media room, laundry room, storage & attached garage. Many upgrades include jetted tub, newer metal roof, thermo windows, 200 Amp service. Amenities and public transport nearby!

**\$1,499,000**

**Contact**

**Sandy Berry**  
Newport  
Realty  
250-385-2033



**Shelby Donald**  
Newport  
Realty  
250-385-2033



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## DEAN PARK HOME

**8528 TRIBUNE TERR.  
NORTH SAANICH | \$895,000**

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#417810

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nicole@nicoleburgess.com  
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## 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**  
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to search for properties all across  
**Vancouver Island** & the **Gulf Islands**



**102-651 Jolly Place | \$349,800**

Nicely renovated 2 bedroom, pets al-  
lowed. Excellent Location 55+

[willnikl.com](http://willnikl.com)  
250.220.2489



**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 Back-  
yard, Gazebo, Etc. Rural feeling & just 3  
min. drive to Cadboro Bay Village.

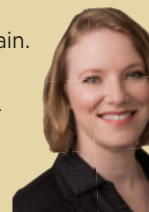
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## COMING SOON!

5 bed, 4 bath on a quiet crescent  
near the heart of Sooke.  
Fully-fenced backyard, covered,  
private hot tub with a  
1 bedroom suite on main.

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# love my home.

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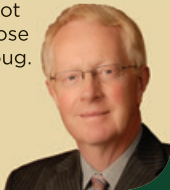
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### UNIQUE GORDON HEAD 50'S HOME | \$918,000

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

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millardhomes.ca



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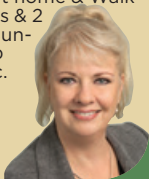
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### JAMES BAY CORNER UNIT TOWNHOME! | \$675,000

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.

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### OPEN HOUSE SAT.SUN 2-4PM

504 - 1025 Inverness Rd | MLS 419743  
**\$329,900**

Top floor 2BR 2BA Condo w/ mountain view near Uptown mall. Gym, Sauna & more!

**DIANA WINGER**  
250.588.8839



HOMEVICTORIA.COM



# real estate victoria

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# real estate victoria Open Houses

January 9 - January 22, 2020

## VICTORIA

**1523 Shasta Place. \$1,499,000**

4 Bed, 3 Bath. MLS 419750  
Sat & Sun, Jan 11-12, 1-3pm  
Sandy Berry, 250-818-8736  
Shelby Donald, 250-812-0599  
Newport Realty Ltd.

## SAANICH EAST

**208 - 1485 Garnet Rd. \$238,000**

1 Bed, 1 Bath. MLS 419350  
Sat & Sun, Jan 11-12, 2:30-4pm  
Ed G. Sing, 250-744-3301  
REMAX Camosun

**504-1025 Inverness Rd.  
\$329,900**

2 Bed, 2 Bath. MLS 419743  
Sat, Jan 11, 2-4pm  
Diana Winger, 250-588-8839  
Pemberton Holmes

## 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

## WESTSHORE

**2100 Champions Way \$899,900**

3 Bed, 3 Bath. MLS 415846.  
Sat, Jan 11, 1-3pm  
Sun, Jan 12, 12-2pm  
Mike Hartshorne & Jenn Raappana  
250-474-4800  
Royal LePage Coast Capital Realty

**111-937 Skogstad Way \$519,900**

Sat, Jan 11, 1-3pm  
Mike Hartshorne & Jenn Raappana  
250-474-4800  
Royal LePage Coast Capital Realty

**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

## Condos, Townhomes, Strata Titles, Duplexes



**SIDNEY-BY-THE-SEA  
RENTALS & PETS PERMITTED**  
New MLS 419662 \$379,900

- "The Briarwood"  
- Bright, spotless & updated 2 bedroom, 2 bathroom, 908 sq.ft. top floor  
- Huge covered deck for BBQs  
- New double walk-in shower  
- Recent updates: carpet & linoleum, quartz kitchen & bathrooms counter tops, kitchen & bathroom  
cupboards, toilets, light fixtures, freshly painted & all door handle hardware  
- Storage room on balcony & storage locker  
- 50+ non-smoking complex  
- Heat and hot water included

**Jeremy Semple  
RE/MAX Camosun  
250-744-5551**

## Victoria



**ROCKLAND BEAUTY  
OPEN 1523 SHASTA PL.  
SAT & SUN, JAN 11 & 12, 1-3PM**  
New MLS# 419750 \$1,499,000  
4 bed + den, 3 bath on Quiet cul-de-sac.

**Shelby Donald  
& Sandy Berry  
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Newport Realty  
shelbydonald.com  
sandyberry.ca ★**

## Saanich East



**RETIREMENT CONDO  
OPEN 208-1485 GARNET RD.  
SAT & SUN, JAN 11-12, 2:30-4PM**  
New MLS 419350 \$238,000  
ROSEBANK GARDENS Condominium; 55+ Independent Living. Quiet, south facing, well maintained. 1 BR and 1 BA with seated shower. LR plus kitchen, dining, ensuite storage. Community Strata provides for shared lounge / dining hall, guest suite and 24 hr staffing & security. Provides for 1 daily meal + minor housekeeping.

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

## Gulf Islands



**RARE OCEANFRONT  
ACREAGE!**  
New MLS 419467 \$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**

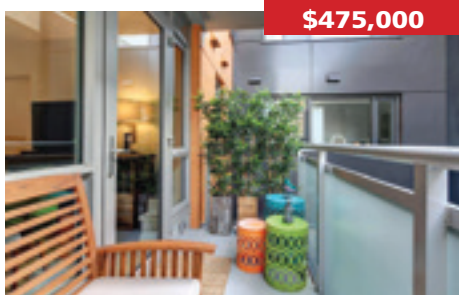


**701-21 Dallas Rd. Victoria:  
VI James Bay Condo for sale  
MLS# 416513 -2B/3B - 1534 SQ FT**

**OPEN HOUSE**

Jan 11, 2pm-4pm • Jan 12, 1pm-3pm

**Richard Acomba / ReMax Camosun**  
Tel: **250-744-3301** • E: **rgacomba@telus.net**



**311-838 Broughton St.  
Victoria Downtown**

1B/1B condo for sale 628 SQ FT  
**MLS# 417601**

**Next issue  
publishing  
Jan 23.2020**

**Deadline is  
Tuesday  
Jan 21  
at 5pm**

# real estate victoria

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**NEXT ISSUE PUBLISHED JAN. 23. DEADLINE JAN. 21. GENERAL INQUIRIES 250-382-9171**



# Oak Bay Living

West Coast lifestyle at its finest

## Why move to Oak Bay

### 1. Schools

From kindergarten to college and university, schools are within walking or cycling distance for many children and families.

### 2. Parks

Oak Bay is blessed with a variety of parks, ranging from children's playgrounds and a water spray park to sports facilities, beautiful beaches and even a par 3 municipal golf course.

### 3. Recreation

Oak Bay Recreation Centre is regularly named the best in the region for its public pool, skating rink, indoor soccer pitch, expansive weight room and more. Oak Bay also boasts two premier golf-courses, Uplands Golf Course and the Victoria Golf Club, popular walking, running and cycling routes and ample off-shore activities.

### 4. Shopping & Dining

Find exceptional boutique shopping and dining in two centres, Oak Bay Village and Estevan village.

### 5. Events

A full calendar of events takes place in the community and local venues, including our new community theatre.

## Discover Oak Bay



Sailing in Oak Bay with Mt. Baker WA.

Welcome to Oak Bay, home to just over 18,000 people living along the Salish Sea. A residential community a few minutes from downtown Victoria, Oak Bay's business core is located along Oak Bay Avenue, with several smaller villages in the Estevan neighbourhood and along Cadboro Bay Road.

To the north is the University of Victoria and the municipality of Saanich.

With its scenic streetscapes, cycle-friendly neighbourhoods and beautiful ocean-front vistas, it's no wonder Oak Bay is popular with both visitors and locals.

Why do people live in Oak Bay? It's all about the lifestyle.

Sure, there's the mild year-round climate, charming neighbourhoods and good schools, but more than that, it's about a place that celebrates its beautiful natural environment, its history and its culture.

It's a place where you can enjoy a round of golf in the morning, a paddle in the afternoon, and dinner from an award-winning chef in the evening, all without leaving Oak Bay.

As you stroll Oak Bay's tree-lined streets, enjoy architecture ranging from Tudor revival and Art Deco to Arts and Crafts and more modern interpretations of classic styles.

Families enjoy the opportunity to walk or cycle to school – from primary right through university – to the local recreation centres and to community events hosted throughout the year.

The arts are a big part of life in Oak Bay. Discover the ArtsAlive sculpture walk, enjoy a concert at the Dave Dunnet Community Theatre, or catch a play at the University of Victoria's Phoenix Theatre.

Renowned dining options include small bistros, British-style pubs, specialty delis and world-class dining – truly something for just about every taste.

Throughout its history, Oak Bay has been one of the region's most desirable places to live. Come discover why.

**BRENDARUSSELL**  
REALTOR®



\*TAKEN DURING MY HOLIDAY TO TURKEY  
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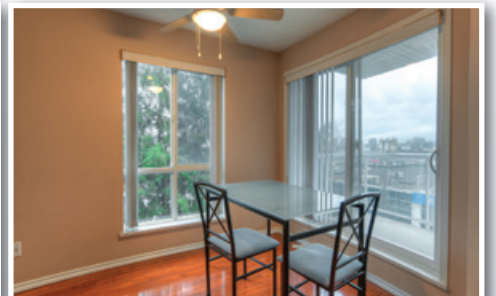
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