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9246 MAINWARING ROAD

Stunning executive home on a quiet cul-de-sac. Situated on a private, beautifully landscaped 0.47acre lot. 6 bed 6 bath 4,927 sq.ft.

\$1,399,000 — 427454

THE SPRING MARKET HAS ARRIVED!

The Victoria market has started to pick up over the last few weeks. With the easing of restrictions we are experiencing a surge in activity. Pent-up demand is contributing to stable pricing, strong sales, and even multiple offers.

IF YOU'RE CONSIDERING A MOVE, CONTACT US FOR A COMPLIMENTARY MARKET EVALUATION.



302-5332 SAYWARD HILL

Gorgeous 2 bed plus den condo with a panoramic ocean & golf course view. A luxury unit with superb finishing throughout. 2,011sq.ft.

\$1,099,000 — 427368



208-935 JOHNSON STREET

Enjoy the urban lifestyle in this immaculate fabulous 2 bed, 2 bath condo, walking distance to all amenities of downtown Victoria.

\$474,900 — 424445



10238 FIFTH STREET

2017 Sidney waterfront with panoramic ocean views. Superbly finished 4 bed, 4 bath 2,598 sq.ft. luxury home. A must see!

\$2,150,000



5093 LAKERIDGE PLACE

Immaculate 2007 built, 3,765 sq.ft. home in a sought after location. Dramatic details throughout. 4 bed 4 bath

\$1,797,000 — 426579



10-4318 EMILY CARR DRIVE

Bright and spacious main-level living town home. Recent improvements to kitchen and bathroom, white oak floors! 4 bed, 3 bath, 2,171 sq.ft.

\$779,000

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



Exquisite Estate in North Saanich

8660 Richland Place

\$1,849,000 MLS 425918



Condos in the Heart of Sidney

The Bevan

\$499,000+ MLS 419952



Private Gated Waterfront Estate

2365 Tryon Road

\$2,950,000 426423



30 Acre Hobby Farm on Lavish Estate

1563 Mt. Newton X Rd

\$4,300,000 MLS 426301

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MLS © 427174

DEEP COVE EXECUTIVE RESIDENCE \$1,175,000

582 CROMAR RD. Spectacular Deep Cove location. Gorgeous 2900+ sq ft rancher with fully finished full height basement set up for a suite/games/media or entertainment areas plus "oodles" of storage. Private, meticulously maintained grounds and landscaping with multi zone irrigation system. accent lighting and well thought out AND PRIVATE outdoor BBQ and entertainment areas. New kitchen, baths with heated floors. Recessed lighting, quartz counters, gorgeous Travertine tile and 3/4" Russian Maple flooring. Recent septic system update. Folks, this is a dream opportunity in a 1st class location. Set on a .58-acre garden with utmost privacy, yet so convenient to Sidney, parks, schools and the waterfront. DO NOT miss this one.



MLS © 427749

BRENTWOOD BAY RANCHER \$775,000

7186 HAGAN RD. Stunning 1650 rancher with full 6' basement/crawlspace already set up with workshop and massive storage area... with windows! Enjoy some ocean views on an expansive deck facing WEST! 3 bdrms, 2 full baths, master suite, 2 gas fireplaces and a superb garden with fruit trees, flowers and lawned areas. Rare offering...do not delay on this one.



MLS © 427747

SUNNYMEAD-1ST TIME TO MARKET \$1,150,000

4666 SUNNYMEAD WAY. Perfectly situated on a west facing private garden with large entertaining areas plus a beautiful IN-GROUND POOL. This is located in the most desirable part of the street backing onto McMinn Park and GREENBELT, with its trails, tennis courts, children's play center and much more. Amazing 3-4 bdrm, 3 bath residence with fabulous upgrades and features. Stunning solarium style sunroom with heated floors overlooking the expansive private rear garden. 2 fireplaces, den on main floor, double garage, and meticulous grounds. New hot water tank, top end washer/dryer and stainless kitchen appliances. New garage overhead door on belt drive (whisper quiet). Extra parking at side of house if needed. Looking for that classic family residence? This very well may be it! Easy to view. Ask your agent for a copy of the building inspection report just completed by HOMECHECK.

Macdonald Realty Victoria 755 Humboldt St | 250.388.5882



for sale

**GORGEOUS 4000 SQ FT HOME.
.7 ACRE PROPERTY WITH VIEW!**
1894 Chinook Place \$1,600,000



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for sale

**FANTASTIC FAIRFIELD
LOCATION!**
201-906 Southgate Street \$549,000



for sale

**SPECTACULAR HOME ON
2.5 ACRES!**
491 Dunmora Court \$1,970,000

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sold

**RARE GONZALES HILL
OPPORTUNITY!**
220 Denison Road \$1,300,000

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Mariner's
Landing

Ocean & Mountain Views!
\$899,900

Tremendous value is offered by this Spacious 2 BR, 2 Bath PLUS Den Condo situated in the much sought after Mariner's Landing. Situated on the fifth level and offers Living Room with Gas Fireplace, Gourmet Kitchen with nook, Separate Dining Area, In-Suite Laundry, Secure Parking and much more! Sit back and watch the world sail past from this gorgeous South-West facing Suite. Easy to View - Call Today! ML 421107



SOLD

Broadmead Executive Home!
\$1,374,900

Beautifully and completely renovated in 2017! This gorgeous 6 Bedroom, 5 Bathroom home is ideal for the large or extended family as it features a 2 Bedroom suite and is situated in this highly regarded and sought after neighbourhood. The list of features and updates is just too long to list - truly a must see property! Situated close to Broadmead Shopping Centre, Commonwealth Rec Centre, Tennis Court, Golf Courses, Transportation, Schools, UVIC and much more! Easy to view Call today! ML 421785



SOLD

Character, Quality, and Charm!
\$724,900

Nicely maintained 3 BR, 1 Bath Character Cottage with separate studio! Features Livingroom with Gleaming wood floors and Wood Stove, Dining area with Built-in-Table and Bench, Spacious Kitchen with access to Laundry area, Detached Studio/Workshop or potential Garden Suite!! Amazing location - Steps away from Galloping Goose Trail, Uptown Mall and Swan Lake Sanctuary, schools, transportation and much more! Easy to View - Call today! ML 423208



Jubilee

Gorgeous Fernwood Family Home!
\$869,000

Situated in the desirable, centrally located, family oriented Fernwood Neighbourhood just steps from Fernwood Village & Stadacona Park. Offering 3 Bedrooms, 2.5 Bathrooms including spacious master bedroom with splashy ensuite. Featuring living room with Fireplace, separate formal dining room, spacious kitchen with breakfast nook, garage & there is even room for a home based business! Call Today for more info! ML 424616



The
Queensport

Waterfront on the Harbour!
\$999,900

Whether sitting or standing, enjoy the colourful daytime Marine traffic or the twinkling nighttime lights of The Empress Hotel, Parliament Buildings, Fisherman's Wharf and Southern exposure toward the Olympic Mountains! Featuring: 2 Bedrooms, 2 Bathrooms, Living room with Gas Fireplace, Separate Dining room, Lazlo Rossini Custom Kitchen, In-Suite Laundry, Secure Parking and so much More! Small Pets and BBQ's welcome. Easy to view - Call today! ML 424698



The Pebble
Beach

Renovated Inner Harbour Suite
\$929,900

Sit back and enjoy views of Fisherman's Wharf, the Olympic Mountains, Cruise ships and the colourful Marine Traffic from this fabulous Waterfront Suite. This beautifully appointed and completely renovated suite offers: 9 FT Ceilings, 2 BR, 2 Bath, Living room with Gas Fireplace, Crown Molding, Separate Dining room, Gourmet Kitchen with Breakfast Nook, In-Suite Laundry, Secure Parking for your Car and Kayak! Call Today! ML 423272

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#405 - 330 Waterfront Crescent (Victoria)
Life is great here!

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- 2 bedrooms, 2 bathrooms & TWO parking spaces!
- welcoming, pet-friendly, secure 2004 building

\$779,000



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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.

BR BRENDA RUSSELL
REALTOR®



CONGRATULATIONS
ON BECOMING BC BROKERAGE OF THE YEAR!

The A.E. LePage Award for Brokerage of the Year is the highest honour awarded to Royal LePage brokerages in Canada. It recognizes brokerages that have demonstrated exceptional leadership, engagement, growth and performance. It is awarded in each of five regions across Canada: British Columbia, Prairies, Ontario, Quebec and East Coast.

Over the last year, the new owners, Sean and Natalie Burns worked hard to invest in the brokerage, in training and coaching, in new locations, technology and system upgrades, new services, and most importantly in relationships.

Royal LePage Coast Capital Realty has been announced as the winner of Brokerage of the Year and winner of the prestigious A.E. LePage award for BCI Big Congratulations to the Burns Family as fabulous brokers of five locations. Oak Bay, Saanich, Sidney, Westshore and Sooke. Truly, a great company to be part of and very grateful they are the brokers!

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2282 MILLS RD. \$799,000
Well-maintained 2 Bdr, 2 Bth, spacious 1682sf, 1-level home with a beautiful easy-care yard & raised stone garden beds. Dbl Garage. Only 4 blocks from Beacon Ave!
MLS # 426587

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SPECTACULAR OCEAN VIEW!

685 BUTTERFIELD RD, MILL BAY \$825,000
Spectacular ocean view of the Strait & Islands beyond! Beautifully updated 3 Bdr, 3 Bth, 1-level main living with extra living space downstairs on a private lovely landscaped .58 acres.

**NICOLE BURGESS
JACQUELINE BAKER**
nicole@nicoleburgess.com
250.384.8124



LOCATION! LOCATION! \$414,900
108-1145 Hilda St. | MLS # 423873
Sunny, Bright Cook St. Village Spacious Corner Patio Condo, 2 bed & 2 bath, South facing. Some pets welcome, no age restrictions, no rentals allowed. Walk to Everything!

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OAK FLOOR REFINISHED

SOUTH OAK BAY, NEWPORT AVENUE CONDO | \$311,500
One block to Beach Dr WATERFRONT, MARINA, Willows. TRANSIT at your door. Remodeled kitchen & bathroom, peaceful tree views from your bedroom and living room balcony. MOVE IN READY. MLS # 425818

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NEW PRICE

LOCATION! LOCATION! \$419,900
205-2695 Deville Rd. | MLS # 424043
BRIGHT EAST-WEST FACING 2 STORY TOWNHOME, 2 BR, 3 bath 1278 sq. ft. Quiet location only minutes from Shopping, Restaurants, Schools, Buses, Rec. Center and all Amenities. Quick Possession Possible!

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NEW LISTING

PRESTIGIOUS 10 MILE POINT CUSTOM HOME! | \$2,468,000
2952 Tudor Ave. Gorgeous Ocean & Mountain Views! Protected Cove & Beach across the street from your own Oasis! 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.

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REDUCED!

219 - 365 WATERFRONT CRES. \$699,000
Peaceful location, near all amenities, with the Galloping Goose Trail and more. Steel & concrete building, 2bd + Den, secure u/ground parking, large storage locker, bike and kayak storage.
MLS # 425968

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MILLARDHOMES.CA



HERITAGE HOME WITH MODERN COMFORTS \$1,050,000

As you enter this Award winning Heritage Home, you will be impressed with the 10' ceilings, crown moulding, large country Kitchen with Butler's Pantry and the many modern features, such as: gas cooktop, heat pump and so much more! 3 beds, 3 baths with a separate entrance is perfect for a home office - plus - a self-contained Nanny Suite.
MLS # 427036

INEZ LOUDEN FRI
Associate Broker
inezlouden@telus.net
250.812.7710



NEW PRICE

120-3225 ELDON PL. \$369,000
RARE 3 BEDROOM, Bright Spacious 2nd Floor Corner Condo. Convenient to 3 Shopping Malls, Pearkes Rec, Restaurants, easy access to UVic & Camosun. Family & Pet friendly building with some Rentals allowed. Move-in ready!

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NEW LISTING

408-951 TOPAZ AVE. | \$485,000
Largest unit in well designed bright, back corner top floor 2bd 2 bth. Secure building and parking. Well managed strata.
MLS # 427230

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SOLD

402 3800 QUADRA ST. \$354,000
WELCOME to UPTOWN RISE. 1,000 sf bright spacious 2 bd TOP FLOOR Updated: kitchen, appliances, lights, splashback. Wd floors, quartz tops. Great for 1st timers or investor. pets OK and all ages. Heat, HW inc.
MLS # 427721

COLIN MILLARD
250.889.5218
MILLARDHOMES.CA



104-3263 ALDER ST. \$384,900
Bright, large 2 bed, 2 bath, main floor, corner unit in Arrow Hill, a 16 unit complex near Mayfair + Uptown for shopping. Laminate flooring throughout the main living areas, with carpet in the bedrooms. Secure storage locker with room for bikes and assigned covered parking stall. MLS#427657

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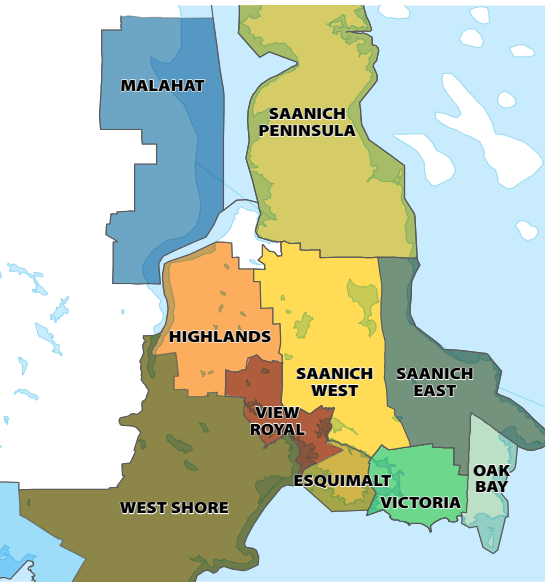
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- New MLS 427530 \$425,000**
- Rentals & 2 Pets Permitted!
 - Stunning corner 1 bedroom
 - Inset balcony
 - Wrap-around floor-to-ceiling windows on entire east & south walls
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 - Open floor plan
 - Gleaming hardwood floors
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 - In-suite laundry & storage
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 - Stroll to the ocean & along Dallas Road

Geoffrey McLean PREC*
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250-744-3301

Condos, Townhomes, Strata Titles, Duplexes



"BEECHWOOD VILLAGE" 55+ COMPLEX IN "SIDNEY-BY-THE-SEA"

- New MLS 427590 \$429,900**
- Spotless 2 bedroom, 1 bathroom, 1137 sq.ft. updated condo. No traffic noise in this suite, enjoy a morning coffee on the east-facing balcony overlooking the peaceful park-like setting & babbling fountain in the courtyard. Well managed, quiet & pet friendly (1 dog, 1 cat 30lbs) condo just 4 blocks to downtown Sidney.

Jodi Baker
RE/MAX Camosun
250-744-5551



- [1 BR, 1BA] DOWNTOWN CONDO WITH BREATHTAKING VIEWS**
- New MLS 426852 \$225,000**
- Being sold as-is, where-is. This 18th-floor JAMES BAY 1 bedroom unit provides a great opportunity for someone to come in and make it their own home. The functional floor plan features a large bedroom with double door closet, a 4-piece bathroom with a tub, and lots of counter space and storage, and a kitchen that flows nicely to the dining area. The 65 square foot deck has a SPECTACULAR, BREATHTAKING view of the ocean, mountains, and city. It is almost impossible to get these views for this price! You have a storage locker, parking stall and the amenities of this leasehold include pool, sauna, and workshop. Your monthly fee includes so much: property taxes, heat, hot water & building caretaker! You can walk to everything you need, as this location is close to downtown Victoria - restaurants, grocery stores, shopping, Beacon Hill Park, the ocean, and more.

Jaclyn McMillan
250-886-2129
Karen Love PREC*
250-727-5868
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FANTASTIC FAIRFIELD LOCATION!

- New MLS 427204 \$699,900**
- Updated 2 bedroom, 2 bathroom, 1181 sq.ft. townhome
 - Steps to Beacon Hill Park
 - 11' Ceilings in the Living Room
 - Cozy wood-burning fireplace
 - Southern exposed wall of windows
 - New stamped concrete patio
 - Oversize single garage
 - Huge crawlspace for extra storage
 - Don't forget your pets!
 - Located between Cook Street Village, Dallas Road & the Inner Harbor

Jeremy Semple
RE/MAX Camosun
250-744-5551

Saanich East



[5BR, 4BA] BRIGHT CUSTOM-BUILT HOME IN DESIRABLE BROADMEAD LOCATION

- New MLS 426570 \$1,489,900**
- You won't want to miss out on this remarkable home! Come inside to see this custom-built, completely updated Broadmead home set on a sunny, elevated 16,000 sq.ft. corner lot. Bright open layout in the living & dining rooms, kitchen, and family areas are perfect for entertaining friends & family. Venture up a short flight of stairs to find a private wing with 2 bedrooms and a spacious master bedroom with spa-like en-suite. The owner has spared no expense in updating the entire home with high-quality fixtures, flooring, and appliances. On the ground floor level, you'll find a spacious two-bedroom self-contained suite perfect for older or younger generations. Outside you'll find exquisite landscaping and thoughtful hardscape features, including two patios & a peaceful water garden. This lovely, private lot is groomed to perfection with a variety of deer-proof plantings, accent lighting, and automatic irrigation. Your next home is ready for summer living outdoors and better than buying new.

Robert Woodland
250-507-7771
Karen Love PREC*
250-727-5868
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www.KarenLove.com

Saanich Peninsula



- SEMI-CUSTOM!**
- New MLS 427384 \$875,000**
- 2015 "Arts & Crafts" style home offers 3 beds, 3 baths, one step entry, hickory wide-plank floors, 3 fireplaces, top-quality SS appliances, shaker style kitchen cabinets, gas heat with quality construction and high-end finishing throughout Super convenient location, short walk to Beacon Avenue, shopping, restaurants, parks, waterfront promenade, and Lochside Trail. You'll enjoy the "Lock and Go" lifestyle. Call today!

Angele Munro
250-744-9487
Pemberton Holmes

real estate victoria

Sooke



- PRESTIGIOUS STONERIDGE ESTATES**
- New MLS 427260 \$798,900**
- Builder's Previous Home
 - Mountain views & ocean glimpse
 - Stunning 5 bedroom, 4 bathroom, 3854 sq.ft.
 - Executive family home
 - Includes 2 bedroom, 1544 sq.ft. legal suite
 - Open concept main
 - Huge living room with exposed fir beams
 - Built-in fir entertainment centre
 - Soaring 17ft ceiling
 - Huge deck
 - SS Appliances including double oven
 - Opulent ensuite
 - Open loft-style office
 - Double Garage

Jeremy Semple
RE/MAX Camosun
250-744-5551

Gulf Islands



- PIECE OF PARADISE!**
- New MLS 427730 \$129,900**
- This slice of Saturna is conveniently located within walking distance to ferry landing, store, pub, library, community hall & rec centre. Partially groomed, partially natural 0.35-acre lot with a 28 ft. "Dutchman Classic" trailer in place to camp in.

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



- DELIGHTFUL SUNNY HOME!**
- New MLS 427142 \$489,000**
- This 3BR, 2BA house has been completely updated in the last 2 years. New kitchen w/stainless appliances, new roof and propane fireplace are among the upgrades, along with new flooring and interior and exterior paint.

Sandy Mundy
Dockside Realty Ltd.
1-866-629-3166



- SOLID PENDER ISLAND HOME UNDER 400K**
- New MLS 427196 \$389,000**
- Design and install your new kitchen, upgrade the bathroom and you will have a solid two bedroom home under 400K. Ideal for first time buyers / young families. Hardwood floors. Situated on .52 Acres.

Emil Chervatin
Dockside Realty Ltd.
1-866-629-3166

Up Island



- SEA STAR ESTATE OCEANFRONT WINERY**
- New MLS 427631 \$3,950,000**
- Established in 2011, this thriving island business has quickly become "...one of Canada's most respected up-and-coming wineries" Forbes.com-S. MacGregor, Aug 25, 2019. Sea Star is renowned for crisp, flavorful wines, plus a very popular tasting room & winery facility, surrounded by nature's beauty. Included are two Titles: 1.) 6621 Harbour Hill Rd, 1.86-acres of Commercial Zoning with an approx. 5248-sqft state-of-the-art Winery Building. 2.) 6643 Razor Point Rd, 27.3-Acres mixed Rural & ALR Zoning, with approx. 7-acres & 5000 established vines; a private, oceanfront "Vintner's Cabin" at water's edge; a large barn & other outbuilding. Sea Star is also offering for separate sale their 76.56-acre production facility on Saturna for 3.65M (MLS 427698).

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



- WESTCOAST WATERFRONT LIFESTYLE!**
- New MLS 840669 \$2,425,000**
- Stunning 4BR, 5BA, home custom built by award winning Crown Pacific Homes. Featuring: grand entrance, large open concept living with vaulted ceilings and dramatic floor to ceiling gas fireplace, Chef's kitchen, amazing outdoor entertaining area, fish cleaning room, theatre room, craft/office room, and an attached triple car garage. Featured on this 1/2-acre property is a 40ft dock. BONUS: separate 1500-sqft ultimate man cave complete with over-height door, vehicle hoist, mezzanine, wet bar, 2pc-BA, gas heater, and an attached 18x50 over-height carport with full RV hook ups.

Suzi Jack *PREC
250-656-5062
Dockside Realty Ltd.
1-866-629-3166



CITY, OCEAN & MOUNTAIN VIEWS

- New MLS 427245 \$599,900**
- Immediate possession possible!
 - The ASTORIA
 - Humboldt Valley downtown Victoria
 - Immaculate
 - New wide plank vinyl flooring & ss appliances
 - 14th floor 2 bed corner unit faces SE
 - Open concept
 - Oversized windows
 - 2nd BR has a queen Murphy bed
 - In-suite laundry
 - Black out blinds
 - Balcony for BBQs
 - Secure U/G parking
 - Both short & long term rentals
 - Pets welcome!

Jodi Baker
RE/MAX Camosun
250-744-5551



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