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114-1083 TILlicum ROAD

Welcome to Gorge Point, a gated waterfront condo building. 2bed 2bath ground floor. Open layout, gourmet kitchen. 1,004sqft.

\$445,000 — 857761



2442 TANNER ROAD

Fabulous Central Saanich Home on a large lot. Nicely updated, upper level completely renovated. In-law suite. 5bed, 4bath, 2,864sqft.

\$899,000 - 857592



7-9871 SECOND STREET

Superb waterfront location. Immaculate top floor 2 bed+den, 2 bath, 1,572 sq ft condo is sure to please the most discerning buyer.

\$899,000 — 852215



2190/2192 WEILER AVENUE

Investment opportunity! Own both sides of a duplex in Sidney! 8beds total, non-strata duplex, located on Sidney's west side.

\$899,900 — 857477



2-9926 RESTHAVEN DRIVE

Executive two-level Sidney town home. Quiet back corner of the complex, this unit shows like brand new. 3bed 3bath 1,852sqft.

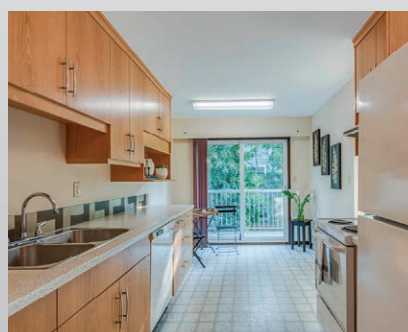
\$849,000 — 857023



2146 DEERBRUSH CRESCENT

The Chester model is not to be missed! Immaculate 3 bed, 2.5 bath, den/flex-room on the main. Shows like new, many added features, 2,026sqft.

\$929,500 — 856616



202-2286 HENRY AVENUE

Delightful and well-maintained 2 bedroom, 2 bath condo with private balcony in a quiet 55+ building. Convenient location. 1,188sqft.

\$319,000 — 855422



9717 SECOND STREET

Attention Builders! Ideal downtown Sidney location. Zoned RM6. Architectural Concept for 9-11 unit mixed use available on request!

\$1,375,000 — Call For Details!

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



Character Home on Generous Lot

3991 Century Rd

\$839,000

MLS 858021



Top Floor Suite in Midtown Park

507-935 Cloverdale Ave

\$549,000

MLS 857843



Upscale Townhome Community

4-3031 Jackson St

\$789,000

MLS 857661



Stunning Oak Bay Penthouse

403-1765 Oak Bay Ave

\$1,199,000

MLS 857360

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MLS © 857585

POLO PARK COURT \$339,900

POLO PARK CONDO. Superb ground floor suite with a six piece appliance package, custom blinds, nine foot ceilings, electric fireplace and more. This was the original SHOW SUITE. Vacant and ready for you to move in quickly if desired. Storage and underground parking. Fabulous location a very short stroll to Thrifty Foods, restaurants, and other services. Easy access to hospital and on a bus route. This is a true winner, and will not last.



MLS © 855199

GOLDSTREAM VILLAGE CONDO \$249,900

Rare opportunity to purchase this very well maintained 1 bed/1 bath corner unit condo. Just under 600 sq ft, direct ground floor entry on the quiet side of the building, in-suite laundry and plenty of light and windows! Outstanding location within walking distance to Goldstream Village, transit, and everything downtown Langford has to offer. Ideal investment or for a buyer looking for this central location. Originally built in 1910, this building was fully renovated in 2005. It's a busy market, don't wait on this one! Contact your agent for a private showing.



MLS © 839721

10 MILE POINT OCEAN VIEWS \$875,000

Spectacular townhouse with double garage. The views are incredible from this 3000 sq ft luxury home at 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. Stunning views of Telegraph Cove and the San Juan Islands!

Macdonald Realty Victoria 755 Humboldt St | 250.388.5882



for sale

BEAUTIFUL FAIRFIELD / GONZALES HOME! 425 Queen Ann Heights \$2,495,000



for sale

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



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a private viewing
for you!

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for sale

FANTASTIC FAIRFIELD LOCATION! 201-906 Southgate Street \$539,000



for sale

FABULOUS BROADMEAD RANCHER! Royal Wood Court \$950,000

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Waterfront on the Harbour!
\$949,900

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 BR, 2 Baths, Living room with Gas Fireplace, Separate Dining room, Lazlo Rossini Custom Kitchen, Insuite Laundry, Secure Parking and so much More! Small Pets and BBQ's welcome. Easy to view - Call today! ML 850859



Inner Harbour Ocean & Mountain View Suite!
\$969,900

Situated in Victoria's much sought after Songhees neighborhood, this executive suite in the ENCORE offers stunning panoramic views of the Strait of Juan De Fuca, Olympic Mountains, cruise ships at Ogden Point, the Sooke Hills, and Breathtaking Sunsets! Many Custom Improvements added by current owners and Featuring: 2 BR, 2 Bath, Inline Dining and Living Rooms, Splashy Ensuite Bathroom, Gourmet Kitchen, and much more! Amenities include: Heated Swimming Pool, Fitness Studio, Outdoor BBQ/Fire Pit, Owners Lounge, Concierge, off-leash Dog Park and underground secured parking. Sit back and watch the world sail past! ML 856543



Executive Character Estate!
\$3,298,000

A generous 15,000 sqft Estate in the heart of Oak Bay is an extraordinary haven for a 1934 Tudor Residence imbued with architectural charm. This 4,000 sqft 5 BR 4.5 Bath home features bespoke Mill Work, Granite Countertops, abundant Stainless Appliances, custom Stained Glass & iconic architecturally significant features grace the generous living spaces that flow into an endless Outdoor Sanctuary. Surrounded by lush mature landscaping featuring a large salt water Pool, Hot Tub, covered Outdoor Living & Kitchen, Al Fresco Dining, Firepit Lounge, Tea Garden, Sport Lawn, raised Vegetable Gardens & more, all meticulously maintained. ML 857603



5 Bedroom Family Home with Suite Potential!
\$899,900

First time on the market since 1995! Perfect Family Home in popular Cedar Hill and situated near Braefoot Elementary, Reynolds High School, UVIC, Shopping, Transportation, Golf, and much more! Featuring: Spacious Living Room with FP, separate Dining Room, large Kitchen with Breakfast Nook, Master BR with Walk-In Closet & 2pc Ensuite, plus 2 additional BRs on the main. Lower level offers 2 BRs, 4pc Bath, Rec Room, and Laundry Area. Offers easy suite potential! Situated in a quiet Cul-De-Sac with Large Garden Area & Fruit Trees. Large Deck with Double Car Garage underneath. Bring your redecorating ideas! ML 856034



Luxury Ocean View Suite!
\$899,900

Oceanview 2 BR, 2 Bath suite in the prestigious Bayview Residences! Featuring 9ft ceilings, gleaming Wood Floors, Gourmet Kitchen with Granite Countertops, Gas Fireplace, spacious Master Bedroom with Splashy Ensuite, in-suite Laundry & much more! Easy to view - Call Today! ML 843300



Inner Harbour Luxury Suite!
\$1,375,000

Luxurious 3 BR, 3 Bath Oceanview suite in the Bayview Residences! Featuring 9ft ceilings, Gourmet Kitchen with Granite Countertops, large Master Bedroom with Splashy Ensuite. Offering a wraparound Balcony situated perfectly for enjoying vibrant skies and the dynamic views of Victoria's Inner Harbour. Convenient location close to Fresh Food Markets, Boutique Shopping, Yoga Studios, 5-Star Dining, Beaches, Nature Trails & much more! ML 838148

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#405 - 330 Waterfront Crescent (Victoria)

Life is wonderful here!

- Surrounded by waterfront and walking/cycling trails
- Spacious, bright TOP FLOOR unit with waterview balcony
 - 2 bedrooms, 2 bathrooms, and 2 parking spaces!
- Welcoming, PET-FRIENDLY, secure 2004 building

MLS 854904

\$724,900



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COLWOOD CONDO \$729,000
106-3234 HOLGATE LANE MLS # 856423
Gorgeous condo in the upscale "Ocean Grove"
complex. 2 bed, 2 bath, den, Geothermal heating/
cooling, gourmet kitchen. Lovely private patio and
artificial turf lawn beyond. Just a short walk to
Esquimalt Lagoon and the ocean.
Close to schools, shopping,
rec center, transit.

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NEW LISTING

24 LURLINE AVE. | \$819,900

Get ready to be impressed! Beautifully
updated 4bed/3bath family home with a
detached 1-bed suite, near Uptown.
MLS # 857918

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483 CONSTANCE AVE. | \$769,000

4 BR 2 BA Updated 2 level family home near
Saxe Point Park on a 4280 sq. ft. lot. Low
maintenance private backyard.
MLS # 852441

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REDUCED

3 - 4079 DOUGLAS ST | \$689,900
*HOME FOR CHRISTMAS! Gorgeous Bright Spacious
Town-home Convenient to Everything. Features
Open Concept Living, Dining & Kitchen area SS Appl.,
Breakfast nook, Vaulted ceilings, Sky
lights, 3 generous bedrooms, balcony
off Master, 2 full baths, Bonus Great
room & double garage. MLS 856106

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GORGEOUS OCEAN VIEWS
**PRESTIGIOUS 10 MILE POINT
CUSTOM HOME! | \$2,468,000**

2952 Tudor Ave. Gorgeous Ocean & Mountain Views! Pro-
tected 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 feel-
ing & just 3 min. drive to Cadboro Bay Village.

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REDUCED

308-3277 QUADRA ST | \$239,900
INVEST IN THIS RENTABLE & FUNCTIONAL STUDIO
CONDO CLOSE TO EVERYTHING. Located on the
quiet side on the building overlooking trees from
the private balcony. Kitchen has pass
through area with sit up bar & new SS
Appl & Laundry. MLS 856114

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SOLD!

120-3225 ELDON PL. \$359,900
RARE 3 BEDROOM, Bright Spacious 2nd
Floor Corner Condo. Convenient to 3
Shopping Malls, Parkes Rec, Restaurants,
easy access to UVic & Camosun. Family
& Pet friendly building with some
Rentals allowed. Move-in ready!

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THE WHOLE FAMILY | \$950,000**

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ed 1 bedroom suites (1 rental & 1 nanny/in-law suite)
and all this is in a lovely neighbourhood
close to Costco/Home Depot/Thetis
Lake Park but still in a quiet residential
location. MLS # 856280

KAT RAINSBERRY
250.516.3380
katrainsberry.com



NEW LISTING

**734 JAMES PLACE, LADYSMITH
\$599,900 plus GST | MLS # 857652**

New Home under Construction, a great location
of executive, designer homes. Great
curb appeal, quality, impressive floor
plans, main level living for retirees, or
2 levels ideal for family lifestyles.

HELENA BOWEN
HelenaB@telus.net
250.210.0164



NEW RANCHER

**602 RUSSELL ROAD, LADYSMITH
\$659,900 plus GST | MLS # 838428**

Under construction, 1684 sq. ft., 3 beds, 2 baths,
great room styling, spacious open floor
plan. Large windows, 9 ft ceilings,
Transom windows in LR, High quality
upgrades. Great investment property.

HELENA BOWEN
HelenaB@telus.net
250.210.0164



**FANTASTIC FAMILY HOME
\$638,000**

956 Cavalcade Terrace
5BD/ 3BA. 2156 Sq ft.
MLS # 856317

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WELCOME TO YIOUBOU!

LOT 41 LUPIN LANE. \$124,900

Looking for a property to get away from the
hustle and bustle of the city? Check out this
lot in Yioubou -it may work quite well for you!
MLS # 857485

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call... Dorothy*

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102 - 365 WATERFRONT CRES. \$839,900

Looking to downsize? You'll be impressed with the space in this 2 bdsm,
2 bath and den home. This home has the feel of a townhome with
10 ft ceilings, modern open concept living area and a fabulous
garden terrace with 240 sq ft of space to entertain. Concrete and
steel building, allows pets and rentals, in a great location close
to galloping goose, shopping and
paddling on the Gorge waterway.
MLS # 855033

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2 Bed, 1 1/2 Bath condo, No rentals

MLS 855093

Sun, Oct 18, 12-2pm

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Sotheby's International Realty Canada



3242 Cedar Hill Rd.

\$849,000

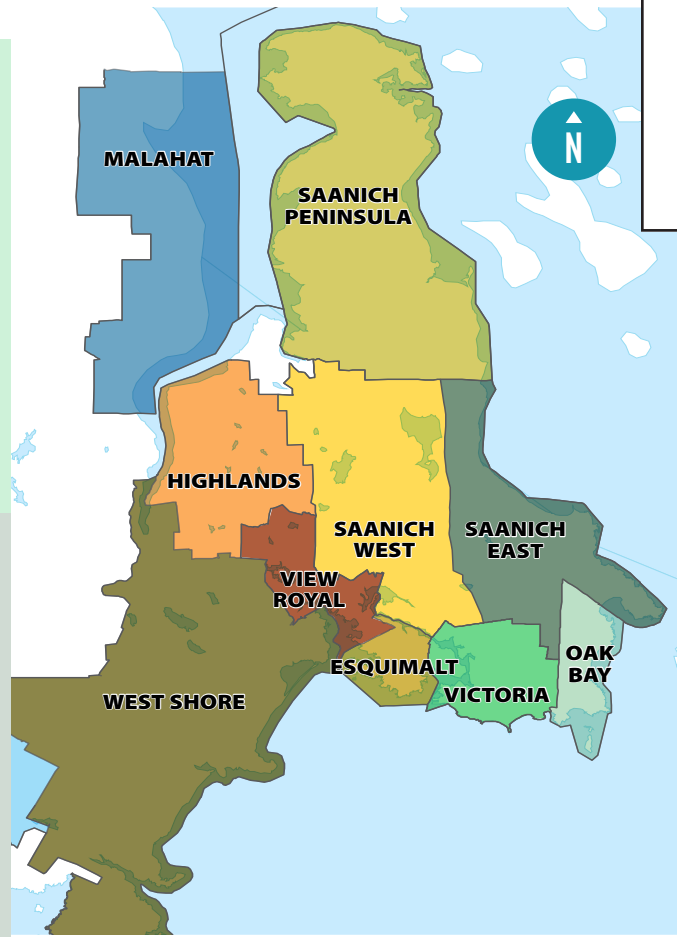
4 Bed, 1 Bath home on oversized lot

MLS 857199

Sat, Oct 17, 1-3pm

Sandy Berry, 250-818-8736

Sotheby's International Realty Canada



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GROUP PUBLISHER

Penny Sakamoto

psakamoto@blackpress.ca

ADVERTISING
COORDINATOR

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

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Saanich West



3 BEDS, 3 BATHS

New MLS 857456 \$545,000
Bright family end unit with great outdoor space and room for kids or pets to run.

Robyn Wildman
Sotheby's Realty
250-818-8522

Gulf Islands



OPPORTUNITY KNOCKS!

New MLS 857757 \$249,000
RARE ACREAGE in the desirable Tumbo Channel Road neighbourhood, minutes away from East Point Park Reserve. This 2.41-acre property provides lots of privacy, usable land, a drilled well, plus ocean glimpses. There is also a little camper trailer with sun deck.

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

Gulf Islands



SPECTACULAR OCEAN VISTAS!

New MLS 857423 \$749,900
2.66-acre, South facing, very private property. Perched at the top sits a lovely, open-plan 600-sqft, 1BR, 1BA cottage; some cosmetic renovations are underway. On the lower section of the property, sits a fantastic, open plan, 700-sqft, 1BA studio. Plus, a steel covered carport, detached workshop & pump house.

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

Gulf Islands



AWAITING YOUR FINISHING TOUCHES!

New MLS 856591 \$430,000
Striking 3BR, 2BA home, with extensive work completed over the past 3-years. Improvements include completely repaired foundation, new WETT certified fireplace, repaired roof, buried hydro & cable lines, completely repaired/re-roofed garage, and much more.

Jaime MacLean
Dockside Realty Ltd.
1-866-629-3166

Gulf Islands



EXCELLENT ENTRY LEVEL OPPORTUNITY!!

New MLS 857413 \$349,000
This solid 2+BR, 2BA home is truly a diamond in the rough. Large unfinished workshop. Private back yard w/mature fruit trees and a lovely forest view. Estate Sale: property is "As Where Is" excluding some furnishings and personal effects.

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



4 BEDS, 3 BATHS

New MLS 857391 \$1,499,999
Your 4 bed 3 bath mountaintop home sits amongst the arbutus.

Robyn Wildman
Sotheby's Realty
250-818-8522

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