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Expect the Exceptional



8526 BURGOYNE PLACE

Architecturally unique home. Beautiful private lot on a quiet Dean Park cul-de-sac. Kitchen updates and more! 3bed 3bath 3,236sqft.

\$1,099,000 — Coming Soon!



204-2415 AMHERST AVE

Sophisticated west coast contemporary corner suite. Hardwood floors. Modern kitchen, granite and stainless steel. 2bed 2bath 1,189sqft.

\$679,000 — 859803



303-9711 FIFTH STREET

Fantastic top floor, 2bed, 2bath west facing condo in the heart of Sidney. 1,253sqft of living space, gas fire, open layout, mountain views from balcony.

\$499,900 — 859021



305-1630 QUADRA STREET

One bedroom condo located in a central Victoria location. Easy walk to the shops. Great investment property steel and concrete, rentals allowed.

\$249,000 — 858671



10613 MCDONALD PARK ROAD

Stunning waterfront home. Recently updated. Walk-on usable beach with incredible mountain and island views. 5bed, 3bath, 3,612sqft.

\$2,199,000 — Coming Soon!



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



3-2320 OAKVILLE AVE

Fabulous investment opportunity! 2 units for the price of 1. Two 1 bedroom suites, or reconnect for a single 2bed 2bath town home. 1,462sqft.

\$574,900 — 8595182



11208 GULLHAVEN ROAD

Spectacular waterfront one acre estate. Gorgeous views from anywhere on this property. Large deep water serviced dock with foreshore license.

\$4,299,000 — 844576

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The Bevan in Sidney By The Sea!

301-2526 Bevan Ave

\$789,000

MLS 859850



Top Floor Suite in Midtown Park

507-935 Cloverdale Ave

\$539,000

MLS 857843

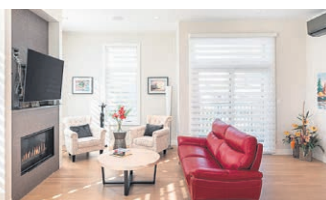


Upscale Townhome Community

1-3031 Jackson St

\$819,000

MLS 857505



Stunning Oak Bay Penthouse

403-1765 Oak Bay Ave

\$1,099,000

MLS 857360

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MLS © 857535

SOLD!

POLO PARK COURT
\$323,000

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

SOLD!

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

SOLD!

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 \$2,375,000



for sale

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



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for sale

FANTASTIC FAIRFIELD LOCATION!
 201-906 Southgate Street \$514,000



sold

FABULOUS BROADMEAD RANCHER!
 Royal Wood Court \$900,000

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New!

Cameron House Condominiums!
\$459,900

Beautiful & Spacious West-Facing, 2 Bed, 2 Full Bath suite in the much sought-after Cameron House Condominiums! Situated steps from Bus Transportation & near Shopping at Uptown, Quadra/McKenzie Thrifty Foods Mall, UVIC, Camosun, Galloping Goose Trail, & much more! This 19+ Condo boasts over 1,200 SqFt of Living Space w/ a 180 SqFt West-Facing Balcony, accessible from the Living Room, Kitchen, & Master Bedroom! Featuring: Master Bed w/ His & Hers Closets, Splashy Ensuite Bathroom, Living Room w/ Gas Fireplace, Formal Dining Room, Spacious Kitchen w/ Breakfast Nook, Brand New Stainless Appliances, & In-Suite Laundry! Easy to View - Call Today! ML 858628



COMING SOON!

Northridge Family Home with Additional Accommodation!
\$1,329,900

4BR 4 Bath Executive Family Home with In-Law Suite and an additional Rental Suite! Features 9ft Ceilings, Gleaming Maplewood Floors, Living Room with Fireplace, separate Formal Dining Room, Huge Gourmet Kitchen, Secondary Spice Kitchen, Spacious Master Bedroom with Splashy Ensuite, Jetted-Tub, Separate Shower, and Walk-In Closet. Includes Double Car Garage and additional Parking. Conveniently located by Northridge Elementary, McKenzie Elementary, Pacific Christian School, Glanford Middle School, Red Barn, Royal Oak Shopping, Country Grocer, Hiking Trails & much more! NEW ML



SOLD!

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



South Oak Bay!

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 6,000 SqFt, 5 BR, 4.5 Bath home features bespoke Mill Work, Granite Countertops, abundant Stainless Appliances, custom Stained Glass and iconic Architectural Features grace the living spaces that flow into an endless Outdoor Sanctuary. Surrounded by Lush and Mature Landscaping, 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



COMING SOON!

10 Suite Rockland Revenue!
\$3,288,888

Classic 10 Suite Rockland Revenue Property! Featuring: 1 x 2BR, 4 x 1BR, 5 x Bachelor Suites. First time on the market since 2003! This 2½-storey Tudor Revival Arts & Crafts style house was designed by architect Samuel Maclure with an admiration and influence from the work of Frank Lloyd Wright. Truly a unique opportunity to purchase a character investment property in one of Victoria's most sought after neighbourhoods!



SOLD!

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, and a 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. Conveniently located close to Fresh Food Markets, Boutique Shopping, Yoga Studios, 5-Star Dining, Beaches, Nature Trails & much more! ML 838148

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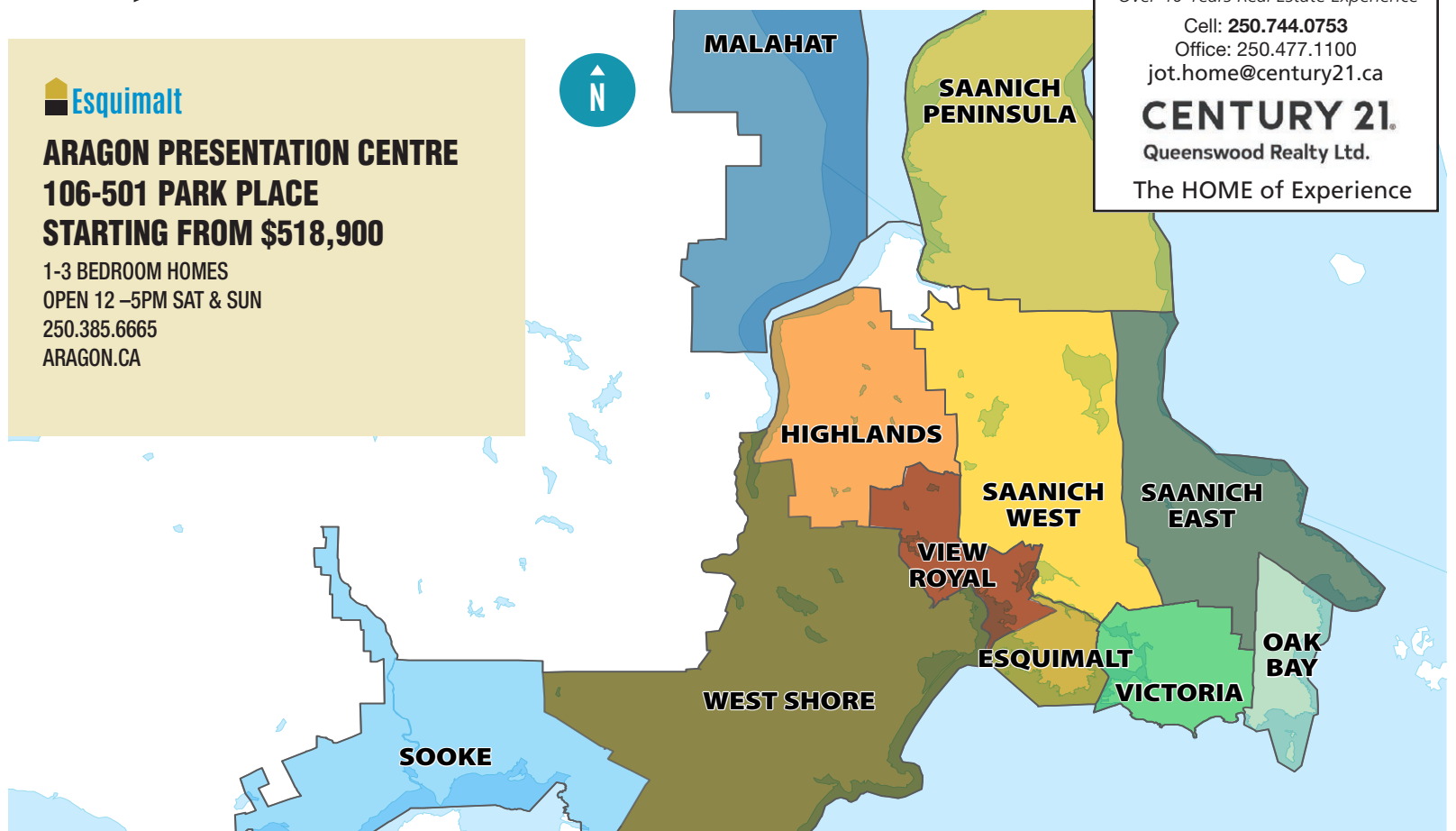
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We are excited to share that after months of anticipation, we are finally able to welcome you to Esquimalt Town Square! Visit us during open hours, or contact us today to book your appointment to view our new in-building Presentation Centre and five Designer Display Homes. Learn more about this master-planned community coming to the heart of Esquimalt. Homes are move-in ready.

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



REDUCED!

24 LURLINE AVE. | \$759,900

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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209-866 GOLDSTREAM AVE. \$424,900

Beautiful, bright & spacious Condo 2Bed/2Bath/ Den with a walk-out private rooftop patio. Like new, this unit is located in Langford Core. MLS # 858426

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NEW LISTING

12 - 1473 GARNET RD. | \$624,900

WELCOME TO ROSEBANK GARDENS! One level living in this desirable Tidy well run 55+ Complex. Features 2 Bedrooms, 2 Bathrooms, Open concept Living/Dining room warmed with a gas fireplace. Close to shopping, buses, library, rec centre, etc. MLS # 860169

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CORIEMEYER.COM
250.818.3216



GREAT VIEWS

502 - 2910 COOK ST. | \$515,000

Welcome to SPENCER CASTLE! This bright S/E, 5th floor, 2 bed & 2 full bath offers many amenities including Clubhouse, Sauna, Indoor Pool, Billiards room & Guest suites. Beautiful garden setting with views. MSL # 851317

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GORGEOUS OCEAN VIEWS

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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CORIEMEYER.COM
250.818.3216



SOLD!

3 - 4079 DOUGLAS ST. | \$674,900

"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

CORIE MEYER
CORIEMEYER.COM
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ACCEPTED OFFER

1542 WESTALL AVE. \$845,000

The green roofed 325sf workshop on the lane is a chance to look at conversion to Garden Suite. 1991 home with oak and cork floor is 1600sf single floor on crawl space gardeners paradise with stream and pond. MLS # 858195

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FRONT ELEVATION
734 James Place, Ladysmith

734 JAMES PLACE, LADYSMITH \$615,900 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.

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HelenaB@telus.net
250.210.0164



SIMILAR HOUSE TO BE BUILT

902 RUSSELL RD. LADYSMITH \$659,900 plus GST

Quality Built, Executive Styling, New Rancher, 1700 sq.ft, 3 beds, 2 baths. Great room styling, spacious open floor plan, transom windows, 9 ft ceilings, double French door walk - out to rear deck, some ocean views.

HELENA BOWEN
HelenaB@telus.net
250.210.0164



NEW LISTING

BEST BUY IN GORDON HEAD AREA \$739,000

1564 San Juan Ave. MLS 858060 4 bedrooms and 3 baths home. Living room with fireplace & laminate floor, large master bedroom with fireplace and ensuite bathroom & walk-in closet and oak kitchen with island. Close to UVic, schools and bus routes. Call to view today.

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UPDATED CHARMER

BEAUTIFULLY RESTORED HERITAGE HOME 2916 APRELL PLACE \$800,000 MLS 850568

3 BR 1 BA secluded character home in the Heart of Langford features hardwood floors, 10' ceilings, wood windows, solid doors. This charming home features a Bright Modern Kitchen, generous br's & radiant sun-room. Large flat yard Close to Shopping, Schools & Bus.

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LIVE- WORK- PLAY

209-1030 YATES ST. \$381,800

Secure, 1 Bedroom PLUS a Den in a & well designed Concrete & Steel Building with a Lovely Balcony. Plus a Fabulous Rooftop Patio to enjoy with guests or simply to relax & enjoy the Incredible Views. Experience the rhythm of urban life. MLS # 851932

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ACCEPTED OFFER

202-3800 QUADRA ST. \$334,500

Updated 1,000 sf bright and spacious 2 bedroom. Modern kitchen, stainless steel appliances, new light fixtures and blinds. Wood flooring, quartz countertops. Heat + HW, parking, storage, in-suite laundry included. Great building to live in or easy to rent, so invest! A steal at \$334,500!

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4 BR & 4 BATHS TOWNHOUSE \$619,900

9-478 Culduthel Rd. Uptown area corner unit. Master BR with an en-suite bathroom and a walk-in closet. Laminate floor in living area, new carpet in bedrooms, hallway & stairs, renovated kitchen and bathrooms. Basement bedroom with en-suite bathroom, large single garage & 2 extra parking. Close to everything.

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SIDNEY

The heart of the Saanich Peninsula, the seaside town of Sidney is home to the largest concentration of the region's shopping, dining and services.

Boasting a pedestrian-friendly downtown, the main street, Beacon Avenue, stretches from Highway 17 to the ocean, where you'll find the Sidney pier, marina and passenger ferry service to Sidney Spit, part of the Gulf Islands National Park Reserve. Start your day with a run or stroll along the 2.5-kilometre waterfront walkway, admiring the sculptures along the way.

Along Beacon and the adjacent side streets, discover an exciting array of specialty boutiques, art studios, attractions, shops and services, not to mention the community's celebrated Booktown – a collection of independent bookshops featuring everything from the latest bestsellers to rare historical treasures.

Food enthusiasts will savour the varied culinary options, from quick and casual to some of the most celebrated dining rooms in the Capital Region. Sunny days on the West Coast are perfect for the patio, and you'll find plenty to choose from in Sidney.

NORTH SAANICH

North Saanich is the Saanich Peninsula's northern-most municipality and the jumping-off point for most visits to southern Vancouver Island.

Surrounding the seaside town of Sidney and home to both the BC Ferries terminal at Swartz Bay and the Victoria International Airport, the idyllic rural community of North Saanich is approximately 25 minutes north of Victoria. Surrounded on three sides by 40 kilometres of ocean shoreline, it's no wonder that hiking, beach-combing and ocean adventures figure prominently here, in addition to agricultural explorations.

Nestled among some of the Island's oldest evergreens, the region was originally built as a summer retreat for some of Victoria's elite; today, the community is ideal for a leisurely bike ride, long walk or hike, passing long beaches, rolling farmlands and towering trees. Agritourism and winery/cidery/distillery tours are also popular pastimes.

CENTRAL SAANICH

The Saanich Peninsula region closest to downtown Victoria, Central Saanich is a pastoral community of farms, parks and pristine waterfront complemented by small collections of shops, services and residential neighbourhoods in the Brentwood Bay, Keating and Saanichton communities.

Home to many of the Peninsula's major attractions, favourite destinations among both residents and visitors include the Butchart Gardens, Victoria Butterfly Gardens and Heritage Acres, in addition to natural amenities like Island View Beach Regional Park overlooking Haro Strait and Gowlland Tod Provincial Park, along Tod Inlet.

BRENTWOOD BAY

Southwest of Sidney, discover Brentwood Bay; one of the Peninsula's most charming, off-the-beaten track destinations. Tucked into a small cove of the picturesque Tod Inlet, the waters are renowned among local anglers for prawning and salmon fishing and are a popular choice for boaters and paddlers.

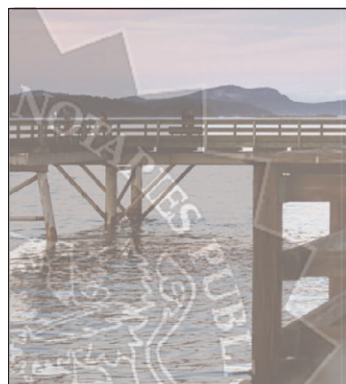
Visitors can begin their visit with a stroll past the marina along the meandering waterfront path. Steps away from the water is the shopping district, home to an eclectic selection of shops and services, including restaurants and gift shops.

At the foot of Verdier Avenue, find the award winning Brentwood Bay Resort and Spa, where you can rent kayaks and paddleboards. Or, don some scuba gear and take in some of the underwater wonders of the Inlet.

Eco-tours are also available, which take passengers through the waters of the Inlet to see eagles, otters, herons, jellyfish and more. A little farther south along Tod Inlet is the renowned Gowlland Tod Provincial Park, offering challenging hiking trails and scenic views.



Beautiful Brentwood Bay



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PENINSULA LIVING

SAANICHTON

Tucked between the rolling farmlands of Central Saanich and its residential centre, lies the Village of Saanichton; a gathering place for both locals and visitors for its shops, services and eateries.

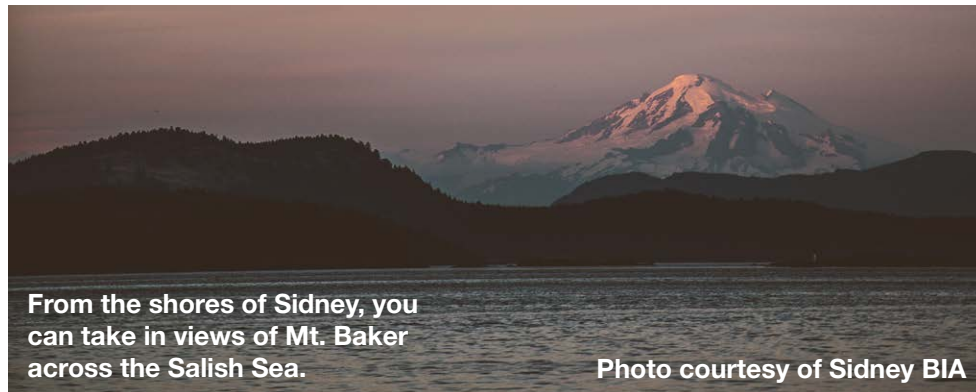
Focused near the corner of Mt. Newton X Road and Wallace Drive, Saanichton is a good jumping-off point for self-guided agri-tours, visits to the Butchart and Victoria Butterfly Gardens, and day hikes. The Saanich Peninsula Hospital is also located in Saanichton.

KEATING

Just off Highway 17, along Keating X Road, the Keating commercial area serves residents of the south Central Saanich area.

In addition to retailers providing everything from groceries to livestock feed and garden supplies, the Keating community also allows easy access to some of the southern Peninsula's most picturesque farms and markets along Oldfield and Old West Saanich roads.

From berries and apples, to root vegetables and tomatoes, the Peninsula has it all, especially during the warmer months. Don't forget to bring cash for the rural farm stands!



From the shores of Sidney, you can take in views of Mt. Baker across the Salish Sea.

Photo courtesy of Sidney BIA

Oct. 27th to Dec. 6th

World Partnership Walk



AGA KHAN FOUNDATION CANADA

- The WPW is a volunteer-driven initiative of Aga Khan Foundation Canada that tackles the root causes of global poverty.
- AKFC is mounting a coordinated response to COVID-19, providing urgent humanitarian assistance, while also working to address the long-term consequences of the pandemic.

VIRTUAL VOYAGE

- This year, the campaign will take Canadians on a Virtual Voyage with weekly stops in Asia and Africa to learn about AKFC's development programs and its response to the pandemic.

Take steps to make a difference...

- Start a workplace team
- Become a corporate donor
- Join us on Oct. 27th to Dec. 6th and take part in the virtual voyage.

Visit: Worldpartnershipwalk.com

STEP FORWARD
END GLOBAL POVERTY



Register for the Virtual Voyage and show the power of our collective action to help the most vulnerable!

Condos, Townhomes, Strata Titles, Duplexes



CHRISTMAS HILL TOWNHOUSE! SPECTACULAR MOUNTAINS, CITY & VALLEY VIEWS!

- New MLS 859096 \$949,900
- Renovated
 - 3 bed + den, 3 bath, 2477sf
 - Very well maintained & managed complex
 - New gleaming oak floors
 - Superb finishing
 - Cozy fireplace
 - Spacious eat-in kitchen
 - New granite countertops throughout
 - 5-piece ensuite
 - Lower has family room with walk-out patio
 - Crawlspace & double garage too
 - Gated complex

Jeremy Semple
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HERITAGE DISTRICT STUDIO
New MLS 859325 \$385,500
Furnished, Bright Downtown Studio. Short, long term rentals allowed.

Robyn Wildman
Sotheby's Realty
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HEART OF TUSCANY VILLAGE
New MLS 856549 \$565,000
Top Floor 2 Bedroom Condo. Open Concept Floor Plan. Pets & Rentals Allowed.

Tammy Marcoux
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West Shore



BEAUTIFUL HOME - WESTRIDGE COMMUNITY
New MLS 860000 \$785,000
Open Concept Floor Plan. 3 Beds/3 Baths. Privacy & Views.

Tammy Marcoux
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Condos, Townhomes, Strata Titles, Duplexes



[1 BR, 1 BA] HEAT & HOT WATER INCLUDED IN LUXURIOUS CONDO WITH VIEWS

New MLS 860013 \$529,000
Welcome to the Promontory! These original owners worked with the developer to make custom changes & upgrades to this one bedroom, one-bathroom luxury condo. Upon entry, you will see the well thought out coat closet & laundry room with handy built-ins. The hallway flows into a stunning kitchen with added cupboards & a chic backsplash, Miele appliances, built-in wine rack, a waterfall style island with quartz countertop, upgraded doors & drawer handles. Custom high-end lighting with wireless remote-controlled dimmer switches throughout. The floor-to-ceiling windows let the natural light pour in, but if you prefer to sleep in, there are blackout blinds too! The bedroom wall was thoughtfully removed to make for a huge living space when needed, but also have installed a high-end Murphy bed with modern pull out nightstands, drawers & cabinets. From the balcony, you will experience breathtaking views such as fireworks, ocean, mountain, city views, & more. All this plus parking stall, storage locker, air conditioning, gym, bonus room, bike storage & concierge!

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FANTASTIC FERNWOOD LOCATION!

New MLS 859018 \$527,000
- "The Aragon"
- Updated 2 bedroom, 2 bathroom, 1247 sq.ft.
- East-facing corner condo located on quiet side
- Very well maintained complex
- Desirable upper Pandora area
- Woodburning fireplace
- New kitchen with stainless steel appliances
- New main 2-piece bathroom
- New 4-piece ensuite
- Enclosed sunroom
- In-suite laundry
- UG secured parking
- 2 Pets welcome
- Age restriction is 18 plus

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[2 BR 2 BA] DOWNTOWN CONDO WITH STUNNING CITY VIEWS

New MLS 859316 \$669,900
This 2-bedroom, 2-bathroom CORNER unit in the ARIA will take your breath away. Upon entering, feel the bright airy spacious open concept kitchen, dining & living room with large floor to ceiling windows, high ceilings & wonderful outlook! The kitchen has granite, stainless steel appliances, including a gas stove, shaker style rich wood cabinets & bar seating. Gorgeous wood floors flow from the kitchen to the rest of the living space, which also has a cozy gas fireplace & access to the balcony. The luxurious master bedroom features floor to ceiling windows that surround the room suited for big furniture. The spa-inspired ensuite is bright, has a large vanity, shower & tub. The 2nd bedroom & bathroom are quite nice too. The ARIA in Humboldt valley is sought after as it has a concierge, caretaker, gym, sauna, huge common lounge and workshop! PLUS, tons of storage, parking, and is rentable & pet friendly! In the HEART of downtown & so close to ocean parks with an amazing walk score!

Karen Love PREC*
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& Jaclyn McMillan
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Gulf Islands



FANTASTIC FAMILY HOME WITH INCOME POTENTIAL!

New MLS 859755 \$469,000
Located across the road from Buck Lake, this West facing, 4BR, 3BA home sits on a sunny, elevated, easy-care property. Functional floor plan features bedrooms & additional living spaces on both levels. The lower, walk-out level could be converted to provide separate accommodation.

Sam Boyte
Dockside Realty Ltd.
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