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(Please note, This photograph was taken in January 2020 prior to the physical distancing regulations.)

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MLS © 862348

ABSOLUTELY CHARMING 3 ACRE HOBBY FARM \$1,195,000

Cleared areas for pasture and paddocks. Barn, sheds and other outbuildings ready for your cows, goats, sheep and other farm animals. Partially treed and 100% useable, with high exposure for a roadside stand. The house needs cosmetic updating and improvements but has "good bones". Building inspection, survey certificate and other info available. These don't come up often! Great opportunity at a very affordable price.



MLS © 862349

CUSTOM BUILT DREAM HOME \$1,950,000

Outstanding Executive 6 bdrm, 4000+ sq ft. custom built dream residence! Situated on a quiet byway, this residence boasts beautifully landscaped gardens and offers the possibility of adding a garden/carriage suite with its own separate driveway(underground power already in place)! Exquisite millwork, hardwood floors and tile throughout along with classy use of natural stone. Generous sized bedrooms, grand foyer entry, gourmet dream kitchen ideal for entertaining or large families, separate private master suite with ocean views. Full basement with media entertainment room, separate entrance, storage and more. Double garage, in-floor radiant heat throughout, enough parking for an RV and all the toys. Everything has been maintained to a very high standard. The home exudes class and luxury! One of Victoria's best, in the Cordova Bay area close to schools, shopping and bus routes! Ask about the carriage house option, and don't delay! This ones a "keeper"



MLS © 862794

OUTSTANDING HIGH QUADRA FAMILY HOME \$899,900

Fresh to the market is this wonderful 3 bdrm, 3 bath residence with additional accommodation. Resting on a semi private landscaped garden in one of Saanich's most sought after locations for families. Close to schools, parks, bus routes, shopping and more. This home is in superb condition and has been well maintained during the current ownership. With 2,400 square feet, we invite you to discover 4299 Panorama Place for yourself today.

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Elegant Sub-Penthouse! \$1,175,000

Spectacular Sub-Penthouse in the much sought-after Sovereign Condominiums! Situated on the SE corner of the 10th floor and boasting sweeping views that stretch from the Empress Hotel all the way to Victoria's Inner Harbour, Parliament Buildings, the Olympic Mountains, and beyond! The open concept floorplan features; 9ft Ceilings throughout, elegant Living Room with Gas FP, Gourmet Kitchen with Natural Granite Island, top-of-line Stainless Steel Appliances, and much more! Located in the heart of Downtown Victoria and just steps from the Inner Harbour, Shopping, Restaurants, Theatres, Transportation, and much more! ML 867043



10-Suite Heritage Revenue! \$2,999,900

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! ML 860278



12-Suite Character Revenue! \$3,750,000

Rare opportunity to purchase a Beautiful and Lovingly maintained Character Revenue property in the much sought-after Rockland neighbourhood! Featuring: 12 suites - 5 x Bachelor, 5 x 1BR, and 2 x 2BR suites plus a Double-Garage rented out for additional revenue. There is never a vacancy and offering a Cap Rate of 3.4%. The architectural design is Foursquare with Classical Revival elements such as a Central Entry with leaded glass in the Door, Sidelights, and Transom, Tripartite Windows, Doric Columns, and Balusters in the shape of Classical Columns. Situated on a 0.34 Acre property on a quiet cul-de-sac. First time on the market since 2004! Don't miss this rare investment opportunity! ML 863963



Updated Character Suite! \$409,900

Gorgeous Top Floor, Ocean, Mountain & Marina view, 1BR suite situated in the most desirable Island View Apartments Co-Op! Conveniently located in South Oak Bay across the street from the Oak Bay Marina and only steps to Windsor Park, the Oak Bay Village, Oak Bay Beach Hotel & the Victoria Golf Club! This updated character suite is beautifully designed in the Art Deco tradition and features: Gleaming Oak Floors, updated Kitchen, updated 4-piece Bathroom, spacious Bedroom with a large closet, Living Room with Electric Fireplace & much more! This is a no smoking, no pet, no rental, adult-oriented building offering a very enjoyable & quiet lifestyle. Easy to View - Call Today! New ML



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BEAUTIFULLY APPOINTED, this exceptional and unique
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some rentals; underground secured and visitor parking;
in-suite laundry; and separate storage and bike
and scooter storage. **Proudly offered at \$915,000.**

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Gorgeous condo in the upscale "Ocean Grove"
complex. 2 bed, 2 bath, den, Geothermal heating/
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Artisan Villagel. Upper unit of a 4 plex,
1070 sq.ft. 2 Bed 2 Bath. Located in
cul-de-sac. Heart of Chemainus,
easy walk to town. 40+.
MLS # 861475

HELENA BOWEN
HelenaB@telus.net
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104 - 9880 NAPIER PL. CHEMAINUS
\$375,000 plus GST
Artisan Villagel. Ground level unit of a 4 plex,
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easy walk to town. 40+.
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of room both indoors and out. Bright
and spacious floor plan. Updated kitchen
with outdoor space overlooking
the Garry Oak meadow.
Double car garage and plenty
of storage space. MLS 866553

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Gulf Islands

**SURROUNDED BY NATURE!**
New MLS 866673 \$140,000

Attractive, 0.78-acre, South facing building lot located at end of long easement road. Sunny, elevated & across the road from Magic Lake. With some tree clearing, there could be lake views from several vantage points.

Sam Boyte
Dockside Realty Ltd.
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Gulf Islands

**QUINTESSENTIAL GULF ISLAND HOME!**
New MLS 866928 \$460,000

This lovely 1BR home backs on to parkland and is set back from the street. Deck, efficient heat pump, cozy wood stove, and spacious tub facing a moss wall dripping with liquorice ferns. The large loft has room for a dream studio, family area or spacious bedroom.

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

**SOUTH FACING OCEAN-FRONT BUILDING LOT!**
New MLS 866062 \$209,900

Accessible by private boat only, this high bank property has spectacular views across Ganges Harbour towards Saltspring, Sidney & beyond. Secret Island has a community dock, water system, park, & walking path the length of the island. Exploring this "Secret" opportunity won't leave you disappointed!

Sam Boyte
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**FEEL THE MAGIC!!**
New MLS 867064 \$399,000

Rare opportunity to acquire a premium lakefront building lot on pristine Magic Lake, Pender Island. Nearly 1/2 an acre of sunny, cleared, gently sloping property leads to the Lake's edge and approximately 60+ feet of frontage where you can swim or launch your non-motorized watercraft.

Colin Denton
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**PERFECT GULF ISLAND, OCEANFRONT ESCAPE!**
New MLS 866229 \$1,450,000

Over two gently rolling acres of private, unspoiled, walk-on oceanfront. The cottage is an ideal place to enjoy the west coast, with views of the surrounding Gulf Islands and Mount Baker. It is bright, open, clean, with an easy living, one level layout. Lovingly maintained and designed for minimal maintenance.

Gavin Lonergan
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**FANTASTIC OPPORTUNITY!**
New MLS 866723 \$299,000

3BR, 2BA, 1,500+sqft. home, with a single car garage, and a nice greenhouse. Beautiful field stone fireplace, an airtight wood-stove, galley kitchen, large master bedroom, and four large decks. All furnishings except personal effects are included. Estate sale; all offers subject to probate court approval.

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Oak Bay Living

West Coast lifestyle at its finest



Discover Oak Bay

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, even during COVID-19. Discover the ArtsAlive sculpture walk, and many art galleries of Oak Bay Avenue that are constantly featuring new pieces and exhibitions.

Renowned dining options remain, with a new pizzeria, Faro, at the Oak Bay Beach Hotel, and popular patios in Estevan Village and Oak Bay Village. Don't forget the 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.

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- Viewings start this Saturday, March 6th, so contact your realtor to book a viewing!

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