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### 2130 CURTEIS ROAD

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\$1,099,000 — 873906



### 9860 SEVENTH STREET

Stunning luxury renovation sure to impress. A must see! Just steps from Sidney Elementary & shopping. 3 beds, 3 baths, 1,678 sqft

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### 731 BRADLEY DYNE ROAD

Desirable Ardmore. Pristine, pride of ownership inside and out. Heated workshop, in-law accommodation and more! 4bd, 4bth, 2,489sqft.

\$1,299,000 — 870727



### 11127 TANAGER ROAD

Something for everyone! Dream 1,091sqft shop/garage. Sunny flat lot. Built for gatherings, beautiful outdoor area. 3bd, 3bth, 2,655sqft.

\$1,499,000 — 873979



### 9943 SWIFTSURE PLACE

Easy walking distance to schools, parks, library and other amenities. Open and bright layout, master on main. 3 bd, 2bath, 1,688sqft

\$899,000 — 872730



### 2018 SUNFIELD CRESCENT

Summertime village double-wide. Well-maintained. Secluded brick patio, bright kitchen and bathrooms 2bd, 2bth, 986sqft.

\$519,000 — 872844



### 9486 GLENELG AVENUE

Tastefully updated family home in desirable Ardmore. Main level living, Legal one bedroom suite. 5bd 34bth, 2,758sqft.

\$1,499,000 — Coming Soon!



### 1840 CAMAS DRIVE

Secluded Cape Cod style home in Green Park Estates. Numerous updates, kitchen and baths. Sure to impress! 3 bd 3 bth 2,492 sqft.

\$1,349,000 - 872932

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[www.PaulaWensley.com](http://www.PaulaWensley.com)  
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### GORDON HEAD FAMILY HOME

**\$899,000**

Fabulous offering on Kenmore at Thornhill. 5 bdrms, 3 baths, large 8750 sq ft garden meticulously maintained with mini orchard, grapes, fruit trees, and garden area. This is a winner! Offers the successful buyer an opportunity to create their own masterpiece on a clean canvas.

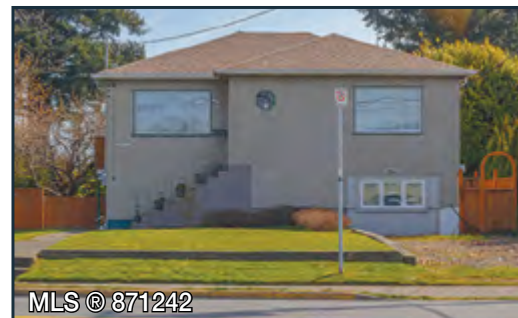


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### DOWNTOWN NANAIMO 6 SUITE APT BLOCK OCEAN VIEWS

**\$1,350,000**

Superb investment opportunity for this purpose-built apartment block. 4 two bdrm suites and 2 one-bedroom suites. Common laundry, parking and individually metered. Full package available to qualified buyers only. This is a rare chance to finally own that revenue property at an affordable price. Overlooking downtown Nanaimo with gorgeous views of the waterfront and beyond.



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### LANSDOWNE/RICHMOND RD

**\$850,000**

SUPERB opportunity for this well maintained and fully renovated residence. Currently operating as 2 sep suites, and exquisitely done! All the major work has been done here, and located just down the street from a wonderful park.

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"TO BE SOLD IN CONJUNCTION WITH EACHOTHER! Two Character Homes, both zoned R1-B in the popular North Jubilee/Oaklands neighbourhood of Victoria! Both properties are situated on level, easy to build on, 50x150 lots, which offer numerous possibilities for redevelopment! Both houses offer excellent rental accommodation for a developer while rezoning. Only steps away from Jubilee Hospital, St. Patricks Elementary School, Oak Bay High School, Oak Bay Recreation Centre, Shopping, Parks, & much more! Act quickly - Won't last long!" ML 867561, ML 867594



**SOLD!**



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### 12-Suite Character Revenue!

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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



**NEW LISTING!**

### Inner Harbour Ocean & Mountain View Suite!

**\$1,049,900**

Sit back and watch the World Sail Past! This gorgeous SW facing suite on the Inner Harbour offers Ocean and Olympic Mountain views! Featuring 1,440 SqFt. livable plus a 100 SqFt. Balcony, 2 spacious Beds + Den/3rd Bed, and 2 Full Baths including a splashy 5-piece Ensuite! Recent updates include: Engineered Wood Floors, New High-Efficiency Gas Fireplace in Living Room, and Brand New Appliances in the spacious Kitchen! The suite also features a cozy Breakfast Nook, separate Formal Dining Room, Den with feature Glass Block accent, and much more! Situated in the much sought-after Mariner's Landing, which offers secure underground parking, storage locker, library and a workshop. Ideally located only steps from Boom+Batten Restaurant and the International Marina or enjoy a leisurely stroll along the West-Song Walkway to all that Downtown Victoria has to offer. Easy to View - Call Today! ML 873830



**NEW LISTING!**

### Beautifully Updated Townhome in Lakeside Place!

**\$519,900**

Beautifully updated 3 Bedroom, 1.5 Bathroom Townhome in the much desirable Lakeside Place - only steps from Langford Lake! The main floor features an updated Gourmet Kitchen with Stainless Appliances, 2-Piece Guest Bath, Living Room with cozy Wood-Burning Fireplace, & Dining Area with access to the sunny and fully fenced Private Yard with Patio! The upper floor offers a large Master Bedroom, an updated 4-piece Main Bathroom, plus 2 more spacious Bedrooms! Excellent Carport with room for 2 vehicles parked in tandem and with access to additional Storage Locker! This complex is pet-friendly and conveniently located minutes to Schools, Shopping, Transportation, Highway Access & Recreation! Don't miss this opportunity - Call Today! ML 873618



**VIC WEST!**

### Character Revenue!

**\$1,199,900**

Investor/Renovator Alert! Gorgeous 1908 R1-B zoned Character Revenue Home located in popular and convenient Vic West! Currently being used as an Unauthorized Triplex with tremendous development potential in the over 2,000 SqFt, undeveloped 7 ft Basement! Plenty of privacy and loads of off-street parking at the rear with easy laneway access! Newer 200 Amp Electrical Service with additional 60 Amp sub-panel, Hot water on demand installed in 2013. Original solid Hardwood Flooring in main floor Living Areas. NOTE: City of Victoria work orders are on "hold status" and must be completed and satisfied by the purchaser. 24-48 Hour notice required for showings - Call listing agent for more details. ML 872580

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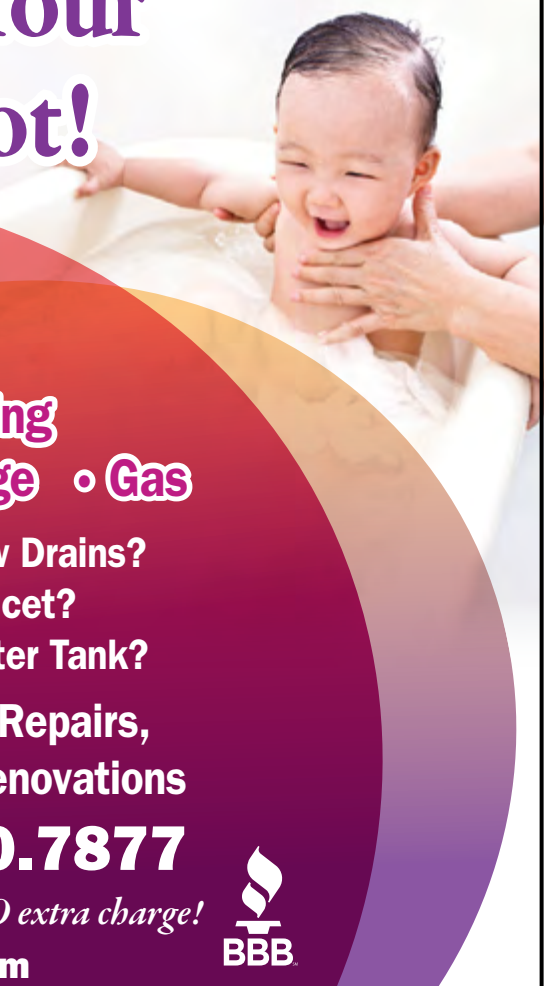
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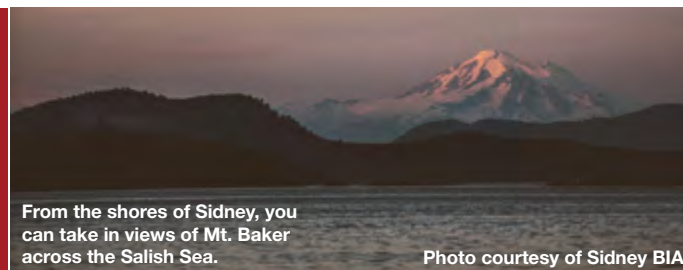
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# Peninsula Living

*Enjoy the great things that come with living on the Peninsula*



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

Photo courtesy of Sidney BIA

**Next edition May 13**

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**rev@revweely.com**

## 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.

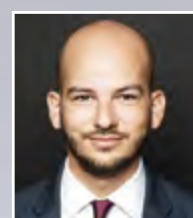
Eco-tours are also available, which take passengers through the waters of the Inlet to see eagles, otters, herons, jellyfish and more. A little farther south along Tod Inlet is the renowned Gowlland Tod Provincial Park, offering challenging hiking trails and scenic views.



Beautiful  
Brentwood Bay



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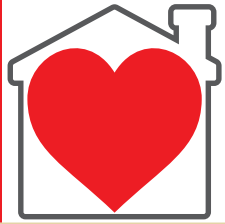


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**304-755 HILLSIDE AVE. \$358,900**

2Bed/1Bath/980 sq.ft updated condo within Hillcrest Center. Spacious and Bright. Ideal for young families or investors. No rental/Age restrictions. MLS # 870888

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**VIEW ROYAL TOWNHOME \$429,900 19-278 ISLAND HWY**

Unique townhome nestled within a private oasis yet close to everything you could need. Surrounded by lush gardens and courtyard is where you will find this lovely unit. Offering in-line living and dining rooms, galley kitchen, 1 large primary bedroom with balcony, updated bath walk-in shower, den, storage and a garage. MLS # 869856

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**NEW LISTING**

**GORDON HEAD EXECUTIVE HOME \$1,499,900**

Custom built home 5 BR and 4 Bath. Tiled entrance with double doors and glass block side windows, two skylights and a spiral staircase with glass railings. Hardwood floor in living area and a new carpet in the bedrooms. Master bedroom with 5 pce en-suite and a walk in closet. Sunken living room with gas fireplace. Large kitchen and a family room with a gas fireplace. Sunken rec room with wet bar and a gas fireplace. 2 BR extra accommodation and covered sundeck on the back. Double garage with a workshop. 6' high crawl space over 2000 sqft storage area. Intercom, sprinkler system and list goes on and on... Some water view and glimpse of Mt. Baker from the front sundeck. Close to University, bus route and a quiet cul-de-sac. Call to view today!!

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**2875 JOSEPHINE, CHEMAINUS  
\$460,000** MLS # 871920

A great NEAT package deal for first time Buyers, Seniors, 3 bed, 1 bath Rancher with Carport, 1100sq.ft, on Level Lot 7250sq.ft, a Garage/ Workshop + Bonus Room. Close to town, golf course, Trails. Privacy, and a cozy lifestyle with space. Lots of updates.

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## Condos, Townhomes, Strata Titles, Duplexes



**WONDERFUL FAMILY HOME!**  
New MLS 871756 \$1,150,000  
Centrally located between downtown and Sidney on a large sunny lot. This home offers a spacious floor plan with 3 bedrooms and 3 bathrooms, a garage, family room and more. The lovely large and flat, south facing backyard is perfect for kids and pets!

**Jodi Baker**  
250-744-5551  
RE/MAX Camosun  
250-744-3301



**AMAZING OCEAN VIEWS FROM EVERY ROOM!**  
New MLS 873527 \$575,000  
Bright southeast facing corner unit! 2 bedroom, 2 bathroom condo. Spacious floor plan - living room with gas fireplace, bright kitchen, dining area, large master bedroom with a walk-in closet & ensuite, laundry/storage room and a balcony. Secure underground parking.

**Jodi Baker**  
250-744-5551  
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**FIRST TIME ON THE MARKET! CUSTOM BUILT HOME ON 2 ACRES!**  
New MLS 873000 \$1,395,000  
This beautiful, custom built, 3 bed, 1 den, and 2 1/2 bath home is situated on 2 acres of land in the Prospect Lake area, located only 20 minutes from Victoria. The property has a barn with 3 stalls, a large separate workshop, loads of parking, an area for a riding ring.

**Taylor Ellington**  
250-744-5551  
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250-744-3301

## Condos, Townhomes, Strata Titles, Duplexes



**LUXURY TOWNHOME AT STONECLIFFE**  
New MLS 873529 \$839,000  
Beautiful 4 bed, 4 bath townhome with luxury finishes. Stainless steel appliances, granite countertops, wood floors, high-end cabinetry, wood blinds, a double garage, geothermal heating & cooling, and more. Located close to Thetis Lake Park. This is a must see!

**Geoffrey McLean PREC\***  
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**GORGEOUS UPDATED HOME IN GORDON HEAD**  
New MLS 872477 \$1,199,900  
Great Location in the heart of Gordon Head! So many updates this home feels just like new. This lovely 1973, updated, 5-bedroom, 3 bath home is situated on a quiet 10,500 square foot, beautifully landscaped, panhandle lot. Features include 3 bedrooms & 2 baths on the main floor with 2 bedrooms down, which would make an ideal in-law suite. Many improvements, including new windows & coverings, new doors & lighting in 2007. New laminate flooring up and some in the lower. Newer furnace & hot water tank. The kitchen completely remodeled 3 years ago, and the roof is only 5 years old.

**Robert Woodland**  
250-507-7771  
& **Karen Love PREC\***  
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## Saanich East



**GORDON HEAD**  
New MLS 873820 \$1,249,000  
Mid Century Modern 4 beds plus 2 bed unauthorized suite.

**Robyn Wildman**  
Sotheby's Realty  
250-818-8522



**CHARMING, SOUTH FACING, ONE-LEVEL HOME IN THE HEART OF GORDON HEAD!**  
New MLS 871755 \$850,000  
You cannot beat this location, close to many amenities, schools, coffee shops, and parks. The open-concept floorplan offers 2 bedrooms, 2 bathrooms, a fireplace in the living room, a huge family room, dining room and more.

**Darren Neuhaus**  
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## Saanich Peninsula



**GORGEOUS HOME ON A HALF ACRE LOT IN DEEP COVE!**  
New MLS 873528 \$1,295,000  
Gorgeous custom built 3 bed, 3 bath home. Built in 2015, this home features high ceilings, skylights, high-end finishes, an abundance of windows, designer colors, a fireplace in the living room, and a large deck surrounded by beautiful landscaping and raised garden beds.

**Geoffrey McLean PREC\***  
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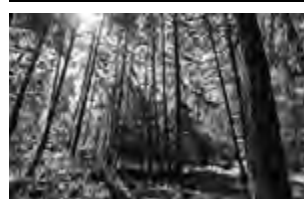
## West Shore



**BEAUTIFUL 2015 BUILT HOME IN PARKSIDE AT ROYAL BAY**  
New MLS 873178 \$998,000  
Located in a prestigious neighborhood, this home has beautiful finishes with a bright contemporary design. The floorplan offers 5 bedrooms, 4 bathrooms & gorgeous Olympic Mtn & ocean views, a double garage, and a legal suite with a roughed in area for a kitchen.

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

## Gulf Islands



**NEW RAW LAND LISTING ON PENDER ISLAND**  
New MLS 872679 \$160,000  
This 0.42-acre property backs onto a very nice greenbelt with an access trail nearby. Breaking ground will be a breeze as the lot is quite flat and only drops off into the park at the very back. Lots of potential for sun with the southern exposure.

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



**ISLAND BEAUTY!**  
New MLS 872908 \$799,000  
Impressive 4BR, 3BA, home sits prominently at the end of a quiet street. Separate deluxe studio space, double bay over height garage, and single carport. Property enjoys sunny southern exposures and a very private yard featuring extensive stone terraces. Semi-finished lower level offers excellent potential for in-law accommodations, B & B opportunity and more.

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

## Gulf Islands



**LEGACY OCEANFRONT PROPERTY!**  
New MLS 873360 \$1,450,000  
This premium location is much sought after and rarely available. Solid rancher style oceanfront home sits prominently at the edge of historic Grimmer Cove. South facing property enjoys spectacular, awe inspiring views, amazing sunsets and an ever-changing variety of marine activity including; Orcas, Seals, Otters, Eagles and many types of watercraft. Beautiful property features easy care landscaping & mature fruit trees. Stroll over to Port Washington dock with regular float plane service to the city. Pender Golf Course is very nearby. This property has been loved by family and friends for multiple decades and now presents the discerning Buyer with a rare opportunity to create a legacy for future generations.

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



**SOUTHWEST FACING OCEAN VIEW HOME!**  
New MLS 873307 \$599,000  
Bright, open-plan, 2BR plus den, 1.5BA, 1050-sqft home across the road from the lovely Boat Nook ocean access. Recent & permitted upgrades include new electrical service, panel, & updated wiring, structural repairs to the detached single car garage & above studio. Within walking distance of Thieves Bay Marina, where land-based whale watching is spectacular & moorage rates are extremely affordable.

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



**BRIGHT & CHEERY ISLAND HOME!**  
New MLS 872810 \$419,000  
A delightful get-a-way or full time 1BR home. This sunny, level, and usable 0.56-acre property backs onto parklands. Enjoy the forest view from your back deck that overlooks your raised garden beds. Recent bathroom updates include radiant floor heating.

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

## Gulf Islands



**PERFECT LITTLE LOW BANK OCEANFRONT COTTAGE!**  
New MLS 873090 \$599,000  
Over an acre of property to play with; garden space; deck & patio overlooking ocean. Simple West Coast style 1BR, 1BA cottage with a detached Studio/Bunkie. The perfect place to retreat for some good old-fashioned R&R. The views are sensational. the atmosphere tranquil. This little piece of paradise awaits!

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



**RUSTIC WEST COAST CABIN**  
New MLS 872731 \$449,000  
Sitting on top of a bright rocky knoll with beautiful ocean & island views to the southwest. Originally built in 1950, this partial log home has a recently updated kitchen, newer airtight woodstove, and a solid metal roof.

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