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Listed By: Michael Coburn

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GORDON HEAD FAMILY HOME

$899,000

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SAANICH WEST

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Fresh to market is this 3 bdrm, 2 bath 1966 mid century residence with hardwood floors and a stunning 70x135 lot on KENNETH Street. Close to schools, parks, shops and all you and the family are seeking. Price point is ideal. Many upgrades over the years add to the appeal of this residence. Need we say: Be Quick!

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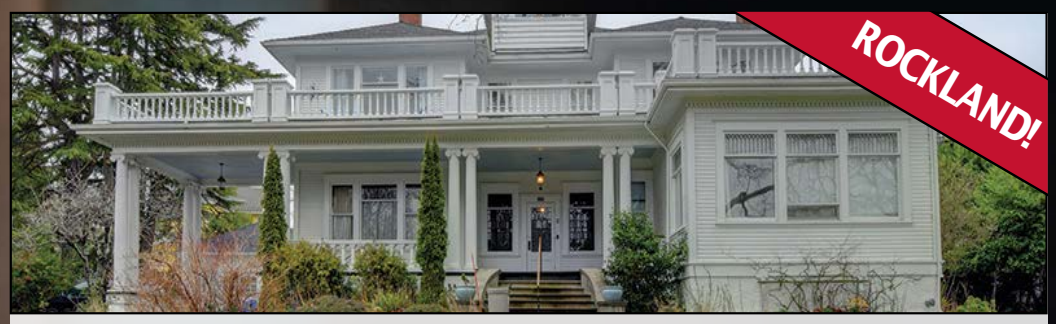

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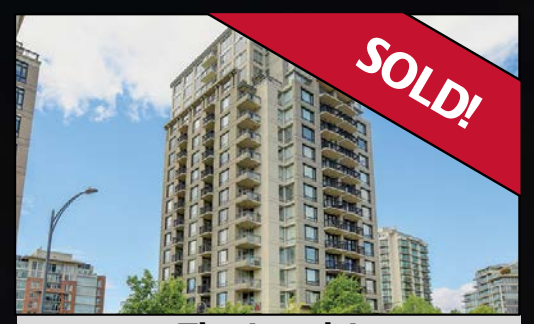
$3,550,000

Rare opportunity to purchase a Classic Character Revenue property in the Rockland neighborhood! 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. Don't miss this rare investment opportunity! ML 874317



The Astoria!

$439,900

Gorgeous and recently updated 1 Bedroom, 1 Bathroom Suite in the popular Astoria Condominiums! Situated in the Humboldt Valley and only steps away from Downtown Victoria, Beacon Hill Park, Royal BC Museum, World Famous Inner Harbour, Cook Street Village, and Dallas Road Beaches! The building offers secure Underground Parking, a Recreation Room, a Fitness Centre, an elegant Lobby, and much more! Easy to View - Call Today! ML 876467

Custom Built Home with Ocean & Mountain Views!

$1,899,900

This beautiful 4 BR, 3 Bath Custom Built Home is situated on a 0.55 Acre lot along the Saanich Peninsula and offers sweeping views of the Haro Straight and Mt. Baker! The main floor features an open-concept design throughout, spacious Living Room w/ Gas FP & 20' Ceilings, Gourmet Kitchen, Formal Dining Room, and much more! The second level offers 3 spacious BR, including a Master w/ Splashy Ensuite and Walk-In Closet, as well as a separate 1 BR suite w/ its own laundry! Don't miss this opportunity! ML 874713

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 w/ tremendous development potential in the over 2,000 SqFt, undeveloped 7 ft Basement! NOTE: City of Victoria work orders are on "hold status" and must be completed and satisfied by the purchaser - Call Today for more details. ML 872580

Luxury Inner Harbour Suite with Gorgeous Views!

$1,199,900

Panoramic Ocean and City views from this 18th floor 2 BR, 2BA Suite in the much sought after Promontory Condominiums on the world famous Victoria Inner Harbour! - Call Today for more information ML 876930

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As Vancouver Island's largest municipality, Saanich is far from a secret. The district combines a proximity to urban centres with an unparalleled connection to its natural surroundings, making it an ideal setting to establish roots or raise a family.

Saanich offers unparalleled access to 171 parks covering 830 hectares, four recreation centres, a municipally owned golf course, multiple shopping centres, and an abundance of local agriculture and food. Centrally located, with three university campuses, commercial centres and light industry, Saanich is simply a great place to live, work and play.

Saanich is a unique blend of rural and urban – home to more than 114,000 residents and bordering six other municipalities in the Capital Region including the provincial capital of Victoria, Saanich is also connected by a network of more than 100 kilometres of trails linking the vast stretches of parkland that cover eight per cent of the district's geography.

The municipality's history stretches back 112 years and Saanich has succeeded in preserving its rural character and landscapes while growing to become the largest municipality on Vancouver Island.

Those 65 and over make up more than 20 per cent of Saanich's population, with those 19 and under making up almost another 20 per cent, showing the broad appeal the community holds for young and old alike.

So no matter what your age, Saanich is a great place to call home.

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2734 LAKEHURST DR., GOLDSTREAM
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225 VIEW ST. NANAIMO | $569,900
HOME SWEET HOME! 2001 Rancher. This large lot with a lane way allows for a Garden Suite or extra parking for your Motor-home and Boat. 3 Bed, Updated Kitchen, SS Appliances, Updated Bath, Flooring, Fresh Paint, 5'6" crawl space & lots of Storage. Close to all amenities, parks, schools, etc.. MLS # 874977

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SOLD!

522 KER AVE, SAANICH $999,900
WELCOME HOME!!! 1983 Built Home backing on the serene setting of the Tidal Colquitz River & the Cuthbert Holmes Park. Offering 4 beds, 3 baths with massive 2 beds up & 2 down, INCLUDING a large 1 bedroom. Close to all amenities: Rec, Shopping Mall, Hospital, Schools, Parks, etc. MLS # 877020

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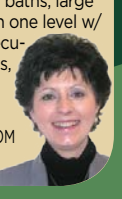
ARBUTUS RIDGE

OCEAN VIEWS $950,000
3465 ARBUTUS DR. MLS # 876197
Imagine waking up to this view and having your morning coffee on your own private deck or relaxing in the hot tub. This home offers 2 bed, 2 baths, large living & dining rooms, family room, all on one level w/ large basement. Complex offers 24/7 security, golf, pool, rec, RV storage, 40+ clubs, tennis. Easy commute to Victoria.



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SOLD

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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Oak Bay

IMMACULATE HOME CLOSE TO WILLOWS BEACH, GOLF & MORE!
New MLS 876824 $1,799,900

Catch the Willows Beach vibe from this beautifully updated Oak Bay character home located 2 blocks from Estevan Village! This fully landscaped corner lot property offers a 5 bed/2 bath home on 2 levels, awesome outdoor living areas & a detached 2 car garage. Main level gourmet kitchen with Wolf gas range, Frigidaire wall fridge, beautiful granite counters & casual dining area. Formal living & dining rooms with character features including oak hardwood floors & coved ceilings. The main level also has a primary bedroom with built-in storage & a 4-piece bathroom beside, and an office/bedroom off the entry foyer. Downstairs has 3 large bedrooms, 5-piece bathroom, separate laundry, and a large media room with direct access to the backyard patio. Outdoor entertaining flows seamlessly onto multi-level decks leading from kitchen to hot tub to beautifully designed concrete patio. Sunny, level, fully fenced backyard offers complete privacy & easy garage access. Need more space - stairs to the attic provides additional storage or potential master suite! Come see this beautiful home in Oak Bay's best family neighbourhood!

Robert Woodland
250-507-7771
& Karen Love PREC*
250-727-5868
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Saanich East

SUITE POTENTIAL IN GORDON HEAD FAMILY HOME
New MLS 876792 $1,149,900

Fully updated 5 BR/3 BA family home centrally located in Gordon Head's best area. This 2 story 1973 home is situated on a quiet 10,500 sq ft fully landscaped panhandle lot with underground services & views of Mt. Doug. Features include 3 BR/2 BA on the main (upper) floor with separate living & dining rooms and a sunroom off the kitchen. Downstairs are 2 BR/1 BA, a large family room & a games room with services in place for a 2nd kitchen. Large 2 car garage + additional parking on panhandle driveway. Upgrades include vinyl windows, custom blinds, laminate flooring, natural gas furnace, & more! Private, west-facing back yard enjoys afternoon sun & is perfect for summer entertaining. Close to recreation, schools, shopping, & UVIC. Potential for a 1 or 2 BR suite on the lower level or a garden suite in the large backyard.

Robert Woodland
250-507-7771
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Saanich East

LOVELY RANCHER CENTRALLY LOCATED IN BROADMEAD!
New MLS 875216 $959,900

This home offers 3 bedrooms and 2 bathrooms with a spacious living room, formal dining room, a large family room with a gas fireplace and skylight, a bright kitchen and eating area, a beautiful backyard and a private deck. Located close to all amenities and schools.

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

Saanich Peninsula

FAMILY HOME IN DEAN PARK ESTATES!
New MLS 876807 $1,198,900

Beautiful family home with lots of updates set on a large lot in Dean Park Estates. This 3 bed, 3 bath home plus den offers a spacious floor plan perfect for a growing family, large deck and private backyard. Amazing location, close to John Dean Park, schools and amenities.

Jeremy Semple PREC*
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West Shore

BEAUTIFUL AND BRIGHT FAMILY HOME IN A GREAT LOCATION!
New MLS 876763 $739,900

Well-maintained turnkey home with 3 bedrooms, 3 bathrooms, quality finishes, engineered hardwood floors, high ceilings, a gourmet kitchen, private patio and south facing backyard. Attached garage. Family friendly neighborhood. Located close to parks and amenities.

Darren Neuhaus
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Gulf Islands

SUNRISES & OCEAN VIEWS ON 2.33 PRIVATE ACRES!
New MLS 877907 $775,000

Perched on a sunny ridge, this property is a gardener's dream. Recently upgraded 4BR, 3BA home: new septic system, water treatment & UV filtration, propane furnace, appliances with propane stove conversion, front entry & staircase, plus a legal self-contained, 1BR, 1BA, suite.

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

Gulf Islands

GIGANTIC SOUTHWEST OCEAN VIEWS!
New MLS 876850 $749,900

Very well-kept 2+BR, 2BA, 1770-sqft, 2 level home. Partially fenced property, with established gardens needing TLC, but have fantastic potential. The Main Floor has a bright, open plan. The lower floor has a spacious rec room, a separate kitchenette area, as well as storage/workshop space. Massive South Facing decks on both levels. The sunsets will take your breath away!

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

BEAUTIFUL OCEANFRONT HOME!!
New MLS 877093 $1,399,000

Spectacular views from all principal rooms of this premium, 4BR, 3BA, oceanfront home. Enjoy a crackling fire in the great room's hearth, bask in the privacy of the tastefully landscaped grounds, or launch a kayak from your own beach access. Come and fall in love with this amazing property in a peaceful setting on desirable South Pender.

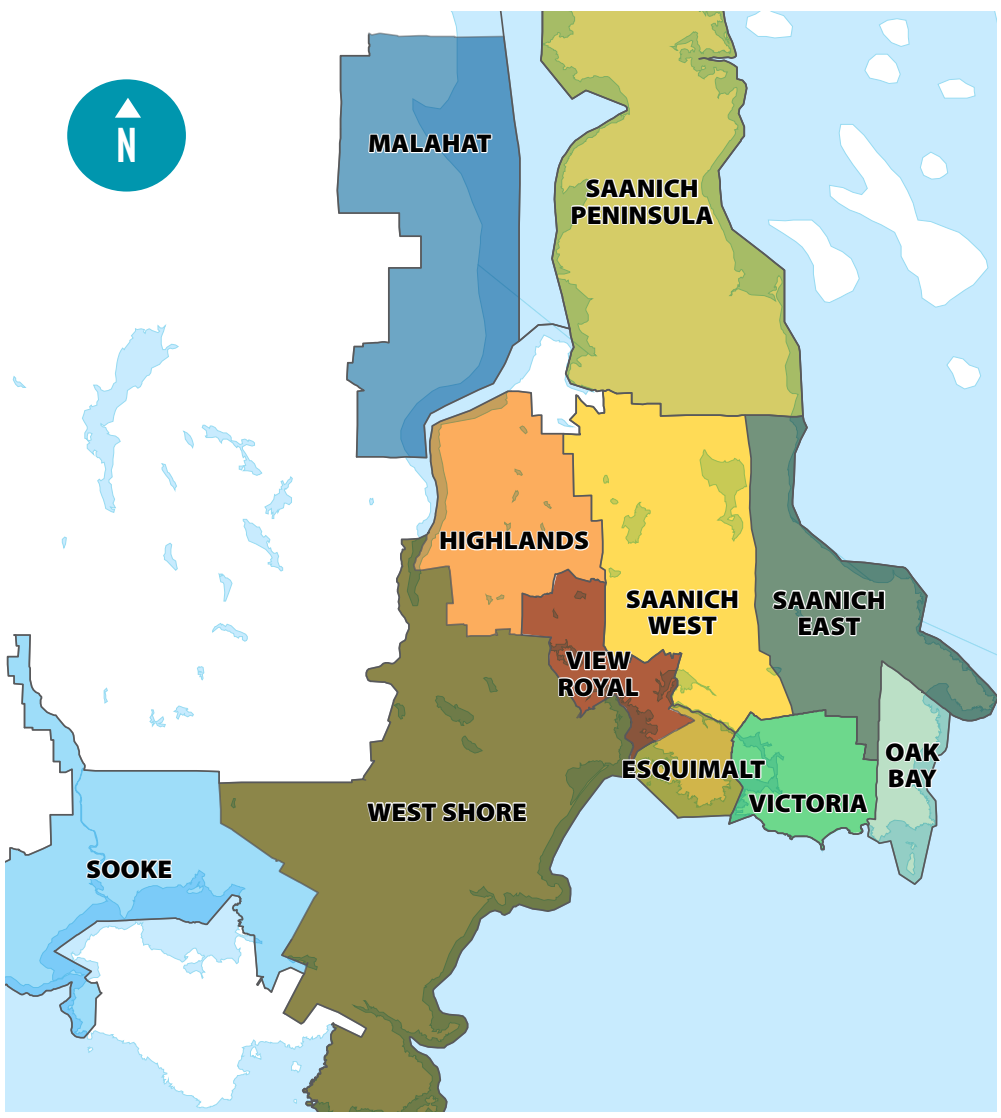
Colin Denton
Dockside Realty Ltd.
1-866-629-3166

Gulf Islands

TOP OF THE WORLD!
New MLS 877804 $800,000

This 9.8-acre property is situated in the heart of the island, yet completely private. All day sunlight, with a beautiful mixture of open spaces & stands of mature forests. The rustic, 790-sqft Westcoast style cottage is bright & open with warm wood finishing. The lower level is a walk-out storage/workshop. Huge gardening potential: homesteaders will fall in love with this one!

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



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