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**8509 TRIBUNE TERR**

Beautiful 1/3 acre building lot in desirable Dean Park. Mountain and potential water views. Located on a quiet cul-de-sac. Private & serene.

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Fabulous 5bed 3bath home in desirable Brentwood Bay on a quiet cul-de-sac. 3 beds up & a beautiful two bed in law suite down. 5bd 3bth, 2,384sqft.

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**702 LANDS END ROAD**

Custom built, award winning, waterfront estate offering western exposure, ocean views and walk on beach. Luxury throughout, gourmet kitchen, spa-like master en-suite, and much more. 4bd, 4bth, 5,400+ sqft

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Incredible investment opportunity! Fantastic location just steps to Cook Street Village. Legal, full, side by side duplex with 2 beds and 1 bath.

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### SAANICHTON 3.8 ACRE HOBBY FARM \$1,840,000

Astounding opportunity! The last true luxury in Real Estate... PRIVACY. Superb 3.8 acres of horse and hobby farm with spectacular views of Michell Valley. 2 road frontages, backed against a green belt. Well laid out horse barn includes 9 stalls, cross ties, hot water wash rack, 6 sand paddocks and large grass grazing paddock. All weather 100 x 180 professionally laid sand ring with 3 large sodium-vapour lights. 1954 residence is modest with 2 bedrooms, living room, dining room, kitchen and a delightful patio out back. Hardwood floors, coved ceilings and other period touches compliment it's charm. Full basement is ideal for workshop, storage or your imagination. Separate fully contained cottage currently rented month to month adjacent to a huge covered double car port or RV/boat parking.



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### SAANICH RANCHER TOWNHOME \$619,900

Outstanding ranch style townhome in a most preferred area of Saanich. Rarely do they come available and this is a superb location within the development, overlooking bird sanctuary and parkland! Tiled entry, sunny, open kitchen, master suite, family room off kitchen, den, single garage with extra open parking as well! HUGE sunny east-facing patio easily accommodates patio furniture and is ideal for entertaining or relaxing in this resort style setting. Extra's include 2 retractable awnings that give you just the right amount of shade when needed. This is a private quiet home in a very well run development in an exceptional location! Clubhouse with games room, library, exercise equipment and guest suite. An abundance of guest parking.



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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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Languages: English and Mandarin



PEMBERTON HOLMES - CLOVERDALE

**908 Cobblestone Lane**  
\$3,180,00      MLS 877310



Custom-built 6 BR 9 BA 7,386 SqFt home on a 0.55-acre lot with mountain, city & distance ocean views. Features an elevator, 2-sided fireplace, radiant floor heating, built-in sound system, air exchange system. The main level guest room with ensuite, office, formal dining and living areas, an open-concept kitchen with adjacent family room. Media room, maple wood floors Upstairs 2 master suites & 3 bedrooms with ensuite. Lower level has games room, gym, rec room, steam room, triple garage. Beautifully maintained gardens and pond. Close to Broadmead Village and Elk/Beaver Lake.

**1500 Mt. Douglas Cross Rd.**  
\$2,050,000      MLS 877812



6 BR 5 BA custom build 2014 home in Mt. Doug on a 10,100+ sqft Private corner lot. Open Concept home main floor with formal living room & dining room, gas fireplace, HW frs, gas tankless hot water, Gourmet kitchen another spice kitchen, a bright family rm w/volume ceiling. Spacious Master bedroom with Large Walk-in closet and ensuite bath, additional bedroom with full bathroom. Upper level has 2 beds & bath. The lower level has a bright, self-contained, two bedroom suite & massive utility room. Private fenced rear yard, huge wrap around deck, Triple Garage with Plenty of parking. Nice location Only steps to Braefoot sports fields, Root Cellar, Tuscany Village & UVIC.

**4385 Wildflower Lane**  
\$1,990,000      MLS 872387



Lovely Broadmead over 5483 SqFt home at the top of the hill with amazing views This luxury home features 7 beds, 7 baths, 4 fireplaces, a media room with additional 701 SqFt gorgeous Sunroom. Two Huge Master suites with fireplaces and a large walk-in closet. Spacious living, dining, family room area that opens to large deck. Triple garage, Two outdoor patios, Mature garden with colourful roses, plants, bamboo and fruit trees - grape, apple, pear & cherry. Many updates: 4 years roof, 3-year hot water tank, new painting. Just minutes from Broadmead Village shopping, schools, trails, transportation, Commonwealth Pool.

[www.robertyoung.ca](http://www.robertyoung.ca) for floor plans & photos



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**12-Suite Character Revenue!**  
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Beautiful and Lovingly maintained Character Revenue property located on a quiet cul-de-sac in the much sought-after Rockland neighbourhood! Offers a Cap Rate of 3.95% and features 12 Suites - 5 x Bachelor, 5 x 1BR, and 2 x 2BR suites PLUS a rented Double-Garage and coin-operated laundry for additional revenue. Situated on a 0.38 Acre property made up of two separate legal lots with off-street parking. The architectural design has Classic Revival elements such as Doric Columns and Central Entry with Leaded Glass Doors. First time on the market since 2004! Don't miss this rare investment opportunity - Call today for more information! ML 882179



SOLD

**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



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**Maplewood Revenue Property!**  
**\$2,780,000**

Rare opportunity to purchase a Classic Character Revenue property in the much sought-after Tattersall area of Maplewood! Features 6 Suites - 2 x Bachelor, 3 x 1BR, and 1 x 2BR suites! The Dukes' Mansion was designed by noted Victoria architect H.J. Rous Cullin (1875-1935). The sophisticated design and sensitive use of detail make this house an exemplary specimen of the Tudor Revival style of British Arts and Crafts domestic revival architecture. First time on the market in over 30 years! Don't miss this rare investment opportunity! ML 879620



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**Luxurious Ocean & Mountain View Suite!**  
**\$989,000**

This luxurious Suite in the prestigious Bayview Residences offers breathtaking panoramic views of Victoria's World Famous Inner Harbour. Features 2 BR, 2 BA, 9ft Ceilings, gleaming Wood Floors, Gourmet Kitchen with Granite Countertops and German Cabinetry, spacious Living Room with Gas Fireplace, in-line Dining Room, spacious Master Bedroom with Splashy Ensuite, in-suite Laundry & much more! Bonus - Air Conditioning, 2 Parking Spots & Storage Locker! Building amenities include Concierge, Gym with Sauna & Hot Tub, Boardroom, Office, Entertainment Lounge, Kayak Storage & much more! Steps to Downtown Victoria & more! Sit back on your South-facing Deck and watch the world sail past! NEW ML



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# Peninsula Living

Enjoy the great things that come with living on the Peninsula

## 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, beachcombing 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.

## 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!



An aerial view of downtown Sidney

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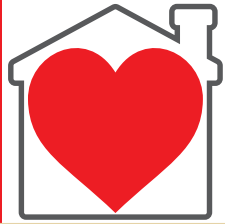
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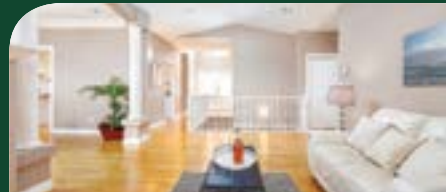
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**NEW LISTING**

**4020 RAINBOW ST. \$1,299,900**  
Christmas Hills Family home with vista views of Sooke hills! 2014 modern/custom 2-level home, 5 beds, 4 baths, 2 kitchens, 2 laundry + large den/rec. No-Step entryway. Easy to view MLS # 882323

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**312-950 WHIRLAWAY CRES.**  
Unique configuration 2018/3 bed/3 bath 1320sqft top floor/corner unit, 2 bedrooms have an on-suite with heated floors. Strata fees include heating/cooling. Well maintained, like new.

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**IMPRESSIVE NEW RANCH**

**632 GIOVANDO WAY \$759,500**  
1600sq.ft. 3 BR 2 BA new home on a level lot. Spacious bright open floor plan, large windows, 11ft covered ceilings in living room, floor to ceiling gas tiled fireplace. Vinyl plank floor. Custom kitchen trimmed in quartz countertops, 5 ft island. Large Master bedroom w/4pc ensuite, heated tile floors, on demand hot water, gas furnace, walk-out rear patio. MLS # 879379

**HELENA BOWEN**  
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**SOLD!**

**314 - 6310 MCROBB AVE NANAIMO BC | \$394,900**  
Spacious 1 bed, den, 2 bath Condo. Open Concept Kitchen, Dining & Living Room, Quality Finishings, FP, 8'10" ceilings, large covered deck with distant ocean views. Close to shopping & all amenities. Ocean. MLS # 870620

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**664 BAROLO PLACE.**

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**SOLD!**

**LOT 41 LUPIN LANE. \$124,900**  
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*There's no place like home, call... Dorothy*

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# The Top 12 Smells Homebuyers Really, Really, Hate

## Want to kill any chance of selling your home? Then make sure your house has one or more of these “deal killing” odours for potential buyers to sniff.

**I**f you're looking to sell your home, you probably want it to sell pretty quickly, right? You might even dream of a bidding war breaking out over your property and getting tens of thousands over your asking price.

Well no matter how hot of a real estate market you find yourself in...

...there's one guaranteed way to drive potential buyers screaming out of your house before any chance of an offer crosses their mind.

When it comes to selling a home, any real estate agent worth his salt will tell you the importance of staging your home.

They know homebuyers are terrible at being able to visualize the potential of room. They are easily influenced by how a particular space in a house actually looks than how it CAN look.

So what staging does is make it really easy for a homebuyer to visualize themselves actually living in it.

**But...**

...even if you perfectly nail the staging of your home there's one

thing that can make it a complete waste of time: how it smells.

### The Seinfeld "B.O." Curse In Your Home

Remember that famous Seinfeld episode where Jerry got his car back from the valet after eating at a restaurant?

It's the one where he gets into his car he realizes that the valet has *really, really bad body odour*.

Jerry goes to great lengths to get the smell out of his car but no matter what he tries, he can't get rid of it. Even worse, the smell has attached itself to him and now others are making comments about his hygiene.

As funny as that episode was, it perfectly illustrates the fear every homebuyer has about a home with a bad odour.

**It's the fear that they may not be able to get the smell out** or that it's going to take a lot of time and money to get rid of it.

Most homebuyers prefer a house that is "Move-in" ready and will abandon any place they find stinky - much like Jerry ended up having to do with his car (he couldn't even give it way for free!).

### Why Smell Is The Key To Selling Your Home

Of all the senses, smell is the one most closely linked to memory.

That's because the part of your brain that handles smell also processes your emotions and memory.

That means if your home has one or more of those dreaded 12 smells homebuyers hate the most, it will generate both a negative memory & feeling and tie them up together.

That means whenever they think of your place all they'll remember is how awful it smelled - not how it looked.

**So what are the top 12 smells homebuyers really, really hate the most?**

#### #1 Pet Odours

Many people have pets - even homebuyers. But does that mean someone looking at your home is going to love the smell of your pets? No.

We all become "nose blind" to odours we have in our home but are ultra sensitive to the odours of other people's homes.

Pet odours tend to get locked into fabrics such as furniture,

wall to wall carpets and area rugs.

Area rugs seem to be a favorite place for pets to not only lay on all the time, but also to slobber all over or use as the occasional toilet when you're not looking.

### Where to Take Area Rugs For Washing and De-odourizing

At Luv-A-Rug, they specialize in fully washing area rugs from the front, the back and all the way through.

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Got wall to wall carpet or furniture with odour problems? Luv-A-Rug can help you there too.

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### The Rest Of The List

To discover the rest of the 12 smells homebuyers really, really hate (and 5 they LOVE) visit:

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**West Shore**



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New MLS 882430 \$749,900  
Beautifully kept, 3 bedroom, 3 bathroom family home with over 1,800 square feet of living space. Well-designed floor plan with an open layout, high ceilings, wonderful views, a no-step entrance, and quality construction. Primary bedroom on the main.

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**West Shore**



**FAMILY HOME, PRICED TO SELL!**

New MLS 882074 \$649,900  
4 bedroom, 1 bathroom family home in Colwood. Fixer-upper with lots of potential. Suite potential in the large unfinished basement. Great location close to bus routes and Westshore amenities. Priced to sell!

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**Next issue publishing**

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