

Vancouver Island's  
Installer of Quality  
Exterior Home Building  
Products



Call us for  
THE LAST ROOF YOU  
WILL EVER NEED!  
**IRWIN INDUSTRIES**

**ROOFING**  
The Last Roof You  
Will Ever Need!



**GUTTERS**  
Gutters  
(Eavestroughs)



**SIDING**  
Vinyl Siding &  
Island Eco-Siding



**250.382.5154**  
**irwin@irwinvi.com**  
**www.irwinvi.com**

# real estate victoria

SINCE 1977



Big or teenie,...just call  
**SWEENIE**

International • Long Distance • Local



250-544-6462 • sweeniemoving.ca • info@sweeniemoving.ca

SEPTEMBER 2 TO SEPTEMBER 15, 2021 • SAANICH LIVING SEE PAGE...4 • REVWEEKLY.COM



## COUNTRY ELEGANCE

Introducing an absolutely stunning, custom-built dream home on a very private 1.13 acre gated Ardmore property. This storybook French Country-style residence with over 4,300 sq ft boasts a fabulous Gourmet kitchen with granite counters, tile floors, quality appliances and custom cabinetry, with a charming self-contained cottage. Maple hardwood floors flow through the living and family rooms where vaulted 28 ft ceilings create a spectacular space. The Principle suite offers a spa-like en-suite, spacious walk-in closet and fireplace for cozy evenings. Four fireplaces one outside) in total, with some towering for that perfect first impression! The generous patio accessed by multiple French doors flows to the back courtyard, perfect for sunny entertaining with an outdoor fireplace, mini orchard, and lovely white fenced garden and epic treehouse. The flex space above the garage is beautifully decorated with custom murals, and a joy for children. Whatever your Lifestyle vision, this Executive property located in prestigious Ardmore by the Sea offers all that you would ever need. Enjoy choosing new trim, paint, and carpeting to refresh its Beauty... this rare haven is priced to sell! Call for more information.



Make Your Lifestyle  
Dreams a Reality.

CALL MARILYN TODAY!

Direct: +1-250-818-6489  
Office: +1-250-383-1500  
marilynball.ca

VictoriaWaterfronts.com



**501-200 Douglas Street**  
\$1,395,000 MLS# 884917  
Listed By: Bon Hollier



**336 Benjamin Road**  
\$799,900 MLS# 884981  
Listed By: The Carroll Group



**425-770 Fisgard Street**  
\$599,000 MLS# 883789  
Listed By: Nicole Caldwell



**2485 Prospector Way**  
\$1,299,000 MLS 883825  
Listed By: The Haro Group

**+1 778 433 8885**

735 HUMBOLDT ST  
VICTORIA, BC V8W 1B1

[www.victoria.evrealstate.com](http://www.victoria.evrealstate.com)

Engel & Volkers Vancouver Island

**ENGEL & VÖLKERS**

**ROYAL LEPAGE**

110-4460 Chatterton Way  
Victoria, BC V8X 5J2

**CHERYL BARNES**  
REALTOR®

**250.413.7943**

[info@cherylbarnes.ca](mailto:info@cherylbarnes.ca)  
[cherylbarnes.ca](http://cherylbarnes.ca)



**950 TISWILDE RD, METCHOSIN \$1,400,000**

2.12 Acres, Lots of Land, a Super Huge Pond. Gorgeous Main Home with 3 Beds & 3 Baths.  
Detached Shop, Garage and 1 Bed 1 Bath Inlaw Space.

MLS # 884226 **FIND THE VIDEO AT** [www.cherylbarnes.ca](http://www.cherylbarnes.ca)





## 47 Years of Combined Real Estate Service

# Kevin Wensley

Personal Real Estate Corporation  
 Certified Negotiation Expert   
[www.KevinWensley.com](http://www.KevinWensley.com)  
[Kevin@KevinWensley.com](mailto:Kevin@KevinWensley.com)

# Paula Wensley

REALTOR® Victoria BC  
 Certified Negotiation Expert   
[www.PaulaWensley.com](http://www.PaulaWensley.com)  
[pwensley@macrealty.com](mailto:pwensley@macrealty.com)





MLS © 884731

### LIKE NEW - 1 BEDROOM CONDO IN ESQUIMALT \$415,000

Bright and open 1 bdrm, 1 bath condo built in 2019! Nearly 700sq ft of beautifully maintained living space on the 5th floor. Plenty of storage throughout, including a large walk-in closet, and separate in-suite laundry closet with brand new washer/dryer set. East facing balcony with views looking towards Mt Doug. This move-in ready condo offers brand new flooring, stainless steel appliances and quartz countertops, soft close cabinets, LED lighting and much more! Well run, quiet building with separate storage locker, bike storage and MODO car share. Outstanding location that is walking distance to many amenities in Esquimalt, Downtown Victoria, and major bus routes directly to Downtown, UVic and Camosun. Pet friendly building, and unrestricted long-term rentals!



MLS © 881577

### 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.



MLS © 870471

### 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.

Macdonald Realty Victoria 755 Humboldt St | 250.388.5882



**NAI Commercial (Victoria) Inc.**  
 Commercial Real Estate Services, Worldwide.

**Full Service  
Commercial  
Real Estate**

- Retail, Office & Warehouse
- Sales & Leasing
- Business Asset Sales
- Property Management
- Financial Consultation
- New Home Construction & Sales
- Residential Sales

**250-381-2265**

**[www.naivictoria.ca](http://www.naivictoria.ca)**



www.robertyoung.ca for floor plans & photos



Award  
Winning  
Real  
Estate  
Service

21

602 Courtney St.  
Victoria  
V8W 1B6



ROCKLAND

### 12-Suite Character Revenue!

**\$3,425,000**

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

### 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! ML 882609



SOLD

### Charming Character Home in Maplewood!

**\$999,000**

Fabulous 1944 Maplewood Home retaining all of its original Quality, Character and Charm! Situated on a quiet laneway enclave of similar Vintage Homes and on a 9,526 SqFt Lot with Mature Gardens. This Gorgeous 2 Bedroom, 1 Bathroom Home features Oak Floors with Mahogany Accents, Spacious Living Room with Wood Fireplace, Separate Dining Room, Deluxe Kitchen with Granite Counters and Stainless Appliances that overlooks the Rear Gardens, and an Updated 4-Piece Bathroom with Heated Tile Flooring. Don't Miss This Rare Opportunity - Call Today! ML 884360



CHARACTER  
REVENUE

### 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



SOLD

### Luxury Suite in Songhees Point!

**\$1,700,000**

This South facing 2500 square foot, 3 bedroom 3 bathroom home with a large den/library and almost 1000 s/f of patio space is truly one of a kind. Songhees Point is a very well-maintained steel and concrete building ideally located on the scenic Inner Harbour of Victoria. Comes with two parking stalls, a separate storage locker, guest suite, meeting room, rooftop deck and bike and kayak storage! ML 883411

Robert Young Real Estate Centre 250.385.6900

Real Estate. Real Results.

*Sean Dyble* MBA CD  
REALTOR®

PEMBERTON  
HOLMES

· ESTABLISHED 1887 ·

**Sooke**

2-6716 West Coast Rd.

**Victoria**

150-805 Cloverdale Ave.



sean@seandyble.ca | seandyble.ca | 250.880.7326



25 YEARS OF  
PROFESSIONAL  
SERVICE

Keeping Your  
Water Hot!

Our team  
can help you!

- Plumbing • Heating
- Sewer • Drainage • Gas

Leaking Toilet? Slow Drains?

Need a new Faucet?

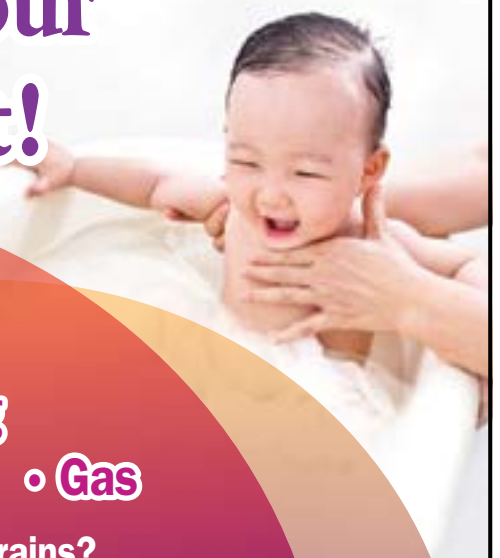
Need a new Hot Water Tank?

We can help with Repairs,  
Replacements, & Renovations

**CALL 250.920.7877**

We work SATURDAY at NO extra charge!

www.swiftplumbing.com





# Saanich Living

West Coast lifestyle at its finest

## Saanich appeals to all ages

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.



CRAIG TOKER PREC  
REALTOR

**TOKER PROPERTY GROUP**  
**WE ALWAYS GO THE EXTRA MILE**  
**778-351-1616**



ALLEN KRUTZ  
REALTOR



**561 TORY PLACE**

**\$1,999,000**

**LOCATION, LOCATION, LOCATION!** Just under 1 acre perched high on a private view lot at the end of a quiet cul de sac. Overlooking the Park to protect the stunning views of the Ocean, Victoria, Mt. Baker, and the U.S. Olympic mountains. This location really does offer everything, only a short 5 min drive to two different golf courses, Belmont Market shopping and yet you feel like you are on your own remote acreage while looking out at the vast views. Low maintenance property with natural rock, trees & grasslands extending into the park below. Custom-built home with a recirculation pump to keep your hot water hot to the taps, heat pump, natural gas fireplaces and furnace, Natural gas outlet for BBQ, 240 electrical outlet in the garage for electric car charging, wired speakers inside and outside. Easy suite conversion, if needed. This property is a very RARE find that really does show much better in person. Come check out the stunning views today!

WHAT OUR CLIENTS ARE SAYING!



RATE-MY-AGENT.COM



**TOKER PROPERTY GROUP**  
Always Going The Extra Mile

WWW.TOKERPROPERTYGROUP.COM



**Buying or Selling?**  
**I CAN HELP! CHRIS**  
**ESBATI**

Knowledgeable,  
Trustworthy and  
Dedicated Service



**RE/MAX**  
CAMOSUN

**250.744.3301**  
chris@victoriaforsale.ca

www.victoriaforsale.ca



# PEMBERTON HOLMES

ESTABLISHED 1887

PEMBERTONHOLMES.COM

# love my home.



**YOUR HOME IS MORE  
IMPORTANT THAN EVER...**

*We want you to **love**  
your home!*

**NICOLE BURGESS**  
nicole@nicoleburgess.com  
250.384.8124



**GORDON HEAD HOME**

**4457 TYNDALL AVE. \$1,199,000**

**BUILDER ALERT!!** This 1961 built home is in original state with hardwood floors, 3 Bdr on main, full-height unfinished walk-out basement. 17,820sf lot (75x237.6sf) RS10 zoning with huge potential! Maybe possible 1 lot subdivision?  
MLS 884893

**NICOLE BURGESS**  
nicole@nicoleburgess.com  
250.384.8124



**COMING SOON!**

**117-2710 JACKLIN RD.  
\$679,900**

Bright end unit in a lovely small complex close to all amenities. 3 bedrooms and 3 bathrooms in two levels.

**realtorRAM.ca**  
(250) 580-4747



**312-950 WHIRLAWAY CRES. \$664,900**

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.  
MSL # 882764

**realtorRAM.ca**  
(250) 580-4747



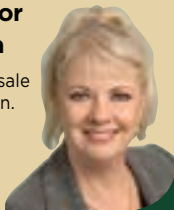
**THINKING OF  
SELLING  
IT'S A GREAT TIME.**

Selling homes.  
Connecting People.

**Your Trusted Source for  
Real Estate in Victoria**

Let's discuss your next home sale or purchase, with no obligation.

**CORIE MEYER**  
CORIEMEYER.COM  
250.818.3216



**ARBUTUS RIDGE \$795,000**

Fully updated one level home on large corner lot. Features included open plan living, huge kitchen island, gas range, hardwood flooring, primary bed with spa ensuite, guest bed and bath, large private yard and deck and more.  
MLS # 885168

**JACQUELINE BAKER, PREC**  
JACQUELINEBAKER@PEMBERTONHOLMES.COM  
Cell 250-661-3389 Office 250-384-8124



**106-150 NURSERY HILL. \$549,900**

2 Bed/2 Bath/2013-built condo in the desirable Thetis Edge Complex has an open plan living, 9-foot ceilings with bedrooms on either end of the living area. Rentals OK, pets OK. No age restrictions. MSL # 881943

**realtorRAM.ca**  
(250) 580-4747



**3623 VITALITY RD. \$1,149,900**

Contemporary 2 level 5beds/3baths executive family home with 2,938 sq. ft of living space has 9ft ceilings, open concept kitchen, large living & dining areas, engineered hardwood floors.  
MLS # 883701

**realtorRAM.ca**  
(250) 580-4747



**PART OF THE SOOKE TOWN CENTRE REVITALIZATION BYLAW**



**2077 CHURCH RD. \$649,900**

Zoned for commercial AND residential use—Work AND Play! 3 bedrooms or office spaces. 2 Full Bath. Mature landscaping with French Doors to private fully fenced garden. Natural Gas. Adjacent to RCMP Station. Walk to all amenities.

**NANCY VIEIRA PREC**  
250.514.4750  
nancyvieira.com



**DON'T SELL EMPTY  
SELL STAGED!**

COMPLIMENTARY service & FLUFF for clients of Shelly Reed Furniture rental ARRANGED by Shelly at your cost

**SHELLY REED, I stage & I sell!**  
250.213.7444  
www.shellyreed.com

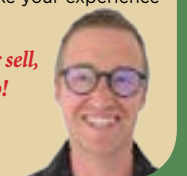


**Does your property have  
REDEVELOPMENT  
POTENTIAL?**

If so, your home may be worth more than you think. Having past careers in City Planning and construction/renovations, I bring tremendous value to my clients. Whether you want to build an addition, rezone, subdivide, address non-conformance and bylaw contraventions, I can guide you through the maze of bureaucracy to make your experience and journey less stressful.

*Whether you want to buy or sell,  
call me to see how I can help!*

**GRANT LIEBSCHER**  
250.857.0345



VISIT OUR WEBSITE  
***pembertonholmes.com***  
to search for properties all across  
**Vancouver Island & the Gulf Islands**

COMOX VALLEY ♦ DUNCAN ♦ LADYSMITH ♦ LAKE COWICHAN ♦ NANAIMO ♦ OAK BAY  
PARKSVILLE/BOWSER ♦ SALT SPRING ISLAND ♦ SIDNEY ♦ SOOKE ♦ VICTORIA ♦ WESTSHORE



# The Astonishing Resurrection Of A Family Heirloom Rug

## Luv-A-Rug Gives A Horribly Disfigured Rug A Beautiful New Life

**T**hey said it was one of the biggest shocks of their life.

It happened the day the rug was pulled from storage and unrolled in front of the family.

What was once a glorious rug large enough to fill a grand entrance way...

...had a gigantic rotting pile of dirt in the middle where colorful handkotted wool once displayed it's beauty.

The tears from the owner began to flow at the mere site of it.

Countless years of wonderful memories woven into the rug were forever gone.

This precious gift, handed down in the family from a much loved and greatly missed grandparent was now a heaping mess.

The loss for the owner was devastating and almost too much to bear.

### How This Rug Became Horribly Disfigured

The amount of guilt and shame she felt from not having the rug properly protected and stored was enormous.

She was so looking forward to the day she had a home that could display the rug.



Dusty Roberts Telling The Story Of How This Resurrected Rug Became Disfigured

When that day finally arrived, she brought the rug to Luv-A-Rug to have it washed and make any repairs so it would look as spectacular as it did in her memories.

When the owner brought the rug in, it was still all rolled up like it had been for years.

As soon as Dusty Roberts, the Team Leader and owner of Luv-A-Rug, removed the wrapping, he immediately knew something was wrong.

But what he didn't know was how bad it was going to be.

As he began unrolling the mammoth 10 foot by 14 foot Persian Sarouke rug, everyone gasped when they discovered an entire 7 foot section in the middle of the rug was missing.

What was supposed to be

intricate designs made with exquisitely colored wool in the center was now a heap of dark loose castings courtesy of hungry little moth larvae.

### Giving A Rug A Whole New Life

The owner asked Dusty if he could dispose of the rug since it was no longer of any value to her.

Feeling the loss almost as strongly as the owner herself, Dusty was inspired to find a way to give this handknotted Persian rug a whole new life.

Since only the middle of the rug was affected, Dusty had his in house weaver bring the two unaffected edges together and create a new rug out of them.

The result was nothing less than astonishing.

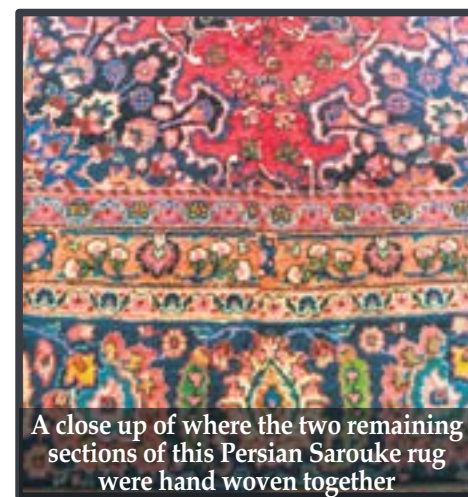
Today when people see the rug no one is even aware it was made of two separate pieces - the result was that spectacular!

### Loving Rugs Is At The Core Of What Luv-A-Rug Does

If you have a rug that's seen better days and you want to be able to fall in love with it all over again, then bring it to Luv-A-Rug.

Whether it needs freshening up, stain or odor removal, or a minor/major repair done, Dusty and his team are the ones who can guarantee to make it happen for you.

Use your mobile phone to text Dusty at (778) 533-7847 with your name and a picture of your rug and he'll reply back with a free INSTANT estimate.



A close up of where the two remaining sections of this Persian Sarouke rug were hand woven together



**LUV-A-RUG**  
Services Inc.

**Helping You To Fall In Love With Your Rugs All Over Again**



### \*100% GUARANTEED Odour Removal

(especially pet odours) from your rugs or your money back

**Luv-A-Rug Services Inc.**  
Call/Text **(778) 533-7847**

Tues - Fri 8 a.m. till 1:30 p.m.  
Saturdays 8 a.m. till 3:30 p.m.

Restorative Rug Washing ~ Authentic Hand Woven Rug Repair ~ Rug Appraisal

We also clean Boat Tops & Sails, Sports Equipment, Stuffed Animals, Horse Blankets, Outdoor Furniture, Luxury Hand Bags



## Gulf Islands



### PERFECT ISLAND HOME WITH OCEAN GLIMPSES!

New MLS 884903 \$559,000  
Live in the treetops and enjoy the beauty of the forest and privacy of island life. This well-maintained, open plan 2BR home has lovely wood floors and finishing, new custom built-ins in the upstairs office, a large deck with covered BBQ, beautiful large windows, and upstairs dormers. The 100-sqft Bunkie is the perfect place for a workshop or studio.

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

## Gulf Islands



### SOLID & SPACIOUS WEST COAST FAMILY HOME!

New MLS 884799 \$939,000  
The Upper level has a thoughtful floor plan with a 210-sqft Primary BR, Walk-In Closet & Ensuite, located one side of the house & 2BR, 2BA on the other side, creating excellent privacy. Open plan living rm, dining & kitchen. Sliding glass doors leads to a cozy back deck with distant ocean views. The Lower level boasts 280-sqft garage, 676-sqft workshop w/BA, plus 1BR, 1BA, kitchen & laundry.

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

## Gulf Islands



### LOVELY ISLAND HOME ON A SUNNY, LEVEL LOT!

New MLS 884649 \$575,000  
Well cared for 3+ BR, 1BA, 1900-sqft home. Main level has been recently renovated, featuring a fabulous chef's kitchen with aluminum cabinets, SS appliances, walk-in pantry, hardwood flooring, curved tile entryway & heat pump. Lower level is walk-out, with full height ceilings, large BR, exercise room, plus a giant storage room. Most contents negotiable in addition to the purchase price.

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



### FANTASTIC BUILDING OPPORTUNITY IN A GREAT LOCATION!

New MLS 885164 \$384,500  
3.18 acre elevated & sunny building lot located on Hooson Road, just a short walk to Historic Hope Bay, Mt. Menzies, or Loretta's Wood in the Gulf Islands National Park Reserve. There is a roughed in driveway that loops up to the top level of the property.

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



### WESTCOAST CHALET WITH OCEAN VIEWS!

New MLS 884676 \$649,900  
Perched on an elevated, SW Facing, sunny, easy-care lot, this attractive 2400-sqft., 4BR, 3BA, three level home is well maintained & move in ready. B&B or suite potential on the lower level. Excellent upgrades, including a Mitsubishi heat pump system, HRV ventilation system, satellite WiFi, electrical panel upgrade with generator sub-panel, & more!

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



### COZY CLIFFSIDE COTTAGE!

New MLS 885050 \$629,000  
Tucked away with magnificent south facing ocean views extending to the San Juan Islands. 1BR, 1BA on the main level as well as a sleeping loft above. Open concept kitchen/living/dining with a wood stove to take the chill off on a winter's night. Offered "as-is", including furnishings. Walk in and start enjoying your new Saturna cottage!

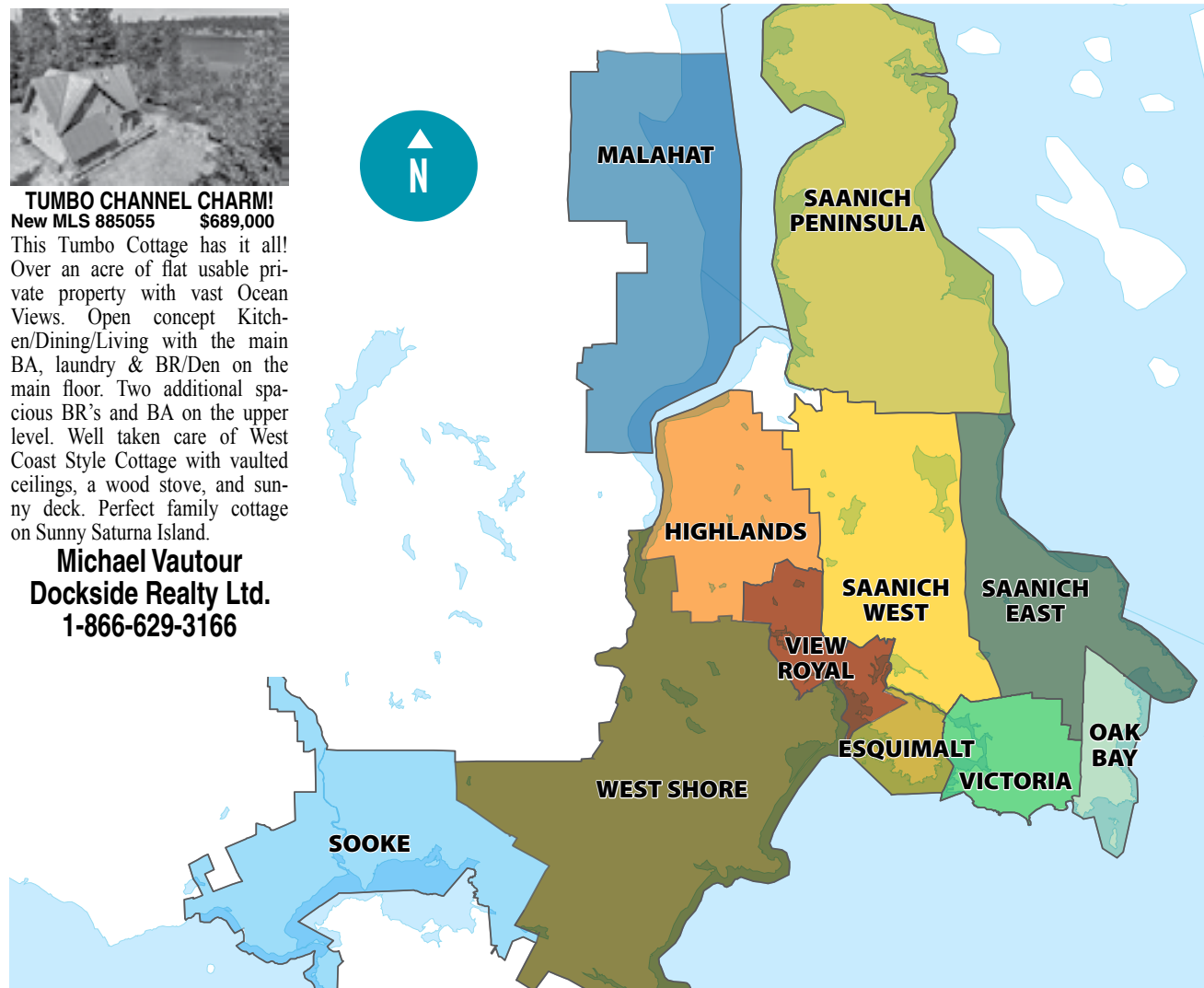
**Michael Vautour**  
**Dockside Realty Ltd.**  
**1-866-629-3166**



### TUMBO CHANNEL CHARM!

New MLS 885055 \$689,000  
This Tumbo Cottage has it all! Over an acre of flat usable private property with vast Ocean Views. Open concept Kitchen/Dining/Living with the main BA, laundry & BR/Den on the main floor. Two additional spacious BR's and BA on the upper level. Well taken care of West Coast Style Cottage with vaulted ceilings, a wood stove, and sunny deck. Perfect family cottage on Sunny Saturna Island.

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



# Next issue publishing September 16

## Deadline is Tue September 14, 5pm



# FIND•LOVE•LIVE

[todayshomebc.com](http://todayshomebc.com)



Black Press Media's real estate platform helps you **FIND•LOVE•LIVE** that new home. Search hundreds of real estate listings from local agents on [todayshomebc.com](http://todayshomebc.com)

powered by  
**Black Press Media**

GROUP PUBLISHER  
**Michelle Cabana**  
[publisher@vicnews.com](mailto:publisher@vicnews.com)

**real estate**  
**victoria**

ADVERTISING COORDINATOR  
**Crea Zhang** 250-480-3237 [rev@revweekly.com](mailto:rev@revweekly.com)

Real Estate Victoria is published bi-weekly by Black Press Ltd. Founded in 1977, Real Estate Victoria follows the codes set down by the Canadian Real Estate Association and carries as a service to the community Multiple Listing Service® properties available in the Greater Victoria area. All contents © 2018. The publisher will not be liable for any error in any advertisements published unless proof of such advertisement is submitted to the Advertiser and returned with such error or correction plainly noted in writing there on, and in that case, if any error so noted is not corrected by the Publisher its liability shall not exceed the charge for the space actually occupied by the item in which the error is made. The Publisher shall not be liable for non-insertion of any advertisement beyond the paid for such advertisement. All claims of error in publication shall be made within thirty-six hours thereafter and if not so made shall not be considered. No claim will be allowed for more than one incorrect insertion, nor for errors not affecting the value of the advertisement.

All properties advertised in Real Estate Victoria are represented by a licenced realtor. To have your property listed please call your realtor.



# THE NEALESTATE TEAM

Your Vancouver Island Experts  
*Go With Those Who Know!*



**COMING SOON**

Thinking of Buying or Selling?  
**VictoriaComingSoonListings.com**

**Buyers:** Find out about new listings before they're on MLS.

**Sellers:** We will generate interest in your property while you're getting it ready for market - which will lead to more showings, serious, motivated buyers, multiple offers, less time on the market and more money in your pocket!



[www.2679SeasideDrive.com](http://www.2679SeasideDrive.com)



### Sk French Beach - Sooke

Welcome to this amazing family home across from the ocean, steps to Flea Beach & a 20-min walk to French Beach. This gated property is perfect for a large family or young professional. There is an abundance of parking and storage with an oversized double garage, storage room & sea can. The main house is on the upper level and allows for views from every room. You'll love the upper deck, accessed from living room, bedroom & kitchen. The 2nd deck runs off the garage with an outside kitchen, hot tub & projector screen. Want help with the mortgage? There's a one bedroom suite in the lower level with a separate entrance and if you desire, why not convert the existing exterior storage building into a carriage house for extra income. If you're looking for a peaceful, private home in the middle of beautiful natural surroundings, this is the home for you.



[www.2141-2600FergusonRoad.com](http://www.2141-2600FergusonRoad.com)

CS Turgoose - Central Saanich



[www.204-1021CollinsonStreet.com](http://www.204-1021CollinsonStreet.com)

Vi Fairfield West - Victoria



[www.2306FernwoodRoad.com](http://www.2306FernwoodRoad.com)

Vi Fernwood - Victoria



[www.312-225BellevilleStreet.com](http://www.312-225BellevilleStreet.com)

Vi James Bay - Victoria

**RE/MAX**



Children's  
Miracle Network  
Hospitals

We donate a portion of every sale to BC Children's Hospital

PROUD SUPPORTERS OF OUR COMMUNITY

**RE/MAX Alliance**  
**250.386.8181 • 800.255.3411**



Ron April Ryan Nathan Jackie Mike Karol Monika Tessa Maxine Justin Chris Forest