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**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! MLS # 885506. \$1,998,000



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**1151 Pandora Avenue**  
\$1,099,900 MLS# 886927  
Listed By: Grady Harris PREC



**253 Chilton Road**  
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Listed By: Geoff Hartle PREC



**605 Birch Road**  
\$1,650,000 MLS# 885120  
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**1-436 Niagara Street**  
\$699,000 MLS# 886989  
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**950 TISWILDE RD, METCHOSIN \$1,400,000**

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**3 BEDROOM FAMILY HOME**  
**\$639,000**

Conveniently located on the quiet Colwood side of Metchosin road this fantastic family home is not to be missed! Recently updated throughout including new paint and flooring, this 3 bedroom family home is move in ready!! Situated on a no through, family friendly road, close to parks, schools, shopping and all of what the Westshore has to offer, you will love living here. There is plenty of parking and the low maintenance fully fenced yard is perfect for all of your toys, pets and kids. The gardens have installed sprinkler systems and lovely flowers and veggies awaiting your arrival. BONUS workshop in the back perfect for additional storage or bring your design ideas to create the ultimate she shed or man cave. The covered back patio is already wired for your hot tub and is a perfect place to entertain your family and friends.



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.

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**SOLD!**

**12-Suite Character Revenue!**  
**\$3,550,000**

Beautiful and Lovingly maintained Character Revenue property located on a quiet cul-de-sac in the much sought-after Rockland neighborhood! 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!**

**Luxury Penthouse in Mariner's Landing!**  
**\$2,075,000**

Gorgeous ocean Views await you from your Songhees Penthouse. One of only 3 homes on the private, 9th floor of this immaculately kept building. Enjoy 2,200 SqFt of Living Space providing unimpeded ocean & mountain views. 3 bedrooms including a very impressive principal room with Gas Fireplace, 5-piece Ensuite & Walk-In Closet. Walk downtown, skip to Boom & Batten, hop on the Victoria Harbour Ferry or Bike everywhere. ML 883817



**NEW!**

**Fairfield Character 4 Plex!**  
**\$1,599,900**

"Location! Location! Location! This character 4plex is located just steps from Dallas Road Beaches, Fairfield/Thrifty Food's Plaza, Sir James Douglas, and many other levels of schooling, Transportation, Parks, and Recreation! Featuring 3 legal suites consisting 2 x 2BR, 1 x 1BR plus an unauthorized Bachelor Suite on the lower level. Never a vacancy! Truly one of the best examples of a Character Revenue Property in much sought-after FAIRFIELD BY THE SEA. First time on the market in nearly 20 years - Don't miss this opportunity!! ML 886674



**NEW!**

**Oak Bay - Henderson 3 Level Split!**  
**\$1,399,900**

Fabulous family home in the much sought after Henderson neighbourhood of OAK BAY! This well built, 1959 split level home features: Large Windows, gleaming Oak Floors, entertainment size Living Room with Wood Burning Fireplace, separate Dining Room, Large Kitchen with Breakfast Nook and access to Patio, Family room with access to another Patio plus a Den and an unfinished storage area awaiting your ideas! Upstairs you'll find a Large Master with Walk-in Closet and 2pc Ensuite, 2 more Bedrooms and a 4pc Main Bathroom. All positioned on a gorgeous and level, park-like 11,400 SqFt South Facing Lot with mature trees and garden. Situated steps from Uvic, Camosun, Golf, Schools, Beaches, Oak Bay Rec, shopping and so much more! ML 887178



**MAPLEWOOD!**

**10-Suite Revenue Property!**  
**\$1,099,000**

Rare opportunity to purchase a Classic Character Revenue property in the much sought-after Tattersall area of Maplewood! Featuring: 6 suites consisting of 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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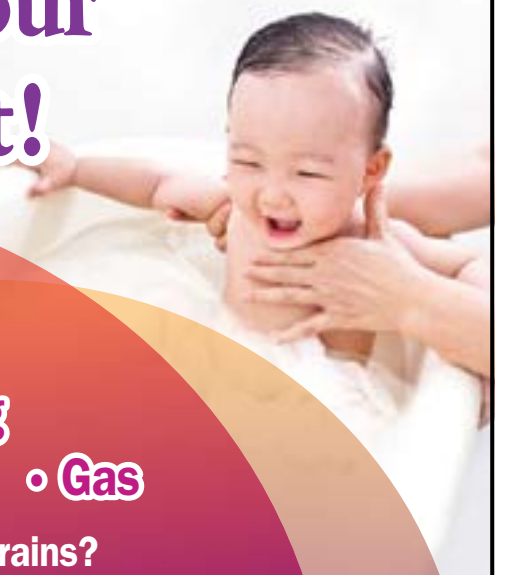
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**106-150 NURSERY HILL. \$549,900**

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

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**117-2710 JACKLIN RD. | \$649,900**

Updated 2-storey corner 3 bed/3 bath/1472 sq.ft townhouse home. Main level features bright living area, separate family & dining space, powder room, kitchen, laundry room, single car garage. MLS # 885640

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**3264/3266 MILLGROVE ST. \$1,300,000**

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**3608 HAPPY VALLEY RD. \$725,000**

ATTENTION INVESTORS!! This LARGE 13,939 sqft lot in "Small Lot Subdivision Area" has Great DEVELOPMENT Potential. The house on the property is not Habitable. This corner lot has 2 entrances to utilize: one off Happy Valley Road & the other off of quiet Family orientated Fashoda Place. DO NOT ENTER THE PROPERTY WITHOUT PERMISSION. MLS # 885975

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# 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

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**RARE OCEANFRONT OPPORTUNITY!**

New MLS 886181 \$1,250,000

Imagine taking in the sunrise & views of Mt.Baker, Saturna & Mayne Islands from the deck of this updated 2BR home. Wander down the stairs to the beach and launch a kayak or have a picnic by the Salish Sea. Cute 1BR updated cottage for guests - or create the studio/office of your dreams. The 2.5-acre private, mostly level lot has Pear, Apple, Cherry, & Filbert trees, open areas for a garden, & a large, forested area.

**Sandy Mundy**  
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**5 BED, 3 BATH FAMILY HOME INCLUDING A SUITE!**  
New MLS 886356 \$849,900

Located in a quiet neighborhood in the village core. Close to all amenities and schools! The main floor offers an open concept kitchen/dining/living room combination, 3 bedrooms and 2 bathrooms. The suite, additional bedroom, laundry room and double garage are downstairs.

**Jeremy Semple PREC\***  
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**LOVELY GARDEN SETTING!**  
New MLS 885642 \$599,000

Desirable 2+BR, 3 full BA home. Open plan kitchen, dining & living areas, access spacious, south facing deck. Very private grounds with raised bed veggie garden, mature fruit trees, several unique water features, a peaceful meditation garden & much more. Lower level of the home is complete with a workshop. Estate Sale includes all household contents.

**Colin Denton**  
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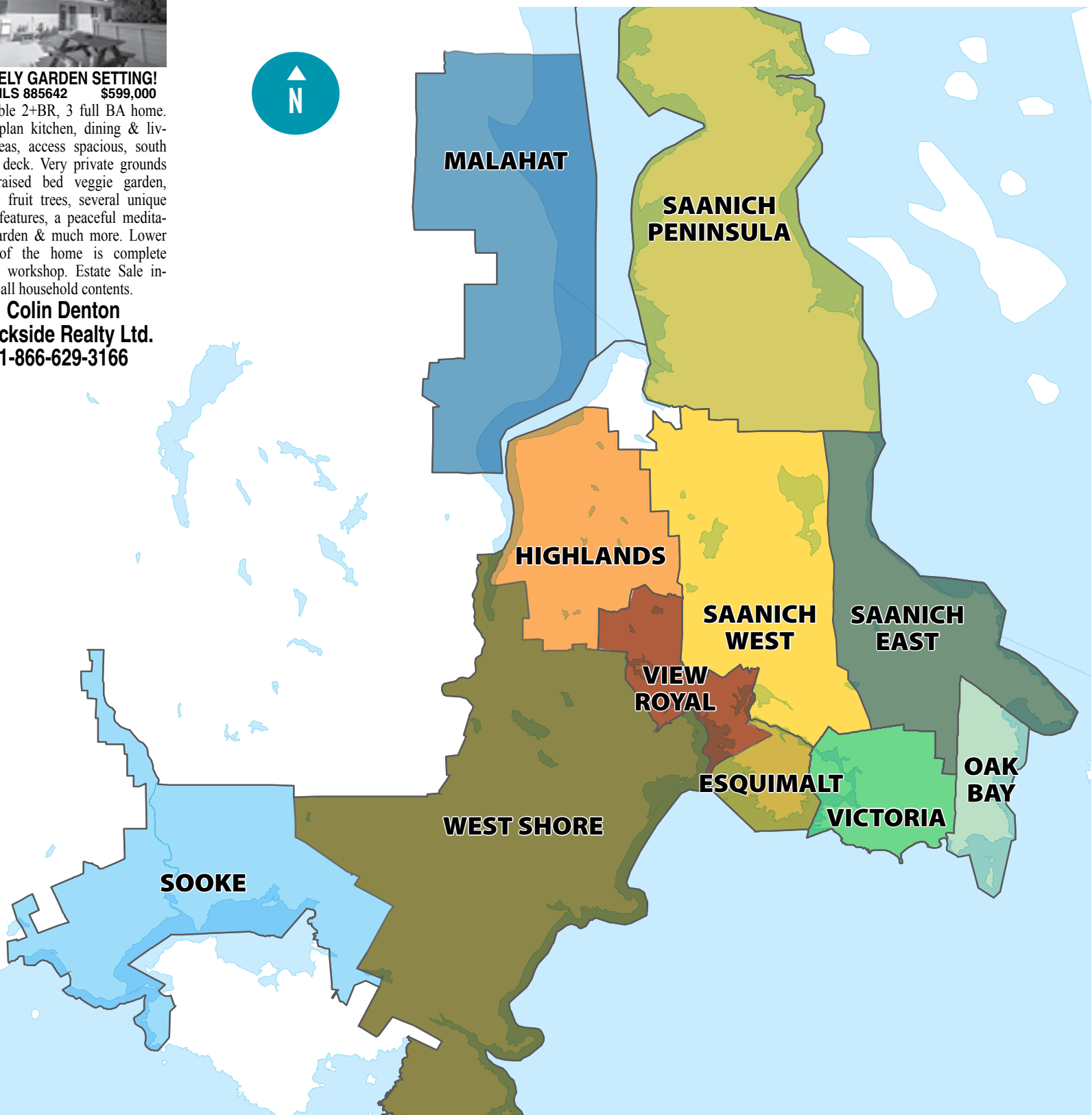
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