

WEST SHORE

**3 BR/
2 Bath Duplex**

New ML 274088 \$324,900
Located a short stroll from Langford Lake is the best value currently available. 3 BRs and 4 pce. main bathroom upstairs (with oversize soaker tub). Main floor features kitchen and DR, a large (17x11), LR with rock FP. Located off a quiet cul-de-sac great for kids.

**Gary Brown
SmartMove Real Estate
250-380-6683**

Triangle Mountain

New ML 274109 \$589,888
**OPEN HOUSE SAT. 1-3
3371 SEWELL ROAD**

Beautiful 5 BR, 3 bathroom, custom built home. Located at the end of a quiet cul-de-sac. No GST plus new home warranty. www.gotoyourteam.com

**Shelley Stancin
250-857-3044
Sutton Group
West Coast
250-479-3333 ★**



New ML 274149 \$829,900
**OPEN HOUSE SUN 3:30-4:30
1136 TIMBER VIEW
\$829,900**
**NEWER BEAR MOUNTAIN
EXECUTIVE HOME
4 BEDS/4 BTHS/VIEWS
SEPARATE SUITE**

Majestically set high on Bear Mountain in an enclave of high-end executive newer homes. The home offers complete privacy, views, plus a unique and practical floor plan. The kitchen has beautiful maple cabinets and granite countertops with a butler's pantry and adjoining formal dining room and an area opening to a beautiful great room with feature fireplace. The upper floor provides 4 generous bedrooms plus a separate area ideal for suite with private entry and second laundry area. There is room for a home office. This spacious master suite (20'x15') has a walk in closet and spa like ensuite. Special features include the covered view deck off the kitchen, rich teak hardwood, tile, wood blinds, stainless steel appliances, many built-ins, an elegant vaulted entry, crown molding, feature rock walls and outstanding views of forest and mountain from all principle rooms. The heating is forced air Heat Pump with air conditioning and upstairs bathrooms have in floor radiant heat. Useable professionally landscaped corner lot. Visit www.karenlove.com for floor plans, pictures and virtual tour.

**Karen Love
Bon Hollier
RE/MAX Camosun
250-744-3301 ★**



New ML 274238 \$229,900
**EASY BUILD!
\$229,900**

Flat, easy-build in quiet family cul-de-sac. 6000 sqft and zoned for legal suite. Call Deidra for more information today!

**Deidra Junghans
DFH Real Estate Ltd.
West Shore
250-474-6003**



New ML 274168
**3 BED RANCHER
BACKING ONTO GREENSPACE
WITH FABULOUS VALLEY &
MOUNTAIN VIEWS
GLEN LAKE**

Just move in! Location, location, location. This three bed rancher has been meticulously maintained and recently upgraded. Fantastic views from the back which borders right onto greenspace. You can relax in the sunroom and soak in the tranquility and wildlife at your back gate. The yard has been terraced and landscaped with love, and HAS to be seen to be appreciated. New MLS 274168.

**Allan Poole
Royal LePage
Coast Capital Realty
250-642-6361**



New ML 274193 \$314,888
**URBAN CHIC CONDO
\$314,888**

Open concept 2009 built 2 BR, 2 bath urban condo. Top of the line finishings including 9' ceilings, black teak laminate flooring, wall to wall carpeting in the BRs, wide baseboards, 2" blinds, spa like baths, designer kitchen with granite, stainless steel appliances and tiled backsplash. Professional surveillance cameras, secure underground parking, balance of the new home warranty, spacious sundeck and located on the quiet side of the building in a vibrant community. Minutes to shopping, including the big box stores, unique shops and restaurant fare. This is a lovely unit and won't last long in today's hot market. Immaculate and quick possession possible. No GST.

**Cal Faber
RE/MAX Camosun
250-744-3301**

**Distress Sales
Bank Foreclosures**

Free list of bank owned properties. Receive a free computerized printout with pictures and addresses. Visit www.victoriarepos.com or call 250-382-1816.

**Jim Parsons
RE/MAX Alliance
250-386-8875**

**Triangle Mountain -
Great Views -
4000 Sq.Ft.
\$669,800**

New ML 274274 \$669,800
Spacious custom designed home on .47 acre lot. Sweeping views of mountains, Olympics and ocean. Over 4000 sq.ft., 4 BR, 4 baths, 3 levels, great in-law areas. MLS 274274.

**Dale Sheppard
RE/MAX Camosun
Westshore
250-478-9600**

**Rare...
Sunny Acreage
1.5 Flat Acres
\$689,000**

New ML 274397 \$689,000
Rare, sunny 1.5 flat acres, fully fenced and just a short walk to MyChosin Cafe and shops. This unique brick home has been professionally redecorated inside and out. Wonderful spacious main level with open floor plan, 3 large BRs, 2 full bathrooms and huge new sundeck. Downstairs boasts family room, games room, BR, office and workshop. Double carport. New heat pump. Call now for your private viewing.

**Deborah/Roy Coburn
RE/MAX Camosun
Westshore
250-478-9600**



New ML 273744 \$395,000

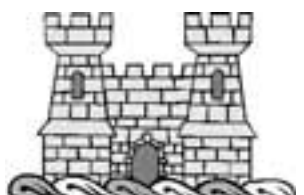
POPULAR CASA BELLA
Just 2 year old, this 3 BR, 3 bathroom townhome feels like a penthouse: two levels with 9ft. ceilings on main and upper floor vaults to 14 ft. Modern kitchen, S/S appliances, plenty of storage, deluxe bathrooms, skylight and two balconies with mountain views, cozy FP in a family room - all is designed with comfort and luxury lifestyle in mind. Desirable location, close to shopping centres, schools, restaurants, just 10 mins. drive to Victoria. Pets're welcome, rentals allowed. Perfect place to call home and a great investment!

**Olga Gor
Pemberton Holmes Ltd.
250-384-8124**



**OPEN HOUSE SAT 2-4
3431 LUXTON ROAD
SUBDIVISION POTENTIAL**
* 4 beds, 3bths, hardwood floors
* heat pump, close to amenities
* FLAT sun drenched ACREAGE
* \$729,900 MLS 267728

**Brad MacLaren
250-727-5448
RE/MAX Camosun
250-744-3301 ★**



**Commercial
Warehouse**

New ML 271272 \$4,850,000
Perfect for an owner user or investor, this 6 year old 29,000 sq.ft. warehouse in a good location with loading bays with dock levelers, freight elevator, insulated, drywalled, heat pumps, handy cap washrooms, lunchrooms has too much to list off, 1200 amp 3 phase power. Plus the ability to expand, don't hesitate call today.

**Tim Beaumont
DFH Real Estate Ltd.
250-477-7291**



New ML 272187
**CUSTOM HOME ON ACREAGE
TRANQUILITY**

Looking for tranquility? This fabulous home in two private acres could be your answer. Situated in the rolling hills of Metchosin this private retreat features bright open living with a large eat-in kitchen. Imagine relaxing in a sunken family room, with cozy wood burning stove, overlooking the large deck, the landscaped yard and tall trees. New MLS 272187.

**Allan Poole
Royal LePage
Coast Capital Realty
250-642-6361**

**Subdivision
Potential**

New ML 274423 \$1,150,000
Not your average "cookie cutter" home! Located on a private and treed 2.22 sub-dividable acreage. The special home, with some south facing floor to ceiling windows and amazing deck space, is in need of work, but offers fabulous potential for someone seeking a unique opportunity. The land contains a pond, which will require an environmental impact assessment to determine the number of lots for future development. This could be that investment you have been seeking for a now or future holding.

**Ron Klizs
RE/MAX Camosun
250-744-3301**



**BEAUTIFUL PRIVATE
CUSTOM HOME
\$699,997**

Priced below ASSESSED VALUE *3400 square feet *Spa like ensuite *5 bedrooms including 2 bedroom suite \$1100 per month *Hardwood floors *Gas fireplace *Jacuzzi tub *4 bathrooms *Huge fenced yard *Private driveway *Quiet cul-de-sac *Royal Bay Call Rick Krupa for your personal showing. MLS 272661

**Rick Krupa
DFH Real Estate Ltd.
250-474-6003**



**LOCATION IS EVERYTHING!!
\$495,000!!**

Lovely 4 bedroom, 2 bath home located on a quiet cul-de-sac in the heart of Langford. Coved ceilings, wood floors, living room with fireplace, huge rec room. Tons of updates throughout with fresh paint, carpets and laminate plus updated windows, furnace & roof. 2 new decks. Great yard. Centrally located, close to bus and shopping. Suite potential? Development potential? Located behind Langford Legion. 2911 April

**Shayne Fedosenko
Pemberton Holmes
250-384-8124**



**METCHOSIN LEVEL ACREAGE
WITH A TOTALLY
UPDATED HOME
CLOSE TO BEACHES**

Beautiful level acreage with a fully updated home. The 2.5 acres boasts a barn with all sorts of potential, numerous outbuildings, a functional riding ring, fenced growing areas and plenty of cleared land for all your hobbies. The home includes a dream kitchen complete with granite counters, top rated appliances and heated floors. Stunning hardwood flooring, ample large picture windows to let in the sun, gorgeous new deck plenty big for entertaining and viewing the landscapes. Lots of space for all sorts of family sizes. This is the ultimate country setting with city water just moments drive to beaches and country market. Everything has been done and is ready for your move. This is not your typical offering. \$838,800 MLS 273614

**Niels Baartman
Pemberton Holmes
250-474-3344**

**Cash
To
You!!**

You receive a MINIMUM \$2,000 cash if you purchase ANY property with me as your realtor! If purchase price is \$300,000 or over, you receive \$2,500. If price is \$400,000 or over, you receive \$3,000. If you price is \$450,000 or over, you receive \$4,000. If price is \$500,000 or over, you receive \$4,500. If the purchase price is \$600,000 or over, you receive \$5,500. If purchase price is \$750,000 or over, you receive \$7,750. IF one million or over, you receive \$10,000. If two million or over, you receive \$20,000 AND ON UP! For example, a 5 million dollar purchase would result in a \$50,000 bank draft to you. I can also give you access to a free website (Private Client Services) that is far superior to mls.ca (now called realtor.ca). You will see a new property 2-3 days faster and receive all the information a realtor has access to. Please call me now at 250-884-3242 or visit my website www.victoriaonepercent.com

**Viktoria Bekes
One Percent Realty
Vancouver Island
250-884-3242**



**OPEN HOUSE SAT 1-2:30
2939 CUTHBERT PL.
BEAUTIFUL 3BR 3BA HALF
DUPLEX FOR \$399,900**

Don't miss this opportunity, immaculate 3 bedroom, 2 bath strata duplex fully reno'd in 2005, situated on a quiet cul-de-sac! Features include beautiful oak floors, vinyl/thermal windows, huge jetted tub inside a spa like ensuite. Master suite with unbelievable storage space plus bonus office area, bright open kitchen. Enjoy those hot summer days in your fully fenced sunny yard or on a private 10x10 patio. MLS 273645

**James Andersen
One Percent Realty
250-812-4921 ★**



**HALF DUPLEX WITH
LOWER SUITE FOR \$449,900!**

Bright and spacious strata duplex home. Over 1200 sq.ft. on each level. Main level has large master BR with 3 pce. ensuite and another good size BR, French doors in LR and newer laminate floors in main living area and lino in kitchen and bathrooms. Lower unauthorized 2 BR suite is also large with good storage and is rented for \$1150/ mo. and upper suite rents for \$1300/ mo. incl. utilities. Almost 2500 sq.ft. of finished living space. Close proximity to bus, schools, park and shopping. MLS 271728.

**Lilian & James
Andersen
One Percent Realty
Vancouver Island
250-213-3710**



**ARTS & CRAFTS
\$609,888**

Beautiful 2008 custom built executive-style, 4 bedroom, den (or 5th bedrm, 3 bath, family home with functional open design, separate formal dining room, eating area in the kitchen, spacious master suite with luxurious 5 pc ensuite, cathedral entry, hand scraped hardwood floors on the main, large living room wired with 5.1 surround sound. Exceptional quality finishing & attention to detail. Level, fenced, landscaped lot backing onto greenspace, patio wired for hot tub. Located in a desirable location & close to shopping, golf and trails. Excellent family home with the balance of a new home warranty. Beautiful! MLS 271368

**Cal Faber
RE/MAX Camosun
250-744-3301**



**REAL ESTATE
VICTORIA**





**OPEN HOUSE SUN 1-3
415-829 GOLDSTREAM AVE.
"TRULY UNIQUE"**

1300 sq ft premium top floor unit loft style with 21 ft ceilings. This 1 bd plus den south facing unit with floor to ceiling windows is a must see. Custom kitchen with stainless appliances, no carpeting. Built in Murphy bed, huge loft area with beautiful ensuite. Don't miss this one! MLS 272628

**Lee Johnston
RE/MAX Camosun
250-478-9600 ★**



**OPEN HOUSE SAT & SUN 12-4
1295 ESTON PLACE**

Versatile and bright custom built 3 bedroom home. Large main floor plan includes master bedroom for one level living and a lovely great room kitchen living area along with separate dining room and office. You will enjoy the expansive south facing sundeck for summer entertaining. Up are two bedrooms, bath and family/games room. \$849,000 Quick Possession. MLS 271354

**Neil Rawnsley
Royal LePage
Coast Capital Realty
250-592-4422 ★**



**VIEWS CITY! OCEAN!
MT. BAKER**

799,997 NOW \$777,777

Beautiful custom home on quiet cul-de-sac in family neighbourhood *Spa like ensuite *1 BR suite \$800 *Hardwood floors *Speakers thru out *2 gas fireplaces *Hot tub *Gas furnace *Jacuzzi tub *Vaulted ceilings *9ft ceilings *Private fenced yard *Huge master BR *2 laundries *Extra deep garage SELLERS VERY, VERY MOTIVATED plus this home is over 4000 square feet and very easy to add a second suite if desired. MLS 272813

**Rick Krupa
DFH Real Estate Ltd.
250-474-6003**



**View Past &
Present Issues**

ONLINE AT:
www.revweekly.com

**What a
beautiful home
in a great area**

**OPEN HOUSE Sat 12-2
2964 Andre Rd**

This 2100+ sqft home has everything. New vinyl window, new kitchen cabinets and cupboards. The floors have been replaced with a high quality carpeting upstairs, new laminates downstairs and cork floors in the kitchen. Bathrooms have been updated top to bottom. The master bedroom has its own 2 piece ensuite. Downstairs: includes a newly finished 1 bedroom and large den additional accommodations. Rental potential of \$1100 per month. Separate entrance. A huge closed in garage. Lots of room for parking a boat or RV.

**Chad Loster
REMAX CAMOSUN
office: 478-9600
cel: 884-5016**



**Beautiful Split-Level Home
\$489,900**

This 3 BR / 2 BA home has been updated, including gleaming maple flooring, vinyl thermo windows, bright & sunny kitchen, gas fireplace & designer colours. There's a huge family room plus bonus room on the main floor. MLS 272928.

**Gary Brown
SmartMove
250-380-6683**



250-478-4828

**Shirley & Ryan
ZAILO**

Personal Real Estate Corporation

For more information visit www.shirleyzailo.com



Re/Max
Camosun



One of Bear Mtn.'s Best

- Stunning wood floors throughout
- 2 beds, 2 baths plus a den
- Close to 1500 sq/ft
- VIEWS of the 9th hole and pond
- Huge patio overlooking the course

MLS 273674 Great price at \$499,000



Sensational Home

- amazing floor plan
- 3 bathrooms
- high end finishing throughout
- spa-like ensuite
- 3 bedrooms
- 2 car garage

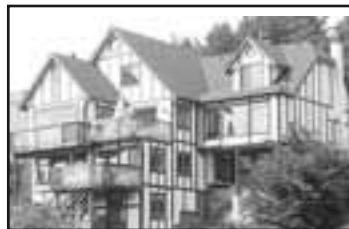
MLS 270363 Proudly offered at \$614,900



**Outstanding
Opportunity**

- 2 bedrooms & 2 baths
- Wonderful open floor plan
- Exquisite ensuite with jetted tub
- Walking distance to all amenities
- Meticulously maintained

MLS 274164
Proudly offered at \$384,900



**Possibly The Best Views
in Victoria**

www.vopenhouse.ca/vid/5808_22bf6b
Virtual Tour!

- incredible panoramic ocean, mountain & city views
- over 3500 sq.ft.
- fully self-contained suite
- 4 bedrooms, 4 baths
- tons of upgrades

MLS 271779 \$749,900



**Beautiful & Private
Custom built home**

Inspired by distinct natural setting on 1/2 acre located in Ravenwood Estates this home carries the beauty of the outdoors in with custom-crafted, solid wood cabinetry in the stunning gourmet kitchen, through to the unique floor to ceiling gas fireplace in the LR with open ceilings, crown mouldings, 20 foot inlay ceilings. Formal dining 3 BRs, plus large den with lots of windows. 3 bathrooms large master suite with jetted tub separate shower. Very private landscaped yard with large level grassed area great for the kids. Private patio looking out onto Irwin Nature park with a tranquil pond and hiking trails close by. Enjoy the comfort and economy of a heat pump. Double garage, RV parking crawl space plus great outside storage. MLS 272846. Offered at \$719,900.

Just Listed!

Jane Johnston M.Ed

250-744-0775



OPEN SAT 2-4; 1560 Nell Rd

JUST LISTED! \$1,598,888. An absolutely stunning custom home 10 acres with gorgeous panoramic views of mountains extending from the Olympics to the Cascades and Mt. Baker, in exclusive Manzanita Ridge. This custom home has been lovingly developed with stunning cathedral ceilings, spacious living rooms and many extra-ordinary upgrades. Step into the spacious main living room with it's oak floors, warm fireplace; Enjoy your fabulous new kitchen with custom maple cabinets, silestone countertops and stainless steel appliances; Bask in the light of the sunroom with its panoramic views. Includes 400 Amp Service, 2 hot water tanks, luxurious bathrooms. This home has to be experienced to be believed!



10-41

**NEW LISTING!
Legal Suite! \$624,900**

Gorgeous setting @ the top of the hill, Mill Hill Park in front and Langford Park in back, 2001 built, 3000 sq.ft. home w/ huge LEGAL suite. Beautiful SW facing heated solarium, 2 decks + large patio, central vac, skylights, soaker tub, heat recovery system, thermo windows, large kitchen w/ tiled island, laminate flooring, 2 gas FPs, too much to list! MLS 274170. More info @ www.erinkenny.ca



**Erin Kenny
250-477-7291
DFH Real Estate Ltd.
erin@erinkenny.ca
www.erinkenny.com**



10-41

2009 Hannington Road



\$774,900

OPEN HOUSE SAT 1-3PM! Fabulous family home on Bear Mountain featuring a Grand entrance w/20 ft. ceilings, Brazilian Cherry floors, & sunken family room open to the Kitchen. A grand Master bdrm complete with a wonderful fireplace, and open luxury ensuite and walk-in closet. Optional 1 bdrm suite with bonus/media room, OR a 2 bedroom suite on lower level. NEW MLS!

3358 Sewell Road



\$629,000

OPEN HOUSE SUN 1-3PM! Gorgeous brand new family home. Open concept living featuring faux wood floors, stunning kitchen complete with white Quartz countertops & stainless steel appliances. Fabulous deck with views of the Strait of Juan de Fuca & Olympic Mountains. Bright & spacious 2 bdrm suite on the lower level finishes off this fabulous home. NEW MLS!

1241 Rockhampton Close



\$419,900

Opportunity to build your dream home! This corner lot atop Bear Mountain offers fabulous unobstructed views of down town Victoria, the Juan de Fuca Strait and surrounding mountains. Enjoy all that Bear Mountain offers, with fine dining, athletic club and more only minutes away! MLS# 272297

TESTIMONIAL:

"Best Realtor we have ever used....."

- Barry & Isabel



Roy Banner **ROY BANNER** **DFH REAL ESTATE LEADERS**

Get more information about these & other listings from

www.roybanner.com 474-6003

10-41



**Bear Mountain with Views!
\$1,049,000**

Relax & enjoy the North West Views of Bear Mountain Golf Course, Village, Valley, Mt Finlayson & surrounding countryside. Great Room w' Kitchen. Traditional Rock FP, Wide Plank Fir Floors. 5 BRs. Master has an Ensuite to die for, w' Large Glass Enclosed Shower & Soaker tub. Bonus Room. Rec Room. Separate 2 Bedroom suite. Hot tub & 3-4 zones w' surround sound. Heat pump w' Gas Forced air. Almost 5,000 sq. ft. Living. Located on a cul de sac. Priced right for today's discerning buyer. New MLS. Asking Price \$1,049,000

Free \$100, GIFT CERTIFICATE for "JACKS" with your no obligation market evaluation of your home.

Ron Bahrey
DFH Real Estate Ltd 250-477-7291

10-42

Downtown Metchosin

Jane Johnston M.Ed
250-744-0775



Downtown Metchosin! A great holding property for horse lovers, this lovely home is situated on 2+ acres of flat land. Perfect for those wanting to board and school horses, this farm has its own barn, beautiful tack room, fully fenced riding ring and paddocks and is located across from the Metchosin municipal riding ring. Barn includes 4 stalls together with an additional fifth stall with a walk out to paddock. The home itself has an updated kitchen and has recently been repainted inside and out. Downstairs is a large bachelor suite, perfect for those wanting extra income. The property is located within the village core and has potential for redevelopment down the road.



10-42



**Immaculate Townhome
\$384,900
OPEN HOUSE Sun. 2-4
103-2923 Phipps Road**

This immaculate townhome is both spacious and elegant with nearly 1500 sq.ft. very comfortable living space. This home offers 3 BRs, 3 bathrooms, plus double car garage with lots of storage space. Features of this home include entertainment size floor plan with extra large LR and dining area with 9' ceilings and a cozy corner FP. The kitchen boasts an abundance of cabinets with an island eating bar. Upstairs there is a large master suite with a full ensuite plus 2 more BRs great for the family. This unit tucked amongst residences off the main road and the complex is located close to schools and shopping and public transit. MLS 274174. www.VictoriaRealEstate.org

Colin Lagadyn
Royal LePage
Coast Capital Realty
250-474-4800



10-42



Langford \$454,900

Wonderful south facing 4 bdrm strata duplex. Located at the end of a quiet cul de sac, this family home boasts many updates throughout which include new granite countertops and top of the line Grohe faucets in both kitchens and bathrooms, flooring, fresh paint, fixtures and more! Large kitchen with tons of counter space, 2 generous sized bedrooms and a large deck off the side to enjoy the fresh air and fantastic views. Lower level has a large 1 bdrm mortgage helper with separate entrance and laundry, and a bonus office space or spot for guests. Own a contemporary, cozy home perfect for a young couple, empty nesters, or anyone who appreciates functionality and style. Lots of extra storage space. MLS 271628

Chris Gill
Burr Properties Ltd.
250-382-6636

10-42



VIEWS, VIEWS, VIEWS

Very motivated sellers. Bring all offers. Come and take a look at this updated 3 BR, 3 bath beautiful Colwood home located just minutes from everything! New kitchen cabinets, counters, appliances, as well as modernized bathrooms. This home features an enormous deck with breathtaking ocean and city views, great for entertaining. This home is priced to sell and is a must see. Don't waste any more time. MLS 272184 \$488,888

Scott Kral
250-818-7524
Royal LePage Coast Capital Realty
250-474-4800

10-42



**1252 Rockhampton Close
\$899,000
OPEN SATURDAY 2-4**

SHE'S BEAUTIFUL AND LOADED... with oodles of custom features befitting the best of the Bear Mountain lifestyle! This 3100 sq.ft. 4 BR, 3 bath beauty sports an entertainment-sized kitchen and dining area, quartz countertops, energy efficient radiant in-floor heating throughout, media room, fantastic master with fireplace and much, much more. Check www.marvind.ca for information then call Marvin for your private viewing. MLS 271821.

Marvin Diercks
250-217-2283
Royal LePage
Coast Capital Realty
250-592-4422



10-42



**Waterfront Florence Lake
Gorgeous Modular Home, Huge Lot
\$198,700**

Where can you get waterfront for under \$200,000. This nicely restored doublewide is situated in a peaceful, picturesque setting and features a huge LR area with woodstove, sunroom area, DR, bright, working kitchen, 2 BRs, 2 baths, including a 3 pce. ensuite, newer laminate flooring and fresh paint throughout. On the lakeside an entertainment size deck (40'x14') awaits for those summer BBQ's, plus a private dock. Come visit us on Saturday to check out the lake views for yourself. Great value here. MLS 273316.

Mel Jarvis & Gordon Tews
"Knowledge, Service, Results"
www.homesmart.net
www.gordontews.com
250-744-3301
RE/MAX Camosun



10-42



**OPEN HOUSE
Sun. 1-3
1256 Goldstream Ave.**

**IMMACULATE
3 BR Rancher**

Over 1300 sq.ft. of updated and renovated space in this three BR rancher. A large kitchen and formal DR with a wonderful FP in the LR. A separate garage and sitting on an 8,000 sq.ft. lot. Attached with a single garage and great patio area means this is a home to start with. Value priced at \$394,900 drop by on Sunday 1-3 pm or call ahead for a private viewing. MLS 273770.



Call Frank! Cell 250-361-5052
Or Visit www.frankrudge.com

10-42



**Open House Sunday 2-4
3549 Sun Estate**

Spectacular ocean, mountain, and forest views. This custom built home was designed to capture the views and light in all main rooms. On the 1st level you will find an inviting tile entry, cozy family room with gas fireplace, den, 2 very lg bright bdrms, a 4pc bath and laundry. Upstairs a bright kitchen with a skylight, oak cabinets and pristine oak floor adjoining the dining room with a gas fire place. The spacious master BR has a 3pc ensuite & walk-in closet. 2 car garage and massive storage. Floor plans & virtual tour. \$659,000. MLS 273845.

**C: 250-889-8200
T: 250-744-3301**



www.VictoriaRealEstateByMarsha.com

10-42



**Bear Mountain With Views
2145 Players Drive**

www.terryjohaldevelopments.com

Over 3500 sq.ft. - 3 BRs up with kitchen, great room styling. Stainless appliances, Kohler fixtures, heat pump, office/media room down. Legal 1 BR suite down. You will ooh & aah! Free \$100 GIFT CERTIFICATE for "Jacks" with your No Obligation Market Evaluation. ML 273780.

Asking price \$835,900.

Ron Bahrey
DFH Real Estate Ltd.
250-477-7291



\$699,900
Open Sat 2:30-4:30
3484 Sunheights Dr

Sure to impress.

Enjoy the views of Port Angeles, Sooke hills and the Metchosin mountains from any of the three decks. This 1989 home has been meticulously taken care of. Newer low argon windows throughout and lots of them, high efficiency electric furnace, professional UV blinds, newer 40 yr roof, septic pumped every 3 yrs. The living space is showered with light while the 14' ceilings and pellet stove provide a spacious and warm atmosphere. Master BR has its own deck access with electric awnings, 3 piece ensuite and walk-in closet. Downstairs is a well laid out 1 bedroom suite with its own driveway/ carport and entrance. Main house also has a double garage and RV parking. SUB-DIVISION POTENTIAL.

Chad Loster ★
REMAX CAMOSUN
office: 250-478-9600
cel: 250-884-5016

MARTIN RIDGE

At Florence Lake

ONLY 3 HOMES LEFT



ONLY 3 NEW HOMES REMAINING

Located on a private quiet cul de sac

STARTING AT \$569,900 + GST

2800 TO 3300 + SQ. FT.

with or without legal suite

NEW HOME WARRANTY

BEAT THE HST!

MARK MCDUGALL

ROYAL LEPAGE COAST CAPITAL REALTY

Tel: 250-588-8588
Toll Free: 800-461-5353 **MARTINRIDGE.CA**



\$519,900

Shows like NEW 2004 quality built family home on level and fenced 5000 sq.ft. lot. House has 4 BRs, 3 full baths, 2 kitchens, tiled entry, Pergo floors, vaulted ceiling, excellent finishing, step cove ceilings, skylite, gas FP, roughed in vacuum, fully finished 1 BR suite lower level with separate entrance and private patio, single garage, great private backyard with NEW large cedar deck w/ bamboo planters, built-Koi pond w/ waterfall. Also a separate patio with built-in propane fire-pit, ideal yard for entertaining, safe for kids and the family pet. MLS 273041.

Gabriella Pakos 250-213-1323

VICTORIA'S 1ST REAL ESTATE TEAM
1-800-665-5303



**Custom 3 Bedroom,
2 Bath Family Home \$495,000**
This home features soaring vaulted ceilings and central wood burning heatilator fireplace. Cozy, bright ambiance features large window in the living room, large spacious kitchen & spacious master suite. Enjoy the tranquil, park-like, private setting.
MLS 272780.

Gary Brown
SmartMove
250-380-6683



**3 BEDROOM
TOWNHOME**



**ATTN FIRST-TIME
HOME-BUYERS!**

Lovely 3 bdrm, 2 bthrm townhome in a rare family & pet friendly complex. Recently updated kitchen & bathrooms. Attractive floor plan on main with laundry & new flooring. Private, west-facing patio for BBQs. Upstairs are 3 bdrms with full bath. Enjoy the covered balcony off the Master for morning coffee or reading outside. Take advantage of this wonderful opportunity!

#118 - 3771 Spencer Road
Offered at \$298,000 ML 272212

Holly Harper
250.385.2033



**Immaculate
Spacious**

**OPEN HOUSE Sat. 1-3
657 Hoffman Avenue**
This lovely home includes family room with gas FP. There is a den, workshop area and garage. Easy care yard. Bright, open kitchen with patio, spacious master BR with ensuite with soaker tub. Engineered floors. Great location to walk to all amenities.

Please call ★

**John Almond for
more information**
250-216-8824
250-478-9141

www.johnalmond.com

VICTORIA'S 1ST REAL ESTATE TEAM
1-800-665-5303

ANGELA MARIE



**NEW PRICE!
Langford \$519,900**

Immaculate family home built in 2006. This 3 bedroom home featuring a modern kitchen with ample cupboard space, all appliances, breakfast bar with stools, large dining area, a wonderful grand living room with cozy gas fireplace, Juliet balcony, a romantic master bedroom with a large walk-in closet and full piece ensuite as well as a full piece guest bathroom. This rare offering also includes a one bedroom suite as a mortgage helper with a separate entrance and laundry, hot tub, entertainment system, tv's in the masterbedroom and livingroom, single garage and large drive way with lots of parking spaces. Friendly neighbourhood, close to schools, parks and shopping. Enjoy the remainder of the 2-5-10 year warranty! MLS 273220

Angela Marie
Burr Properties Ltd.
250-382-6636

\$999,000

Jane Johnston M.Ed
250-744-0775



**OPEN SUNDAY 2-4
3507 Aloha Ave.**

Who would know it had 3 great levels??? This hidden gem is an absolutely stunning home with ocean views from every floor. Step into the beautiful foyer and enjoy the natural light from the skylights. Walk through the living room to the picture windows that span the length of the building on all levels; watch the boats enter the harbour, the sun rise or the moon sparkle across the water from almost every room. Enjoy ocean breezes in your master bedroom with walkout to deck. Bask in the comforts of a cozy fireplace in your fabulous living room; or perhaps warm up by the wood stove. Or relax in your flat backyard. With so much space, it's easily SUITE-able! ★



Briar Hill
GROUP
BriarHillGroup.com



**Mediterranean Flare with
Fantastic Views! \$599,900**

OPEN Sun. 2-4 • 1108 Monica Terrace
Warm and inviting Mediterranean styled home! 2 Bed/ 3 Bath has amazing views of Strait of Juan de Fuca and Olympic Mountains. Enjoy the views from private roof-top viewing deck! Peaceful location on own private 15,000+ sqft lot! Spacious master BR with walk-in closet. Warm honey-oak flooring and great open floor plan. Office easily converted to a 3rd BR on main floor. Simply impossible to pass by! More photos and floor plan at www.deidrajunghans.com or call Deidra to view today. MLS 273696



DEIDRA JUNGHANS
250-474-6003

**Price Reduced!! \$649,900
MLS: 273233**

**OPEN HOUSE Sat. 12-2
109 Stoneridge Close**
Best Price in Stoneridge!! This rare executive home features: 18' ceilings and spiral staircase in bright open foyer. Open flow on main floor through kitchen, great room and dining area. Beautiful low maintenance yard backing onto acres of ALR land and complete with play ground, entertainment size patio and mature landscaping for maximum privacy! Over 2700 sq ft, 4bedrooms on one level, 3 bathrooms, jetted tub in ensuite, Bonus 3rd level with 700sq ft loft space, gas fireplace, double garage, close to all levels of school, bus service to Uof Vic and Camosun.



Patricia Kiteke Direct: 250-686-3155 ★
Brown Bros
Visit www.patrickiteke.ca for more info and floor plans.



**5 Townhomes
\$399,000-\$409,000** ★

**OPEN HOUSE Sun. 2-4
792 Revillo**
Location, Location, Location!!! Come and enjoy spectacular high end Townhome living, on a quiet cul-de-sac in the heart of Downtown Langford!

Attention to detail throughout, granite, floating glass door, large soaker tub, tile work and a large modernly designed kitchen. 3 Beds, 4 Baths 2-5-10 Warranty, Secs to all amenities, and GST is included!!

Eli Mavrikos 250-896-3859

VICTORIA'S 1ST REAL ESTATE TEAM
1-800-665-5303

\$919,000
Westshore Stunner

OPEN HOUSE Sat. 2-4
217 Milburn Drive
This kind of home you have always dreamed of. High end finishings and great touches abound in this executive style home. Enjoy these wonderful surroundings as you absorb the spectacular water views across to the City of Victoria. Stop in to see just how good life can be. All this and a legal spacious suite. MLS 272451.




Kim Emerson ★
250-920-6463 / 250-385-2033
kim.emerson1@gmail.com

Almost New & Shows It Too!

Absolutely gorgeous 2004 built home located on a flat, beautifully landscaped lot. Boasting almost 2,000 sq.ft. on two levels plus attached garage. 3 bedrooms and 2 full bathrooms on the main plus a full walkout basement with 4th bedroom, rec room, family room & bathroom. In-laws? Bonus of a large hot tub with gazebo and garden shed. Asking \$489,000. www.callronan.com




Ronan O'Sullivan
Envoy™ Certified Relocation Specialist
Call Ronan@RE/MAX Camosun 250-744-3301

New ML 273570 \$429,333

HOME SUITE HOME - ROOM FOR MOM!
\$429,333
6996 GRANT ROAD

Sparkling, spacious, freshly painted family home. Upstairs: 3BR, 2BA, Entertainment size LR w/ cozy propane FP. Huge kitchen w/ island & dining area opens to back deck. MBR w/ walk-in closet & ensuite BA. Downstairs: family room or home office - plus a self-contained 1BR+den suite w/ separate entrance & shared laundry. Sunny, s-facing. .3ac w/ fenced yard. MLS273570. Photos: www.johnvernon.com



New ML 273009

SUN RIVER SPECIAL

A remarkable example of this popular Sun river model. You can enjoy the open views while relaxing in this heavily upgraded home. Situated in a quiet cul de sac and backing onto parkland, and featuring 9ft ceilings, Mahogany wood & tile floors, gourmet maple kitchen w/eating island & gleaming granite counters, breakfast nook & eating area & French doors to large deck overlooking Sooke Hills, formal dining room w/recessed hutch nook & French doors to private hot tub patio.





SmartMove REAL ESTATE
Gary Brown 250-380-6683



OPEN Sat. 12:30-2
734 Larkhill Road

Solid 1960
3 Bedrm Character Home
\$459,900

Lovely updated home sits on a large lot with RV parking in a great location. New roof, large rear private sundeck with workshop/storage under half & open patio on other half, fully fenced lot for kids or pets with garden/fruit trees. Plus 1-2 bdrm inlaw accommodation.

"The Waterstone!"

OPEN HOUSE Sat. 1-3
106-3210 Jacklin Road
Superb better than new, condo unit at the very popular Waterstone. Two bedrooms, two baths plus den. Nine foot ceilings, hardwood floors, fabulous full-sized kitchen with granite countertops and stainless steel appliances. Gas fireplace in living room, deluxe ensuite and walk-in closets. Several surprise upgrades! Complex offers an indoor pool, fitness center and secure parking. A fantastic opportunity to purchase a Waterstone unit that just celebrated its 1st birthday!! MLS 272824.




Pat Tosczak
250-474-4800

SOOKE

Sun River Estates

New ML 274110 \$575,000
Wonderful 2007 family home in award winning Sun River Estates. Spacious & bright Fernwood design with 4 big bedrooms on the top floor & a 1 bedroom in-law suite with a separate entrance on the walk-out lower level. Open concept SW facing main floor with many windows to see the hills and sunset. Gas fireplace, den on the main floor, double garage. This is a house to call home. In excellent condition. \$575,000 MLS 274110 Call Karen Duff now for a private viewing.



Karen Duff
RE/MAX Camosun
250-478-9600



John Vernon
RE/MAX Camosun
250-642-5050

Allan Poole
Royal LePage
Coast Capital Realty
250-642-6361

UPDATED HOME
\$569,900

This nicely updated 3 bedroom, 3 bathroom home is on a quiet street & shows beautifully from the moment you enter. The main floor has been freshly painted with newer carpet in large living room & dining room. Oak kitchen with newer countertops, eating bar & opens to the family room with sliders to a huge deck & private back yard. Master with walk-in & 3 piece ensuite. Entrance level has shared laundry & large 2 BR extra accommodation with updated bathroom, newer laminate floors plus separate entrance. MLS 273221.




RON MABER
"Working Hard to Earn Your Trust"
Phone: 250-474-6003
Fax: 250-474-0081
www.realestatein victoria.com

New ML 273899 \$419,500

QUALITY, LUXURY & VALUE
WONDERFUL
WOODLAND CREEK
\$419,500
6582 ARRANWOOD DRIVE

Formerly a show home, this beautifully finished 2007, 3BR, 3BA, 1628sf executive family home benefits from many upgrades including: hardwood & ceramic tile flooring, tile tub surrounds, glass tile kitchen backsplash, upscale lighting, custom mirrors & blinds, full media hook-up & more. Entertainment size LR w/gas FP, conservatorium-like DR w/sliding glass doors to private back patio. Huge kit w/white shaker cabinets, corner sinks, pantry closet, breakfast bar & stainless steel DW & MW. Spacious MBR has w/i closet & 4pce ensuite w/soaker tub & separate sit-down shower. Garage & crawl-space. Completely fenced, gated & landscaped .13ac. An absolute must see & an outstanding value. MLS 273899 Photos: www.johnvernon.com



New ML 274265 \$519,900

TRULY INSPIRED
STEPS TO THE BEACH
1.14AC OCEAN VIEW
COUNTRY RETREAT \$519,900
8590 WEST COAST ROAD

Inspired 3BR, 2+BA, 1819sf ocean view retreat on 1.14ac just steps to the beach. Beautifully finished in oak & ceramic tile flooring, fir doors, windows & trim & fresh designer paint. Open concept LR & DR w/walls of windows & island kit. Oversize MBR has w/i closet, b/i dressers, soaker tub & French doors to huge ocean view deck. Sunny, s-w facing, fenced, gated, landscaped, 3 decks, pond & trails thru forest to horse stable/paddock backing 130ac of forest land. Fishing, beachcombing, whale watching & kayaking at your door. Duplex zoned. A must see. MLS 274265 Photos: www.johnvernon.com



I think you fussy buyers should come over and see what real value looks like

\$468,800
includes G.S.T.

"NEW HOME"
OPEN HOUSE
SAT. 1-4 pm
3255
WALFRED PL
(MLS 273742)



Bill Carnegie
Bus: 250-474-6003
Res: 250-479-9795

- 3 bedrooms
- Single Garage
- R.I. vacuum
- Rear lane
- 3 bathrooms
- Six appliances
- Window Blinds
- Cul-de-sac
- Big den
- 2 Fireplaces
- Jacuzzi Tub
- 1659 sq. ft.

DFH REAL ESTATE LTD.

OPEN SUN 2-4PM
909 CAVALCADE
TERRACE
\$494,000

Awesome Olympic Mountain Views - Kitchen Great Room Styling - Soaring Vaulted Ceilings in Living Area - Kitchen w/ Eating Bar - Solid Oak Hardwood Floors - 3 Bedrooms on Main - Master w/ 5 piece Ensuite - Rec Room Play Room down - Nice driveby appeal-Yard area in Backyard for your childrens play area and useable yard area. FREE \$100 GIFT CERTIFICATE FOR "JACKS" w/ your No Obligation Market Evaluation of your Home. ML 272474 Asking Price \$494,000




Ron Bahrey
DFH Real Estate Ltd
250-477-7291
ron.bahrey@shaw.ca

New ML 272773 \$199,900

OCEAN FRONT
2 BED 2 BATH CONDO
\$199,900!!!

A great opportunity to own a waterfront Condo. Spectacular views, imagine the pleasure of sunrise from your kitchen and 'soaking' in the wild life from your living room. Covered patio gives all season use and an opportunity to enjoy your favourite plants. Keep your boat/kayak right on the property. Enjoy a barbecue at the waterfront gazebo. Fabulous interior, meticulously maintained and upgraded. Vaulted ceilings, ceramics and much more.



Allan Poole
Royal LePage
Coast Capital Realty
250-642-6361

New ML 274161 \$469,900

OPEN HOUSE SUN 2-4
2431 DRIFTWOOD DR
HOSTED BY STACEY SCHARF
DESIGNERS PARADISE
FAMILY HOME!

YOU can have it All! This home has \$25,000 in upgrades including hardwood and tile throughout this fashion home, it also comes with a big fully fenced yard. Located in a family oriented, close to Leisure Centre, Parks and Creek area that supports family values. Lots of storage in double garage, special attic storage and a secret hideout for the kids? The den/office is a bonus additional living space. Fine dining area is perfect for adult entertaining and open spaces with eating bar by kitchen make family/work time an enjoyment. From the crown modling to the special features in the kitchen this home shines in style. You know, you will come to visit and want to stay forever!



John Vernon
RE/MAX Camosun
250-642-5050



John Vernon
RE/MAX Camosun
250-642-5050

Fantastic Family Home
on Triangle Mountain!
\$699,500

OPEN HOUSE SAT-SUN 12-2
3262 Zapata Place
This 3170sqft, 6 bed/3 baths home proudly stands on .67acre, surrounded by lush trees and wildlife. It has both city and ocean views for you to enjoy from 4 different decks! Featuring an updated 2 bedroom IN-LAW SUITE, new windows, a spacious kitchen, vaulted ceilings, and open living area. Call to View! MLS 272416




Julia Abraham
RE/MAX Camosun
250-744-3301

Royal Colwood
Golf Course
\$599,900

This lovely 3 BR/ 2 bath home has many updates! Including HW in BRs, Euro-style kitchen and large 320 sq.ft. private deck w/ hot tub. Lower level has master BR w/ walk in closet & rock corner gas FP, wine cellar/ game room and room for the in-laws. MLS 272141.




Gary Brown
SmartMove
250-380-6683

OPEN HOUSE SUN 2-4
106-7091 GRANT ROAD
ATTRACTIVE
3 BR, 4 BATH HOUSE

Bright, spacious, recently built, in excellent condition on quiet cul-de-sac, near parks/school/bus, must see for first time home buyers. Price adjustment to \$399,900.



Mac Nanton
Keller Williams Realty
250-686-3200 ★

Nancy Vieira
250-514-4750
Pemberton Holmes
250-384-8124 ★

KNOTT CREEK
ESTATES

OPEN HOUSE FRI-SUN 1-3
SALES OFFICE, SOOKE RD
WELCOME TO
KNOTT'S CREEK ESTATES

Amazing value here as this home features 4 bedrooms, 2 full baths up and an extra 4 pcs down with room to expand for extended family. Appliances included. Outside the home is irrigated, landscaped and fenced. This brand new phased development is located a short walk from the core yet offers a picturesque rural feel on a quiet street. Another quality development by Island View Construction (builders of Latoria Walk). Get in early and pick your colours. \$399,900 (Sales office on Sooke Rd, kitty corner to Sooke Elementary School)

Shayne Fedosenko
Pemberton Holmes
250-384-8124 ★

