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THIS WEEKEND'S

Open Houses PAGE 6

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MLS# 363671 | \$549,900
1701 Richardson
Fairfield Condo Alternative



MLS#357579 | \$1,500,000
7450 Thornton Heights
Open House Sat. & Sun. 2-4



MLS#362652 | \$949,900
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SW Beaver Lake, Saanich West
\$1,650,000

Spectacular custom home located on a private, fully fenced & gated sun-drenched, 2 acre property just 10 mins from downtown! The main floor features a cozy living room with a real wood burning fireplace, custom kitchen, large office, powder room, separate dining room that leads out to a stunning private deck w/patio perfect for entertaining, or just relaxing and enjoying nature. Upstairs you will find 3 generous size bedrooms, one of which has adjoining family room/games room! The master retreat has walk-in closet, and spa like ensuite. Did I mention the multi-use 2 level shop that awaits your ideas? Too many features to mention so call today for a private tour, as this property is truly breathtaking and a must be seen to be appreciated. 3,335 sq. ft. MLS 364363



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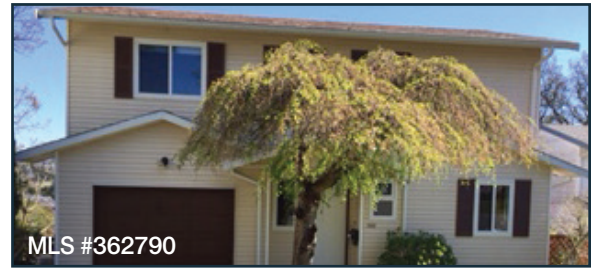
MLS #359538

Spacious One Bedroom Condo
 Exceptional value! This spacious one bedroom condo is a rare find with no units on either side, and is just waiting for a new owner. Great location is close to groceries, shopping, transportation, and parks. \$135,000



MLS #362260

Esquimalt 3 suites- Duplex Zoned Lot
 Fantastic opportunity!! Existing house has 2 unauthorized suites situated on a 66' wide duplex zoned lot overlooking CFB and the ocean towards the distant mountains. 685 Admirals Rd, needs cosmetic attention but at this price...WOW! \$369,900



MLS #362790

Saanich 3 bdrm- CUL-DE-SAC
 Just listed and what an opportunity! Well priced beauty with easterly views of the valeey. Located on Glen Tara Lane, close to schools, shopping, great restaurants and local parks. 3 bdrm, 2 bath, rec room, great yard, sunny exposure...just waiting for a new family. \$525,000



MLS 363505

Central Saanich Development Site
 Stunning .86 acre site offers a superb location for a townhouse or small lot development. First tiem to the amrket...ever! Existing home is of no consequence, value only in land. \$1,250,000 Call Kevin now for full details

250.388.5882 | www.KevinWensley.com | Kevin@KevinWensley.com

www.robertyoung.ca for floor plans & photos



Panoramic Ocean & Mountain Views \$1,350,000
 Executive custom built home featuring vaulted ceilings in spacious living room and dining room. Open-plan gourmet kitchen with gas fireplace, French doors, opening to entertainment decks and patios and a large rec-room over triple car garage. Beautifully positioned on a 0.35 acre lot with breathtaking panoramic views. Don't miss this opportunity!

SOLD!



Gorge \$244,900
 Beautifully maintained, 2 bedroom, 2 bathroom suite in this much sought after building that is conveniently located near shopping, transportation and much more. Spacious living room, in-line dining room, modern kitchen with breakfast nook, fully enclosed sunroom/patio. Secure underground parking and storage and much more! MLS 363355

SOLD!



Cook Street Village Beacon Hill Park \$319,900
 Beautifully updated 2 bed, 1.5 bath suite in the much sought after Cedarfair condominiums. Offering spacious living room with large picture windows, in-line dining area, enclosed sunroom, large master bedroom with bay window and two piece ensuite, second bedroom with double closet, newer kitchen appliances and breakfast nook! Situated steps from Cook St Village, Beacon Hill Park, Dallas Rd Beachfront and Downtown. Call today!



Beautifully Updated Suite Quadra/Mayfair \$209,900
 Offering a spacious layout this one bedroom suite features: Newer quality laminate wood floors, new kitchen with updated cabinets, appliances and lighting, new 4 piece bath, spacious living room with wood burning fireplace and access to sunny east-facing deck, spacious master bedroom with large closet and access to sundeck, in suite storage and more! Close to Mayfair Mall, Rutledge Park and playground, Cedar Hill Rec Centre and on several bus routes! MLS 363619



University Heights 2 Bedroom Suite! \$309,500
 Spacious 2 bed, 2 bath suite in the conveniently located Cumberland Condominiums. Offering spacious living room with electric fireplace, in line dining room, spacious master bedroom with ensuite bathroom, access to sunny patio from living room and 2nd bedroom, in suite laundry! Convenient to University Heights, Tuscany Village, and bus routes. MLS 363681



Cordova Commercial Property \$2,800,000
 Unique opportunity to purchase this immaculate commercial investment property. Situated on a 23,087 sq.ft corner lot and comprised of 3 independent commercial spaces, including: a 3,127 sq.ft drugstore, a 436 sq.ft barbershop and a 780 sq.ft Edward Jones financial planning office. Excellent on-site parking offering over 30 stalls. Situated in the heart of the Cordova Bay Village. MLS 363685



Welcome to 317 Burnside! \$269,000 - \$499,900 GST Included!
 Affordable luxury and elegance! Brand new exclusive 20 unit development with city skyline and Olympic Mountain views from the 3rd and 4th floors. Enjoy modern kitchens with stainless steel appliance package, custom wood laminate flooring, deluxe bathrooms, in-suite laundry, spacious balconies and secure underground parking. Airy 9 foot ceiling heights, with raised 11 foot feature ceilings in select units on the 4th floor. Fantastic location central to Tillicum Mall, Mayfair Mall, Uptown Centre, parks, golf & Camosun Interurban Campus, and direct bus routes downtown. All with a 2-5-10 Year New Home Warranty. Visit 317burnside.com for floor plans and more info. MLS 361373



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8285 Lochside Drive

Timeless Quality. Mesmerizing vistas welcome you to this 5,438 sq ft oceanfront home built by Roger Garside in 1999 with recent upgrades. Nestled on a partially forested & private .91 acre lot with comfortable beach access. Step out to the entertainment sized deck from all principal rooms, including the master. Designer kitchen, 4 or 5 bedrooms & 4 bathrooms. Cycle Lochside Trail at your doorstep.

\$3,500,000

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604-139 Clarence St. \$729,000
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FAMILY HOME PARKLANDS \$485,900



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You are going to love the green space!! This 4.46 acre property comes with a TUDOR style main home and a carriage house. The property is very private and includes a covered riding ring, loading shed, 3 stall horse barn & paddocks. There is quick access to main arteries, 15 min to Airport & Ferries, 5 min to Elk/Beaver Lakes, schools nearby. Call today to arrange your viewing. Priced below assessed value at 1.579M

INCREDIBLE VALUE AT \$379,900!



½ duplex located in West Hills, built in 2009 offering 3 bedrooms, 3 bathrooms, open floor plan, single attached garage and 2 parking stalls perfect for smaller cars or motorcycles. A great purchase for any buyer just starting out or downsizing to an easy care lot, close to all amenities, minutes to big box stores. Quick possession possible! Call today to arrange your viewing.

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1960 Gillespie Rd \$1,300,000



This secluded 5.70 acre oceanfront property is draped along 1200 ft of frontage with rocky outcroppings and pocket beaches. The property features a rustic home and furnished 2 bedroom cottage, hot tub, and dock. Would make an ideal B&B or Eco-tourism retreat on the Sooke Basin, bordering on the Galloping Goose Trail and only 30 minutes to Victoria. Priced below assessed value, there are several excellent building sites to chose from. MLS#363582

7450 Thornton Hts \$1,500,000



Panoramic 270+ degrees of unparalleled views from East Sooke Park, the Straits of Juan de Fuca and the Olympics to the Open Pacific and Sooke Hills. The main floor offers superb open-concept living that brings the outdoors in, featuring chef's kitchen, luxurious master retreat with ensuite ideally situated to soak up the views. MLS#357579

1701 Richardson St. \$549,000



No expense was spared in this beautifully renovated Fairfield strata duplex. A great alternative to condo or townhouse living, this completely updated 2 bedroom, 1 bathroom property offers efficient built-ins throughout, in-floor heating in the bath, quality cabinetry with granite countertops and stainless appliances in the kitchen. The fabulous sunny South West private gardens offer multiple seating areas to enjoy your own in-town Shangri-La with raised beds and fruit trees. Short walk to Gonzales Beach, Fairfield Plaza or Oak Bay Avenue. A great home or investment property, currently generates \$3000 as a furnished executive rental. MLS#363671

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Kimberly Legear 250-656-4626

Panoramic views!



\$1,024,000

This 2007 built warmly sophisticated home rests on almost 5 acres in a tranquil easy care oasis, in the charming community of Metchosin. Dramatic open-concept plan w-views from almost every room. **MLS 361783.**

**Kimberly Legear
Ingrid Jarisz 250-656-4626**

SOUTH OAK BAY CHARACTER



Absolutely gorgeous South Oak Bay character home set amongst a lovely mature garden with beautifully landscaped grounds, just steps to the ocean and walking trails. Features include leaded glass windows, 3 fireplaces and a bright sunny deck with ocean views. **New MLS.**

Jordy Harris 250-385-2033

Ocean views!



\$709,000

Townhouse is immaculately maintained and will be sure to impress! Launch your kayak or enjoy a beach walk from your front yard. End-unit with vaulted ceilings & beams, updated kitchen & double garage. Pets welcome! **MLS 364133.**

Maryan van Stolk 250-656-4626

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\$500000 | FERNWOOD

Super Cute Little Starter Home – huge duplex zoned lot, landscaped and gardens, hardwood floors, updated kitchen, 3 bedrooms, 1 bath. Convenient location close to town. 1201 Haultain Street. New MLS



\$435000 | LANGFORD

Spotless Well Maintained Home Near Happy Valley Elementary, 3 bedrooms, 3 bathrooms, Detached Double Car Garage. 3251 Walfred Place. MLS# 363584



\$559900 | GLANFORD

Excellent Revenue Property, updates with a one bedroom + den suite on lower level. Great area of town with easy access to all amenities. 3 bedrooms + den, 2 bathrooms. 4016 Glandford Avenue. MLS# 363394



\$649000 | ROYAL BAY

Exceptional location near new high school in a fantastic family neighborhood! 4 bedrooms and 4 bathrms with Legal one bedroom suite. 449 regency drive. MLS# 363247



\$699000 | COLWOOD

Immaculate Custom Westshore Rancher / Walk Out Home, 4 Bedrooms, 3 Bathrooms, Hard To Find Master Suite on Main Level Layout. 3420 Mary Anne Crescent. MLS# 361398



\$294700 | BEAR MOUNTAIN

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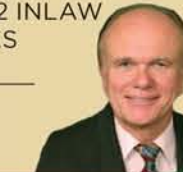
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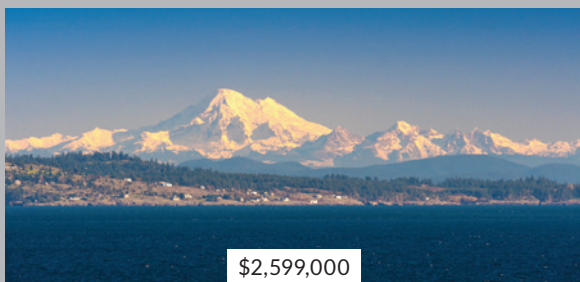


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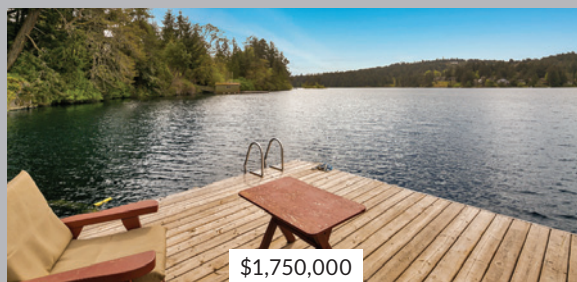
\$2,599,000

2904 Mt. Baker View Road, Saanich, BC

Stunning Ten Mile Point waterfront home, a rare offering for those looking for a special piece of paradise. The 4,500 sq.ft. residence is situated on close to 30,000 sq.ft. of private grounds amongst beautiful mature gardens. Extensively renovated over the years, natural light flows throughout every room.

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2980 Echo Drive, Victoria, BC

Stunning 10 acre west facing waterfront with 300 feet of shoreline. This serene Prospect Lake property, at the end of a no through road, has great light throughout the day. Contains an abundance of rare trees and flowers, like having your own private park.

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201 Pringle Farm Road, Salt Spring Island, BC

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\$700,000	\$24,000	\$14,000	\$10,000
\$800,000	\$27,000	\$16,000	\$11,000
\$900,000	\$30,000	\$18,000	\$12,000
\$1,000,000	\$33,000	\$20,000	\$13,000
\$1,500,000	\$48,000	\$30,000	\$18,000
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Personal Real Estate Corporation
& Jodi Baker
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SAANICH WEST STUDIO SUITE
New MLS 362957 \$145,000
* Studio suite
* Bright studio condo
* Open concept
* Private balcony
* Terrific building amenities
* Pets welcome
* Strata fee includes heat and hot water

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Tony Wick
Century 21
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View Royal



TREETOP TERRACE TOWNHOME (2 BEDROOM, 3 BATH)
New MLS 364203 \$559,900
Original owners, unique custom design, top of the line upgrades then and now. Surrounded by mature green, this private oasis boasts a modern feel while its open concept, custom wood cabinetry and built-ins, plus high end finishes keep things practical and luxurious. Patios off front and back are perfect for hosting. Lower level ready for hot tub. Stunning gas fireplace, outstanding kitchen w/top stainless steel appliances and quartz counters, the wet bar, bamboo and stone floors are a work of art! Within the 3 bedrooms you will find an office and a yoga studio with murphy bed attachment for guests. This 3 level townhome w/double garage truly has all the bells, whistles, and shine! Parks, beaches and shops within walking distance of this tree top terrace home.

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Saanich West



DIAMOND IN THE ROUGH!
New MLS 361229 \$589,000
* 2.27 Acres in West Saanich
* Terrific opportunity
* 3 bed, 1 bath home
* Renovate or build
* New roof in 2015
* 2010 furnace and oil tank
* On private 2.27 acres
* Terrific location
* A1 zoned

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New MLS 364179
Charming 1937 2 bed, 1 bath. Sunny yard, unfin. walkout basement, hardwood floors, newer windows, 2014 gas furnace, new wiring, etc.

Corie Meyer
Pemberton Holmes
250-818-3216



[5 BED, 4 BATH] 7.88 ACRE COUNTRY ESTATE CLOSE TO TOWN
New MLS 364160 \$2,998,000
This gorgeous estate is situated near Elk Lake on rolling, grassy, level, 7.88 acre farm land sits this fully updated open plan home offering 5 bedrooms and office, 4 beautiful new bathrooms, huge granite and stainless steel kitchen and large formal dining room. The sunken living room has vaulted ceilings and grand fireplace. The master suite is a 500+ sq.ft private sanctuary w/access to the inner courtyard hot tub, a brick fireplace and large windows overlooking woods and manicured grounds. Children's rooms up and teen or easy in-law suite down. Large double garage w/exceptional amount of storage. 3 sunny decks. 3 outbuildings, a pond majestic mature trees, beautiful manicured lawns and shrubbery and complete privacy. Exceptional home, land and location.
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Condos, Townhomes, Strata titles, Duplexes



POPULAR HEATHERDALE ESTATES CONDO!
New MLS 362364 \$449,000
* 2 bedroom, 2 bathroom
* Bright and spacious condo
* Open floor plan
* Fireplace
* In-suite laundry
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* Parking & storage
* Pets welcome

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405-1258 ESQUIMALT RD.
New MLS 362753 \$309,900
Freshly painted top floor corner unit in remediated bldg. 2 BR, 1 BA, 1,135 sq.ft with skylights, gas FP, balconies front and back with views to Olympic Mtns and Sooke Hills, secured underground parking and storage locker. Rentals, pets, and BBQs allowed. Asking \$309,900
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DELUXE 2 BEDROOM 2 BATHROOM SONGHEES CONDO!
New MLS 364288 \$425,000
* 1,200 sq.ft of living space!
* 2 bedrooms + den
* Gas fireplace in living room
* Spacious master with ensuite
* BBQ on covered patio
* Fantastic location
* Close to all downtown Victoria has to offer!
* Rentals OK, pets welcome

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ZEN COURTYARD SUITE DOWNTOWN ON HERALD
New MLS 364406 \$375,000
* Unrestricted rentals
* Pets welcome
* Walk score of 93
* One bedroom and one bath
* Secure parking spot included
* Modern finishing's
* Private courtyard and garden
* South facing

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WATERFRONT LIVING AT ITS FINEST
New MLS 363822 \$299,000
* Walk score of 95%
* Modern finishing's
* Ocean and mountain views
* Unrestricted rentals
* Pets welcome
* 1 bedroom, 1 bathroom
* Terrific waterfront location
* Rooftop deck with BBQ kitchen

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ROYAL OAK SPACIOUS, PRIVATE CONDO \$268,800

- Bright, sunny 1 BR loft with lots of privacy looking over Royal Oak Golf Course, w/glimpses of Olympic Mtns.
- Close to all amenities, bus, shopping, Commonwealth Pool
- Laundry and storage beside suite (no stairs!)
- A great place to call home
- MLS 362416
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Saanich Peninsula



2 BEDRM, 1.5 BATH CONDO CLOSE TO SIDNEY SHOPS OPEN SUN., MAY 8, 1-4 226-2245 JAMES WHITE
New MLS 362390 \$279,900

Extensive renovations and re-decorating have been done to the building. Bright, south exposure. Offering 2 bedrms, 1.5 baths, decorated to owner's personal tastes. A pleasure to show.

**John Romashenko
Saanich Peninsula Realty
250-588-9246 ★**



COUNTRY LIVING \$739,000 PRIVATE & TRANQUIL
New MLS 363502 \$739,000

- 3/4 bedroom, 3 bath
- Hardwood floors
- Wood burning fireplace
- Large bonus room - 18x14
- Double car garage - 22x22
- Zoned R3 allows for guest cottage or home occupation.
Floor plans and info @ www.petergrayrealtor.com

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***BROADMEAD VIEW HOME* \$2,480,000**

- Exquisite 5,184 sq.ft mansion
- High above the city, mountains, and ocean
- .65 acre setting; private and sunny
- MLS 363400
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SPACIOUS SIDNEY CONDO
New MLS 363818 \$289,500

This two bedroom south west corner unit features spacious living and dining room, kitchen with eating area and in suite laundry with tons of storage space. Close to all Sidney amenities, Shoal Centre activities, library and bus route. Enjoy the peaceful views over the courtyard and landscaped gardens and views of Dean Park. Beachwood Village is a 55+, pet friendly, well maintained complex.

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OPEN SAT & SUN, 1-4 204-7143 WEST SAANICH
New MLS 360702

Great location in Brentwood! Two bedroom, 2 full bath condo in a fully remediated Brentwood Bay building right in the village, which offers a bright southwest exposure, soaker tub in ensuite, living room with gas fireplace, open style galley kitchen, in-suite laundry, ample storage, all major appliances. One underground parking space included with the option to rent a second. Now vacant and available for quick possession!

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LABOUR OF LOVE
New MLS 363688 \$719,000

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New MLS 364255 \$120,000

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**Ronan O'Sullivan
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IMMACULATE LOWER BEAR MTN FAMILY HOME!
New MLS 363928 \$695,000

* 2,800 sq.ft of living space
* 5 bedrooms, 3 baths
* Open concept design
* 9' ceilings
* Master with 5pce ensuite
* Quality finishing's throughout
* Double garage
* Nothing to do but move in!

**Geoffrey McLean
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AMAZING 2010 BEAR MTN HOME LOCATED IN BEAUTIFUL ECHO VALLEY!
New MLS 363825 \$775,000

* QUALITY custom built executive home
* 5 bedrooms, 4 bathrooms
* Legal one bedroom suite
* New carpet and paint throughout
* Spacious open plan
* Terrific family neighbourhood
* Schools & amenities close by!
* Like new! Move in condition

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***PRIVATE LOCATION*
MOVE IN READY \$609,900**

- Modern 5 BR, 3 BA family extended home with legal self-contained 2 BR suite
- Valley and mountain views with ocean glimpses
- Low maintenance yard, double garage, RV parking
- MLS 362326
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Gulf Islands



SUNNY WATERFRONT
New MLS 363648 \$285,000

1 acre of usable waterfront property w/driveway in leading to several choice building sites. Selectively cleared with a drilled artesian well. Spectacular views over Saturna, Plumper Sound and snow-clad Mt. Baker. Great lot, great location!

**Howard Sanders
Dockside Realty Ltd.
1-866-629-3166**



SUNNY SOUTHWEST LAKEFRONT
New MLS 364008 \$224,000

Southwest facing lakefront lot with 157' of shoreline on Magic Lake. Over half an acre with the geotechnical, survey and hook-up fees paid. Sun-drenched, tiered lot with all the services at the lot line.

**Tanja Lonergan
Dockside Realty Ltd.
1-866-629-3166**



SUNNY GINGERBREAD COTTAGE
New MLS 363678 \$259,900

Located across the street from ocean access. 2 BR, 1 BA, open plan, sleeps 6 comfortably. A treehouse in the woods is waiting for someone to play. Property faces south west with lots of room for gardening.

**Tanja Lonergan
Dockside Realty Ltd.
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Gulf Islands



IMMACULATE AND IMPRESSIVE
New MLS 363472 \$325,000

Peaceful and private approximately 1,436 sq.ft open plan home with 3 BR and large lofted MB. A skylight and floor to ceiling windows invite the sunlight in. New washer-dryer and airtight woodstove. Let the island life begin!

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



SPECTACULAR WATERFRONT
New MLS 363667 \$399,000

2008 single-wide with 2 BR, 1 BA plus a cottage with its own W/D, full kitchen, loft, 2 pce BA and outdoor shower. 400 sq.ft covered deck and a sandy pristine beach with a peddle boat on the dock.

**Tanja Lonergan
Dockside Realty Ltd.
1-866-629-3166**



SUNNY SOUTH PENDER
New MLS 363554 \$99,000

Sunny, south Pender Island acreage awaits your home plans! Overlooking pastoral farmland, this 1.59 acre parcel has a drilled well. Share 32 acres of common land with walking trail to ocean viewpoint. Needs septic. Hydro and phone at road.

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



EXQUISITE WATERFRONT HOME!
New MLS 363624 \$699,000

Located in one of the most desirable neighbourhoods on Saturna Island. The unique layout of this magnificent waterfront home is perfect for entertaining. Each of the three levels features its own master bedroom with ensuite. Enjoy ocean views to the San Juans and Olympic Mountains.

**Michael Vautour
250-818-3919
Dockside Realty Ltd.
250-539-2121**



SLICE OF SATURNA
New MLS 363509 \$140,000

Located close to the beach, school, store and ferry landing in a private valley setting. Mountain, valley and sunset views. 44-year-old 800 sq.ft mobile home which could be a start while planning your permanent home. A unique property with lots of potential at an easy price.

**Michael Vautour
250-818-3919
Dockside Realty Ltd.
250-539-2121**



SPACE TO ROAM
New MLS 363626 \$109,000

1.61 acre park-like parcel is fairly level with ample trees and natural surroundings! There is a drilled well, hydro at street, will need septic. Site your dream home, and enjoy nearby park trails and beach accesses.

**Sherrie Boyte
Dockside Realty Ltd.
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Our experienced team is committed to putting our knowledge to work for you in all steps of your real estate transactions, from start to finish. The Neal Estate Team is one of the most respected teams for buying and selling in the world and take great pride in delivering the very best world class personal real estate service in Greater Victoria and Southern Vancouver Island, because you deserve no less.

Google "The Neal Estate Team Reviews" to see what our clients are saying about their experiences!

FEATURE HOME

www.4361CedarHillRoad.com



SE Mount Doug - Cedar Hill - \$698,000

Want the beauty of Mount Doug Park at your doorstep? Welcome home to this beautiful large custom home built by the owner in 1976 and first time on the market. This home shows pride of ownership and is in move in ready condition waiting for your decorating ideas. Clean, clean, with large rooms including a separate family room, formal dining room and living room. Upper level has 3 bedrooms and 2 bathrooms. The deck off the family sits high with great views, maple engineered floors in the kitchen and cabinets in 2008. The lower level with high ceilings has been roughed in and plumbed in for a suite or even more room for a large family. This is one of the most desirable neighborhoods in Victoria - don't wait!



www.1360FinlaysonRoad.com
 Victoria - Mayfair - Finlayson
 \$578,000



SOLD
www.4361Rutledge.com
 SE Quadra
 \$363,888



www.1900Watkiss.com
 VR Hospital - View Royal
 \$389,000



www.3727MarineVista.com
 ML Cobble Hill - Malahat
 \$980,000



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