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# real estate victoria

THIS WEEKEND'S

# Open Houses

PAGE **6**

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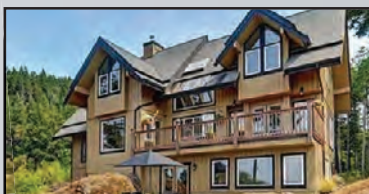


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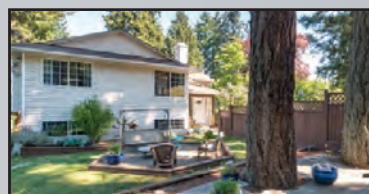


**TARA  
HEARN**  
PREC

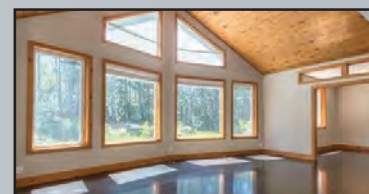
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**\$384,900**

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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.

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**#7 1241 Santa Rosa Avenue**

**Just Listed**

**AWESOME LOCATION IN POPULAR "OAK WOOD LANE" IN STRAWBERRY VALE!**  
Built in 2001 on a heated crawlspace 1700+ sq ft home. Large 3 Bedrooms, 2 baths and Laundry up stairs. Ready to move into. Powder bath on main. South West exposed back yard Kitchen, Living Room. Gas Fireplace. Office Nook and lots of storage in the crawlspace. Each unit is separated by a Single Garage for privacy + no noise transfer. No age Restriction, Pets are allowed. Wonderful family style home in a friendly neighbourhood, close to all conveniences including the New Eagle Creek Village, New Hospital, Quality Foods, Starbucks and the Galloping Goose Trail. Camosun College just around the corner and an easy commute by bike. Hurry to view! **MLS 365749 \$479,000**

**Kevin Wensley** REALTOR® Victoria BC  
Experience with Enthusiasm Personal Real Estate Corporation

**35 Years of Real Estate Service**

MLS © 362369

**Delightful Rancher**  
on crawlspace w/plenty of windows offering loads of natural light! Featuring a functional floor plan w/ 1,931sq. ft of living space and loads of storage. Features include vaulted ceilings, laminate hardwood flooring, pot lighting, and a large ensuite with no-step tiled shower. Living space has been extended into the garage, and could easily be taken back as a double car garage. Outside you will find a large deck that is perfect for entertaining & the spacious South facing backyard offers an ideal place to garden and relax. Located in an excellent neighbourhood lined with cherry trees and walking distance to the beach, restaurants and all the unique charms that Sidney has to offer. \$649,900

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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 © 365788

**Saanich 1 BDRM CONDO**  
Fantastic price for this roomy condominium on Inverness!! Clean and has received some upgrades over the years but is ready for your decorating ideas. Parking, common laundry and games/rec room in the building as well. At this price...it's a winner!! \$149,900  
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**Inner Harbour Waterfront Townhome \$1,349,900**

Executive waterfront Townhome at prestigious Mariners Landing in the Songhees! Enjoy the marine traffic as you stroll to downtown Victoria along world famous Victoria inner harbour. Offering over 2500 sq.ft. on 3 levels, 3 bedrooms, 3 1/2 bathrooms, entertainment sized living and dining area, updated kitchen with attached family room leading to a private patio. The spacious master bedroom offers romantic fireplace, splashy ensuite and private deck overlooking Victoria's bustling harbour. The lower level offers a media room, full bath, laundry and a private double car garage. Don't miss this opportunity!



**Cedarhill - One Level Townhome \$499,900**

Rare one level townhome in 55+ complex! Beautiful quiet setting and featuring a bright & well designed interior with 2 bedrooms, 2 bathrooms, 5 skylights, large windows, newer carpet, updated kitchen w/ 6 appliances, plus access to private patio. Large living and dining rooms with cozy gas fireplace. Master bedroom with 4 piece ensuite, cathedral window that looks onto private, back garden. New roof and attached one car garage. BBQ, Small pet & short rentals OK. Close to University Heights Shopping, Public Library, Movie Theaters, Tuscany Village, and nearby Golf Courses! Easy to View, Call Today!



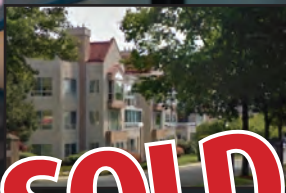
**Brand New Homes \$1,350,000**

Have your custom dream home built or use the builder's approved plans to construct on this level and easy to build on 7,344 Sq ft. property. Plans offer 3 or 4 bedrooms with legal secondary suite, 2.5 bathrooms, living room with gas fireplace, separate dining room, den, double garage and entertainment sized sundeck with natural gas BBQ outlet. Don't miss this truly unique opportunity in this fantastic location that's close to University Heights Centre, Thrifty Foods, Movie Theaters, Library, UVIC and major bus routes. Call today for more info!



**Top Floor Jubilee/Oak Bay Border \$399,900**

Welcome to The Oaks! This well run building is centrally located and within walking distance of Royal Jubilee Hospital, Oak Bay Village, shopping, parks, golf courses, beaches and much more! Rare top floor suite facing East on the quiet side of the building. Professionally updated and offering spacious and open layout, master bedroom with 4 piece ensuite, second bedroom or den, beautifully updated gourmet kitchen, inline living room and dining room plus large sundeck. Secure parking, controlled entry and adult oriented makes this a great place to call home. Don't delay - call today!



**University Heights Condo Suite: \$309,500**

Spacious 2 bedroom, 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 & 2nd bedroom, in suite laundry! Convenient to University Heights, Tuscany village, and Bus Routes. ML 363681



**Dallas Road by the Sea! \$329,900**

Enjoy living with a huge Oceanside playground right outside your front door! This nicely updated 1 bedroom, 1 bathroom suite is located on Dallas Rd beachfront and around the corner from Cook Street Village and Beacon Hill Park! Offering hardwood floors in every room except kitchen and bathroom. With its own separate entrance. Ideal for singles and couples wanting to live by the ocean in the Fairfield/Cook Street Village area of Victoria. Call today for more information!



**Welcome to 317 Burnside! \$269,000 - \$499,900 GST Included!**

Affordable Luxury and Elegance! Brand new exclusive 20 unit development with City Skyline & Olympic Mountain Views from the 3rd & 4th Floors. Enjoy modern kitchens with stainless steel appliance package, custom wood laminate flooring, deluxe bathrooms, in-suite laundry, spacious balconies & 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. ML 361373

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*I believe every home is a mansion, regardless of size, location or price. Please call me if you are considering selling your home.*



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\$325,000

932 Forshaw Road

Launch your kayak! - Opportunity for ownership with nearby access to the Gorge Waterway. No strata fees in this two bedroom, one bathroom side of a duplex with room to grow on the partially finished lower level. Views towards the water from the kitchen and living room. Oak hardwood floors & updated windows. Located on a picturesque street a few doors from the Gorge access. Fabulous opportunity to build equity in your home while you live in it. Nearby Victoria and all amenities. MLS363322

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Follow her column and check out more on [www.revweekly.com](http://www.revweekly.com)

**AMY McGEACHY, DID** **trend**

# The kitchen of the future is here

**T**hey always say, "The heart of the home is in the kitchen," and it is true that the party always seems to end up there. It is also one of the main features that sells your home.

As a kitchen designer, I have seen well designed kitchens and poorly designed kitchens (with a little of everything in between). You want to make sure your kitchen is functional with plenty of storage and a good work flow between all of your major appliances. Style and design are also key components. There are many looks that you can go with for the colour and scheme of the space. However, more and more technology is also becoming a huge consideration in the design of a kitchen. There are some amazing new appliances on the market that are claiming to be the wave of the future. I am blown away by the integration of smart features and apps into their systems.

Wi-Fi appliances: There are many brands that are now integrating Wi-Fi technology into their products. Gone are the days of being stuck in the kitchen while your guests enjoy the party in another room. You can monitor the internal temperature of the turkey on your smart phone, pre-heat the oven while you are sitting in rush hour traffic on your way home, or browse new recipes from the dashboard of the range. Manufacturers offers updates to the software on a regular basis so that there is no risk of becoming outdated. Imagine your refrigerator sending a shopping list to your email which alerts you to what needs to be restocked. Now comes the real test though – I am wondering if the addition of Wi-Fi would be able to help a lost cause like myself not to burn dinner ... I suspect it will take much more than that. Maybe a good set of cooking classes is what is needed in my near future.



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**real estate victoria**

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**\$629,000**  
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pg. 8

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 June 2 - June 16, 2016

**305-520 Dunedin  
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pg. 3

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pg. 5

**West shore**

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 www.1900watkiss.com

pg. 17

**Sooke**

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pg. 19

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pg. 13

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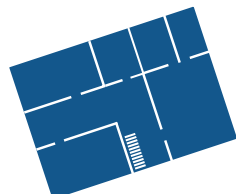
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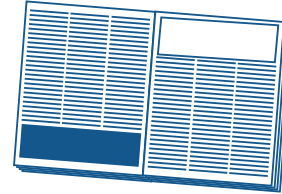
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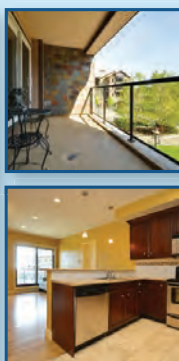
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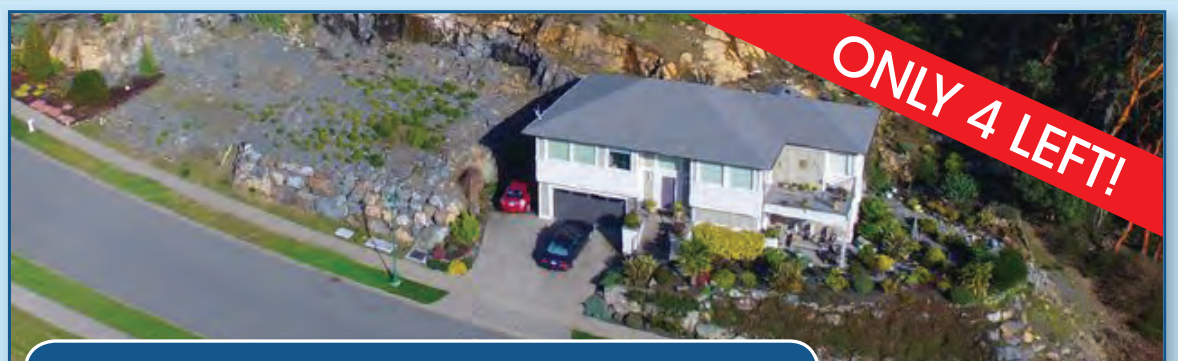


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\$800,000	\$27,000	\$16,000	\$11,000
\$900,000	\$30,000	\$18,000	\$12,000
\$1,000,000	\$33,000	\$20,000	\$13,000
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## PRESIDENT'S REPORT • APRIL 2016

# April Sales Sales in Victoria Continue to Exceed Expectations

We continue to see extraordinary interest in the Victoria and area housing market. Likely this is because the trends we reviewed last month continue – low mortgage rates, higher employment numbers, diversity of properties for sale and of course the growing international awareness that Victoria is an amazing place to live. The vast majority of Victoria buyers are from within the local Victoria marketplace. Last year 70.5 per cent of buyers were from Victoria, and this year in the first quarter we see 72.5 per cent of buyers from the area. We've also tracked a slight increase in Lower Mainland buyers. Reports from the first quarter of 2016 show that 8.2 per cent of buyers are from the Lower Mainland, and last year we counted 7.4 per cent. It's also noteworthy that we've seen a decrease in buyers from Alberta (last year we saw 5.7 per cent, this quarter we saw 3.9 per cent), a small increase in buyers from the US (from 0.8 per cent to 1 per cent) and an increase in buyers from Asia (from 0.7 per cent to 0.8 per cent this quarter).

A total of 1,286 properties sold in the Victoria Real Estate Board region this April, an increase of 53 per cent compared to the 840 properties sold in the same month last year.

*"The Multiple Listing Service® Home Price Index benchmark value for a single family home in the Victoria Core in February, 2015 was \$557,000. The benchmark value for the same home in February 2016 has increased by 14.7 per cent to \$638,700."*

Inventory levels remain lower than the previous year, with 2,594 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of April, 34 per cent fewer than the 3,945 active listings at the end of April 2015.

If you are shopping for a home right now, there is a good chance that if you're looking in a higher demand area (Victoria core, Saanich, Oak Bay) you may find yourself in a multiple offer situation when you go to purchase. This is because there are more buyers than homes for sale and so the market is more competitive than we've seen in years past. As a consumer it may pay to get creative, consider types of property and locations you may have not originally identified. For example, condos and townhomes may be a great alternative for first time buyers.

Some locations in the Victoria area are under slightly less pricing pressure, for example properties in the West Shore or Esquimalt area are close to amenities, share the same amazing weather as other nearby neighbourhoods. Working with a REALTOR® to create a purchase strategy will put you ahead of the game, and ensure you end up with the right property for you.



Mike Nugent, President, Victoria Real Estate Board

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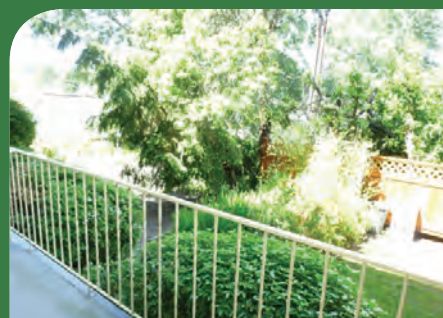
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 1468 Rockland Ave  
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 3 Bathrooms  
 2904 finished sq.ft.  
 MLS # 361375

**SOLD**



**SE Mt. Douglas**  
**\$675,000**  
 4038 Livingstone Ave.  
 3 Bedrooms  
 2 Bathrooms  
 2020 finished sq.ft.  
 MLS # 363957

**SOLD**



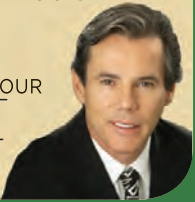
**SW Glanford**  
**\$640,000**  
 840 Roy Rd.  
 6 Bedrooms  
 3 Bathrooms  
 2466 finished sq.ft.  
 MLS # 365078

**SOLD**



**Saanichton Vineyard Estate**  
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**SOLD**

3 - 2530 Windsor Rd.  
\$320,000



**SOLD**

202 - 1159 Beach Dr.  
\$1,155,500



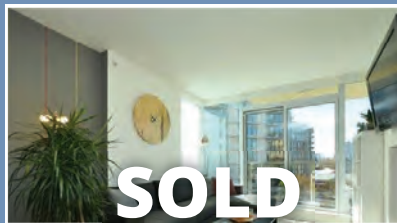
**SOLD**

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\$1,125,000



**SOLD**

639 Foul Bay Rd.  
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**SOLD**

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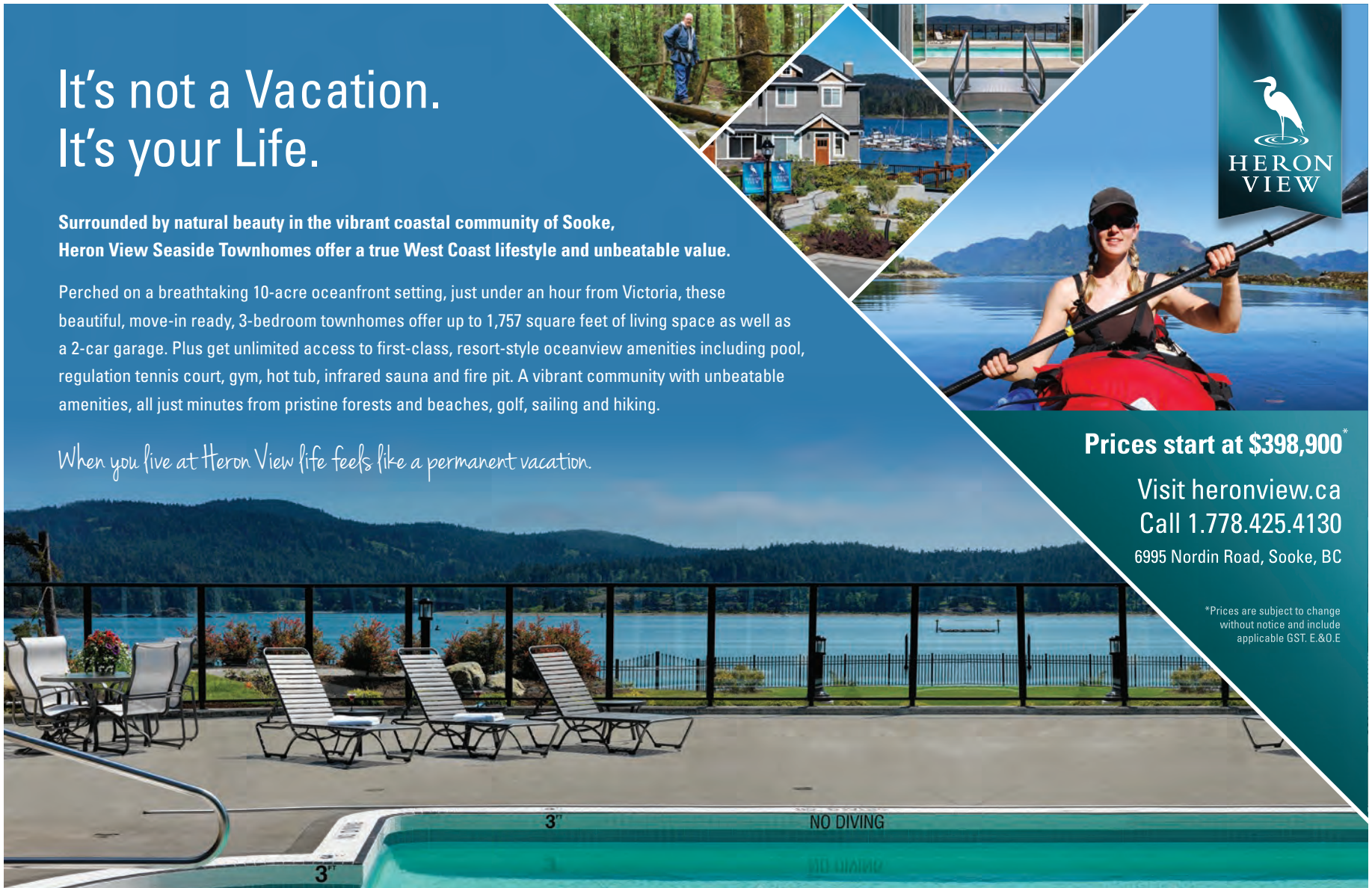


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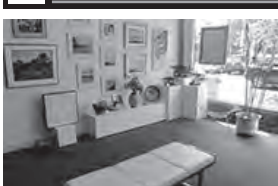
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**2 Bed, 2 Bath CONDO With Practically 360 Degrees of Ocean, Mountain and Wooded Views**

**MLS 365365 \$ 529,900**

Ocean, mountain, tree tops and city lights. The view from up here is Stunning! It's so peaceful and private. This condo is laid out like a house with a lovely entrance to welcome you home and take off your coat and shoes. To your right and into the living area of the home you're greeted with the view. Kitchen is spacious and bright offering loads of cupboard and counter space as well as a big breakfast nook overlooking the trees and out to the city. The dining room offers views to the Sooke hills and the living room provides both outlooks, with an almost 180 degree vista from Saanich to downtown. Bedrooms are separate down the hall and distant city lights twinkle faintly into both rooms. The master has 2 large closets and a 5 pc ensuite. Come get away from it all! www.KarenLove.com

**Karen Love & Robyn Wildman  
250-727-5868  
RE/MAX Alliance  
250-818-8522**

**Saanich East**



**MT TOLMIE**

**MLS 364476 \$2,280,000**

Set on a half acre terraced southern slope atop Mt.Tolmie with superb views to the ocean & Olympics discover this 1999 custom built executive family residence designed to emulate Dainhurst, one of McClure's finest masterpieces. the 18 foot high vaulted grand entry hall with back lit stained glass skylight .8 bedrooms, 6baths, in floor radiant heating, heat pump, huge open kitchen.

**Patrick Skillings  
RE/MAX Camosun  
250-370-7788**

**Saanich Peninsula**



**HAWTHORNE VILLAGE**

**New MLS 364635 \$289,500**

-3 Bedrooms, 2 Full baths  
-Double garage, fenced yard  
-Great one level adult life style.  
www.craigwalters.net

**Craig Walters  
RE/MAX Camosun  
250-655-0608**



**GREAT LOCATION IN BRENTWOOD BAY**

**MLS 365272 \$248,000**

Two bedroom, two full bath condo in a fully remediated-Brentwood Bay building, right in the village, which offers a bright southwest exposure, soaker tub in en-suite, 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. This is a must see ! Now vacant and available for quick possession !

**Eric Smith  
778-677-9910  
RE/MAX Camosun  
Peninsula  
250-655-0608**

**Highlands**



**ACREAGE CLOSE IN!**

**NEW MLS 365570 \$485,000**

Close in ACREAGE for your private home & playground! Just over 10 acres, including a spring fed pond that could be expanded to approximately 1 acre in size! Beautiful mature trees - a mix of evergreen, arbutus & natural vegetation and rock outcroppings that add privacy & interest to the landscape. Septic areas are identified, capped well is on site. Wonderful area to create a waterfall & seller has identified 8 good building sites - you choose! Just 3 mins past Bear Mtn Parkway & Western Speedway with all the shopping & transportation amenities close by! Don't miss out - this is a rare find!

**Colleen Milne  
778-676-1222  
Fair Realty  
250-480-3000**

**West Shore**



**815 Bexhill Place**

**New MLS 365472 \$359,900**

Do not miss seeing this beautiful home located on a quiet cul-de-sac. You will be impressed with the superior quality upgrades and the exquisite gourmet kitchen. Gas stove top, 2 gas fireplaces, gas bib for the BBQ and hot water on area. This property also has a large detached garage with a loft area ready for your ideas as well as an additional parking spot for RV or boat. www.gaylene.ca, gaylene@shaw.ca

**Gaylene Salina  
250-213-5164  
Sutton Group  
West Coast Realty  
250-479-3333**



**SUPERB FINISHING'S**

**NEW MLS 365486 \$700,000**

\*Meticulous Attention to Detail  
\*Open & Bright Floor Plan  
\*Floor to Ceiling Windows  
\*Spacious Master  
\*Large Media Room  
\*LEGAL 1 bedroom suite

**Geoffrey McLean  
Personal Real Estate  
Corporation  
RE/MAX Camosun  
250-744-3301**

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JUNE 16  
DEADLINE  
JUNE 14**



**West Shore**



**GORGEOUS CUSTOM 2002 HOME IN THETIS LAKE**

NEW MLS 365280 \$689,000  
 \*Like New!  
 \*Many upgrades!  
 \*3 Bedrooms, 3 Bathrooms  
 \*Over 2600 sq ft of living space  
 \*Terrific Open Plan  
 \*9' Ceilings  
 \*Spacious Master  
 \*Large Family Rm over garage  
 \*Move in Ready!

**Geoffrey McLean**  
 Personal Real Estate Corporation  
 RE/MAX Camosun  
 250-744-3301

**NEXT ISSUE PUBLISHED JUNE 16**

**DEADLINE JUNE 14**

**West Shore**



**PRIVACY, SPACE & BLING!**

MLS 365619 \$359,500  
 This outstanding 1160 sq ft 2 bedroom, 2 bathroom corner condo showcases an open floor plan filled with natural light, high ceilings, and huge windows that invite nature into your home. Tasteful wood floors, heated tile floors, designer colours, attention to detail and a luxurious master with walk through closet and ensuite allow you to just move in and enjoy. Bonus features include a large deck overlooking greenspace, in unit laundry, a 12x11 storage locker, 2 parking spots incl a detached SINGLE GARAGE. All just a short stroll from Red Barn, Olympic View Golf Course, Royal Bay, bus routes, trails and parks.

**Mark McDougall**  
 Royal LePage  
 Coast Capital Realty  
 250-483-3562

**Sooke**



**OCEANSIDE LIVING!!!**

NEW MLS 361060 \$259,300  
 Sun, surf and summer! THIS is the place you want to be before summer sets in. Quick drive to the surfing breakers, private yard for tanning days and summer fun with friends and family. A great beach for beach combing and lots of clean, fresh air! Great location, close to beach, store and community bus PLUS town core is just minutes away. This sweet, two bedroom country cottage is waiting for you. Come for a visit, you'll be glad you did. Priced to please \$259,300.

**Clayton Morris**  
 250-686-9814  
**Pemberton Holmes**  
 Sooke  
 250-642-3240



**STUNNING COUNTRY LIVING AT IT'S BEST**

New MLS 365411 \$550,000  
 -Charming, Like-New  
 -Rural Oasis in Sooke River Valley  
 -Hot Water Wood Floors  
 -Nothing to do but move-in  
 -Bright, Open Acreage  
 -Plenty of room for workshop  
 -Huge Garage, Unlimited RV Parking

**Geoffrey McLean**  
 Personal Real Estate Corporation  
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**PEACE, PRIVACY AND OUTSTANDING VIEWS**

NEW MLS 365216 \$525,000  
 Leave the hustle and bustle of the city live behind, when you come home to this immaculate quality built home. With over 2000 sq feet, offering 3 bedrooms, gourmet kitchen with lots of counter and cupboard space, breakfast island, 3 bathrooms, family room with gas fireplace and many more special features. Offering outstanding views of mountains and oceans. Come for a visit, stay for a lifetime! Proudly offered at \$525,000

**Clayton Morris**  
 250-686-9814  
**Pemberton Holmes**  
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 250-642-3240

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**Gulf Islands**



**IMMACULATE HILLSIDE HOME!**

New MLS 365767 \$359,500  
 Well-built, 3BR & 2BA on main levels plus 1BR & 1BA suite on the garden level. Located close to amenities. At ten years old, this immaculate home is in like-new condition. Tenants currently in place.

**Michael Vautour**  
 250-818-3919  
**Dockside Realty Ltd.**  
 1-866-629-3166



**CLEAN & SIMPLE ISLAND LIVING!**

New MLS 365202 \$335,000  
 Clean & Simple Island Living! Cozy 3BR, 2BR, 1338 sq ft home perched on a sunny, private, partially fenced property on Pender Island. Vaulted ceilings, bright dining area & spacious living room. The layout is functional & appealing for families & retirees.

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

**IC & I**



**MIXED USE BUILDING 822 VERDIER AVE. BRENTWOOD BAY**

New MLS 364977 \$1,780,000  
 -Ocean views Brentwood Bay  
 -Own all four titles  
 -Own all seven addresses  
 -Own the whole building and land  
 -Fully rented  
 www.craigwalters.net

**Craig Walters & Dan Juricic**  
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### Enjoy Sun Rises Over Saltspring Island \$980,000 Malahat and Area - Cobble Hill Arbutus Ridge Estates

Enjoy magical starts to your days watching the sun rise over Saltspring Island and Satellite Channel from this quality executive home with stunning views. Rare oceanfront opportunity in the prestigious Arbutus Ridge Estates, a securely gated golf community on the desirable southern Vancouver Island less than 45 minutes to Victoria. Luxuriously equipped to satisfy the most discerning taste, attention to detail and quality are evident throughout starting with solid granite flooring and dramatic high ceilings capturing the sun and views. You will love the cooks kitchen and open spaces. Bedrooms each have spa inspired ensuite bathrooms including a steam shower in the master. The entertaining area with wet bar, billiards room and guest beds accesses plentiful outside living space and hot tub. The heating is high efficiency gas in floor radiant. Enjoy no step access to more than 4,500 square feet of living space served by elevator.



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