

real estate victoria

Open Houses PAGE 6

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398 Denison Rd OB/Fairfield
368576 \$1,200,000



375 Sunset Ave OB Charm
368897 \$1,400,000



290 King George Ter South OB
369221 \$1,400,000

1915 QUIXOTE LANE

Fairfield Executive Home


\$2,500,000
366936



7078 BRENTWOOD DRIVE

Oceanfront with Dock

\$2,500,000
368575




1250 Tattersall Rd 17,473 SqFt Lot
Coming Soon 1,300,000

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956 Heywood Ave Great Potential
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326 Dallas Rd Oceanside w/suite
369171 \$1,800,000



940 Rankin Rd Home w/suite
369431 \$800,000



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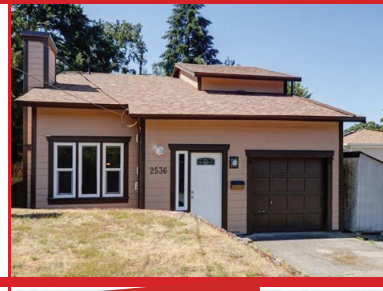


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1650+ sq. ft. MLS 367314



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\$225,000

104-1375 Bear Mountain Pkwy.
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562 sq. ft. MLS 366864



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SOLD!
MLS © 367029

MLS © 368207

Deep Cove Desirable cul-de-sac in picturesque DEEP COVE! OCEAN VIEWS from the living room & the large entertainment sized wrap-around sundeck. Many quality updates including, bathrooms, kitchen, interior & exterior painting. hardwood floors in the living areas. Over-sized windows & , Large rec room with gas fireplace. Pretty gardens with sitting areas, flowers, towering trees and vegetable gardens. Close to 2 beaches for boating, swimming & beachcombing. \$675,000

Brentwood Bay Family Home Fantastic Brentwood Bay project home. Great "bones" but needs cosmetic attention. Fantastic opportunity here for a large residence with a self contained suite. Main floor features: spacious living room, large dining room, sunroom & kitchen. Lower Level Has Laundry Room, 2 baths, utility room and full 1 bdrm suite. Large yard with greenhouse & shed. This is a winner for the buyer that wants to put their own "signature" on their next home. \$538,800

Character House ... Saanich West First time to market in 50 years!! Located at 3150 Harriet Road. Built in 1941 this mid century residence needs a lot of TLC. Fantastic price for you to get in and remodel/renovate. Hardwood flooring, coved ceilings, plaster walls. 2 full road frontages and zoned for secondary suites. Call NOW. \$429,900

3 Strata Warehouses Hillside Turner Street Fantastic investment opportunity here! 3 side by side warehouses fully rented with current long term leases in place. Offering approx. 6% cap rate and in superb condition. Better than an apartment building...and a better return as well. \$949,900

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**Fernwood Strata Duplexes
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**The Heart of Downtown
\$459,900**

Spectacular 1 Bedroom plus Den, 1.5 bath, south-facing suite, located on the quiet side of the popular Wave condominiums. Spacious layout featuring large open concept dining and living room, breakfast nook, electric fireplace, in-suite laundry, high quality Granite Finishes, engineered Maple Floors, 9 ft ceilings, floor to ceiling windows, view of the court yard and much more! Building also features a large fitness facility. Fantastic location in the heart of the city, just steps from all major amenities including: Market on Yates, London Drugs, Shopping, Theaters, Restaurants, Local bakeries, Cafes and more. Don't miss this Opportunity- Call Today! ML: 368519.

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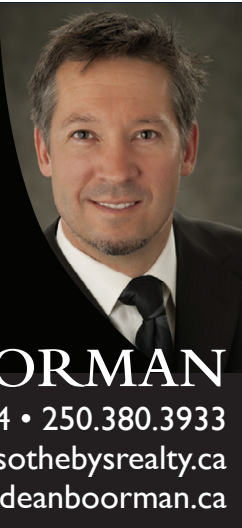
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Follow her column and check out more on
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AMY McGEACHY, DID

trend

Fall brings on colour changes to interior space

The children are now back to school, and with that goes the weather. Summer will soon fade to fall, producing crisp chilly mornings. It is during this time that I start to crave the thick texture of a knit fabric, dark saturated colors and the warmth of a faux fur. I also crave a good

Pumpkin Spice Latte, but that is beside the point! It is around this time that I get that itch to make a change to my interior space.

I start switching out the bright summer décor of lime green, teal and citron with the rich, sumptuous hues. Jewel tones add a regal air to the space, while adding

a touch of maturity and polish to your design. With names like emerald, amethyst, and sapphire, how can you not feel royal and stately in your own home?

Don't be afraid to refer to a space like this as your palace! These rich colors compliment an existing neutral color palette compiled of shades of

gray or beige brilliantly. They show that you are confident and secure in your bold style and choices. As well, they work just as fabulously alone, in various color combinations, or paired with other rich jewel hues. In interiors, we can use these colors in obvious places like a painted wall or two,

accessories and decor, throw cushions and blankets, or the less obvious choice like wallpaper. These colors add a depth, richness and a certain decadence to any interior space.



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real estate victoria September 8 - September 22, 2016
Open Houses

Next issue publishing
September 22,
2016

Deadline is
Tuesday,
September 20th
at 5pm



313-29 Songhees Rd.
\$418,900
Sat, Sept 10, 1-2pm
Mark McDougall, 250-483-3562
Royal LePage

pg 13-14



3354 Turnstone Dr \$515,000
Sat, Sept 10, 1-3pm
Tara Hearen, 250-477-1100
Century 21 Queenswood Realty Ltd.

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572 Tory Place \$720,000
New MLS 369378
Sat, Sept 10, 2-4pm
Daryl Ashby, 250-478-9141
Pemberton Holmes

pg 13-14

5235 Rocky Point Rd \$679,000
Sat, Sept 10, 2-4pm
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204-1246 Fairfield Rd

Cardiff Place - Previously co-housing. This meticulously-run complex is unique as owners have access to a huge common room (kitchen, living room, BA, patio, rec room, & more), guest suite, communal vegetable garden, plus indoor and outdoor children's play areas. This sunny corner unit has 2 bedrooms, 1 bathroom, big kitchen, separate dining area, living room with 8' ceilings & gas fireplace, large balcony, in-suite laundry, and 1 parking space. Fantastic location, close to Cook st. village and downtown. Rentals allowed for 2-18 months every two years, 2 cats or 1 dog or 1 dog & 1 cat, children, & BBQs allowed. \$340,000. MLS Pending



Sukhmeet Grewal
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8520 Lochside Dr, North Saanich

Spacious ocean view home located just steps to the beach! This lovingly maintained 3000+ sq/ft. four bedroom, three bathroom, big office and huge family room home needs nothing but you to move in. The sizable master suite includes walk-in closet with own ensuite. Inside, everything has already been done all the way from new hardwood, paint, kitchen and bathrooms. New boiler installed for radiator heating and electrical updated to 200 amp in 2011. Nothing has been spared to make this one of the most remarkable homes on the market today. Outside, the Private .55 acre of landscaped gardens has mature shrubs and trees for you to enjoy. Downstairs has potential to add in-law accommodation with own separate entry. Call today! MLS 368903 \$789,000



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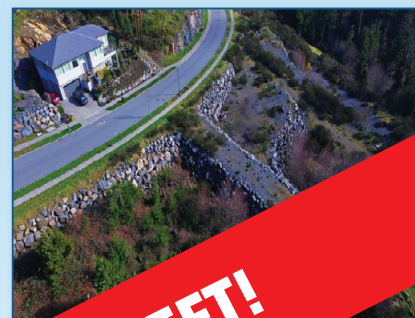
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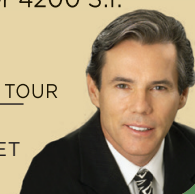
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4920 Nagle Road
\$998,000 MLS 364999

This stunning executive home offers sophisticated, contemporary décor to compliment nature's spectacle: a panorama of ocean and mountain views in a private, serene setting. Exquisite surface materials like fir, slate, glass and quartz, soaring ceilings and expansive windows, a chef's dream kitchen, 4 beds/4 baths. Enveloped in nature and only 10 minutes to shopping and conveniences of the Western Communities.



372 Becher Bay Road
\$629,900 mls 369244

Set on a treed 1.5 acre parcel, this is a compact custom-built rancher. With two bedrooms and one bathroom, this home boasts in-floor radiant heating and a large open concept living space featuring granite counter tops, stainless appliances, engineered Bamboo flooring and a slate tiled propane fireplace. Plus a two bedroom suite above the garage/workshop. Gorgeous East Sooke location. Well worth viewing!



3354 Turnstone Dr. \$515,000

Like New! 2014 Happy Valley family home with over 2000sf on three levels. 3 bed/3 bath with a spacious third floor perfect for teens, a kids playroom or office space. Stainless appliances, 9 foot ceilings, high end finishing, custom shelving and a low maintenance yard plus a full sized one car garage.



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2 bedrooms **\$349,000**

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Move-in Fall 2016
Prices start at
\$455,900*

*Prices are subject to change without notice and include applicable GST, E.&O.E.



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GENERAL INQUIRIES 250-382-9171

Condos, Townhomes, Strata Titles, Duplexes



AMAZING DOWNTOWN CONDO!
OPEN HOUSE SAT, 1-2PM
N501 - 737 HUMBOLDT ST
\$688,000

LIVE IN THE ARIA! Breathtaking south west views and an amazing condo that must be seen. This 1100+ sqft 2 bedroom 2 bathroom home showcases beautiful hardwood floors, stainless backsplash and appliances, a gas range for the chef, a feature fireplace, tasteful use of granite & tile, opposing bedrooms, in unit laundry, and a luxurious master with walk in closet and ensuite. Bonus features include a live in caretaker, a concierge, secure underground parking, a fully equipped gym, and a hospitality room. All located in a timeless steel and concrete building located just steps away from the Empress and Victoria's Inner Harbour.

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

Condos, Townhomes, Strata Titles, Duplexes



TOP FLOOR

New MLS 369682 \$209,000
Corner unit, south facing. Great big balcony looking south over playing fields with views of Mt Tolmie and the surrounding neighbourhood. You'll love the spacious bedroom, a living room and dining room that can accommodate full-sized furniture, plus a skylight. It is close to all amenities such as the Nellie McLung Library, grocery shopping, University Heights Shopping Centre, Tuscany Village, UVIC, and Transit buses. Depreciation Report done. Professionally managed building. Bring your decorating ideas. IMMEDIATE OCCUPANCY AVAILABLE. Call today!!!
Easy to view

Gary Alberts
250-532-0800
RE/MAX Camosun
250-744-3301

Condos, Townhomes, Strata Titles, Duplexes



STEPS TO COOK STREET VILLAGE

New MLS 369482 \$348,500
TOP FLOOR CORNER UNIT FACES SOUTH EAST WITH BEAUTIFUL VIEWS. BRIGHT 2 bedroom and 2 bathroom condo. Wonderful updates have been recently done including fresh new paint, master bath renovation, pot lights in kitchen, vinyl windows, Hunter Douglas blinds, and much more. Call direct for quick showings 250.886.0620

Tricia Keller & Ryan Keller
250-886-0620
Pemberton Holmes
250-384-8124

Saanich East



BEAUTIFUL WESTCOAST RANCHER IN PRIME BROADMEAD LOCATION

New MLS 369422 \$700,000
Tucked away in a private park-like garden oasis is your own retreat. This is a well maintained, 2000 plus sq ft rancher. The vaulted ceilings & multiple skylights throughout the home create an open airy feeling & allow natural light to illuminate the home. The spacious living room with floor to ceiling feature stone fireplace adjoins to the dining room that has hidden custom wall built cabinets. Upgraded kitchen overlooks the private south facing patio where you can enjoy solitude at any time of the day. Upgrades include new roof & hot water tank, tile and engineered oak flooring, irrigation system. Well situated near Lochside Trail, shopping & schools.

Michael McMullen
RE/MAX Camosun
250-744-3301

Saanich East



BROADMEAD \$933,000
MLS 367617 \$933,000

- Private 1/3 Acre on the Park
- 4 Bedrooms 2 Baths
- Double Garage 2 Fireplaces
- Hardwood Granite, More!
- www.craigwalters.net

Craig Walters
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250-744-3301

Saanich Peninsula



BRENTWOOD BAY RANCHER!

New MLS 369653 \$650,000
*3 bedrooms, 2 bathrooms
*On a quiet cul-de-sac
*Close to the water
*Almost 1700 sq ft of living
*Separate Workshop/Shed
*Hobby Room
*RV Parking
*Private, Level Back Yard

Geoffrey McLean
Personal Real Estate
Corporation
& Jodi Baker
RE/MAX Camosun
250-744-3301

Saanich Peninsula



WONDERFUL

UPDATED RANCHER
New MLS 369278 \$598,000

The perfect down size home or for the professional couple who do not want strata. This open concept home is wheelchair accessible & offers over 1300sq ft. Quality upgrades include newer kitchen with heated tile floor, stainless steel appliance & centre eating island, 3 piece bathroom with walk in shower, new vinyl windows (2014) & new blinds in living room & bedroom (2014), new hot water tank (2015) exterior facade upgrade with cedar gable ends and river rock (2011), garage enclosed plus bonus workshop (2010) & Wilk's Wood Stove in river rock fireplace (2007). Low maintenance private rear yard w/ wood patio & hot tub. Storage shed. Well situated near Lochside Trail, Sidney town, buses, airport & ferry.

Michael McMullen
RE/MAX Camosun
250-744-3301



BREATHTAKING WEST FACING WATERFRONT ESTATE

New MLS 369333 \$2,380,000
This beautiful tranquil 1.4 acre property is one of the finest retreats in the Ardmore area. This spacious open concept custom built home offers 3 bedrooms and 3 bathrooms and freshly painted exterior. The Master has a 5 piece ensuite that makes you feel like you are at the spa. The incredible views can be enjoyed through the enormous picture windows, expansive deck areas or better yet go enjoy them at the beach accessible 147 feet of low bank waterfront. This home offers fine craftsmanship throughout. For the car enthusiast there is a 3 car garage to store your hot rod or other toys. Short drive to golf, ferries, airport and Sidney.

Michael McMullen
RE/MAX Camosun
250-744-3301

FABULOUS VIC WEST CONDO!



OPEN HOUSE SAT, 3-4PM
313-29 SONGHEES ROAD
\$418,900

GREAT CONDO AND/OR FLEXIBLE INVESTMENT! This modern 2 bedroom 2 bathroom condo has a great floor plan centered by a beautifully updated kitchen with granite counters and tile backsplash. Tasteful upgrades include warm wood floors and fresh newer bathrooms. Bonus features include a cozy gas fireplace, a pantry, in unit laundry, a shared hobby room, separate storage and secure underground parking. The pet friendly building has been remediated and is rentable with zoning allowing short term and vacation rentals. All located just over the New Bridge from beautiful downtown Victoria.

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



TERRIFIC DOWNTOWN LOFT CONDO!

New MLS 369213 \$300,000
Funky urban Live/Work loft condo with fantastic downtown location. Light pours in from the wall of windows in this sunny & bright 1 bed, 1 bath unit. Features include 16 ft ceilings, large mezzanine loft bedroom with huge built in closet, in-suite laundry, gas fireplace with custom mantels & polished concrete floors. Chatham Studio Lofts is a trendy & contemporary building with a terrific rooftop deck with fireplace and great city, mountain & ocean views! Exterior features include Rainscreen Wall System with brick & galvanized metal cladding. Pets and rentals welcome. (30 days min). No parking available.

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



2957 ALMARTIN PLACE

New MLS 369549 \$350,000
*3 bedrooms, 2 bathrooms
*Bright and Cozy
*Wood Fireplace
*Close to Amenities
*Fully Fenced Rear Yard
*2 Storage Sheds & Greenhouse
*Terrific Value & Opportunity

Geoffrey McLean
Personal Real Estate
Corporation
& Jodi Baker
RE/MAX Camosun
250-744-3301



COZY YET MODERN HOME, STEPS TO UVIC

New MLS 369423 \$689,900
Steps to Uvic this cute little character home has large potential! It's been totally redone upstairs. Brand new stainless steel kitchen, bright and sunny with den or family room off. Two good sized bedrooms with handsome, newer wide planked flooring. Brand new bathroom with glass tile and soaker tub. All the original wood floors and other wood features are restored and gleaming. Brick fireplace in living room. Newer electric service as well. Downstairs is a walkout super clean undeveloped basement waiting your expansion ideas. On a fully fenced large yard with fruit trees, a storage shed, sundeck & patio and lots of room to play or expand. www.KarenLove.com

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



OCEANVIEW SONGHEES CONDO

New MLS 369471 \$975,000
Top floor corner suite offers elegant living with excellent southwest views of the Olympics, cruise ships, harbour activity plus amazing sunsets. With the vistas & expansive balcony to enjoy the sun you may never want to leave this 2 bdrm 2 bth 1400 sf suite. Kitchen is tastefully upgraded w/ Merit cabinets, granite counters, tile backsplash, Bosch wall oven, Amana fridge & water purifier. Principal rooms feature 10'-12' ceilings. Mirage engineered floors throughout, granite FP in living rm. The Queensport is a well-run strata offering a great lifestyle in a first class location.

Dave O'Byrne
Royal LePage
Coast Capital Realty
250-592-4422



DEEP COVE OCEAN VIEW CUSTOM & EXQUISITE BUILD
MLS 367585 \$1,099,000

- 4 Bedroom 4 Baths
- Triple Sized Garage
- Easy Care Lot
- Enjoy Sunsets on the Water
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Craig Walters
RE/MAX Camosun
250-744-3301



SUNNY BRENTWOOD BAY
New MLS 368585 \$678,000

This well maintained four bedroom family home is on a large fence private lot, close to the schools, shopping, and buses. Entertaining size living room with Gas fireplace, and solid Teak floors connecting to a formal dining room. A Large kitchen with stainless appliances and onyx counter tops opens to a family room with a second gas fireplace and sliding doors to rear yard. Upstairs there are four good size bedrooms, all with Teak floors and two with window seats. There are two four piece baths up with one of them being the ensuite. \$678,000

Henry Van Der Vlugt
DFH Real Estate Ltd.
250-477-7291

Saanich Peninsula



107-9560 FIFTH ST.
 MLS 368614 \$259,500
 Here is a quiet, sunny, adult condo at the "Blue Waters" in beautiful Sidney by the Sea! It's right across the street from the ocean front, a park and just a short walk to downtown. Recent updates include a new hybrid electrical panel with auto breakers, instant hot water, garburator, brand new high-end kitchen appliances, wired office/computer nook, new living room lighting, crown moldings and baseboards, low flush toilet and fresh paint throughout! You'll also enjoy oak flooring, a large storage locker, covered parking, workshop, a recreation room and ocean views from the roof top library! You be living on the quiet side away from traffic, looking into the lawns and garden, all while soaking up the afternoon sun. Move in ready now!

Craig Walters
 RE/MAX Camosun
 250-655-0608

West Shore



WESTHILLS UNDER 500K!
 New MLS 369438 \$474,900
 You'll love this open concept 3 bedroom, 3 bathroom home in sought after Westhills. The main floor boasts granite counter tops in the kitchen, hardwood flooring throughout and an awesome deck with amazing views of Langford Lake. This home is great for families, with all 3 bedrooms on the same level. Keep those energy bills low with the ultra efficient geo-exchange heat pump, powered by the Westhills Community Energy System. Awesome location that is just a stones throw away from entertainment, restaurants, shopping and a long list of outdoor and lakeside activities.

Scott O'Neil
 DFH Real Estate Ltd.
 250-477-7291



RURAL RETREAT METCHOSIN

New MLS 369401 \$599,900
 You can have it all here - tranquility, lovely family home, & mortgage helper income. On 3.38 acres, 4BD plus office, 3BA, wood floors, bay windows, spacious kitchen & family rm. Sun drenched deck plus hot tub. Entertaining sized liv & din rm. Downstairs is a 1 or 2 bdrm suite. Dble garage & plenty "boys toys" parking in the yard. Only minutes from Rona & the mall. www.vicproperties.ca

Alisa Jabs
 250-858-8174
 RE/MAX Camosun
 250-744-3301



TERRIFIC BEAR MOUNTAIN FAMILY HOME!!

NEW MLS 369228 \$690,000
 *3 bedrooms, 3 bathrooms
 *Functional Floor Plan
 *Over 2300 sq ft of living
 *Spacious Master with inviting ensuite
 *Neatly manicured & level yard
 *Immaculately maintained
 *Exceptional value, quality & features

Geoffrey McLean
 Personal Real Estate Corporation
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West Shore



MAGICAL METCHOSIN HOME!
 OPEN HOUSE SAT, 2-4PM
 5235 ROCKY POINT RD
 \$679,000

MOVE TO THE COUNTRY! 10 acres of supernatural Metchosin and a huge 3300 plus sqft home is waiting for you and your family to embrace. Explore the vaulted open foyer, generous formal dining and living rooms complete with classic wood detail, a large open kitchen that spills into the generous family room, a huge master suite with ensuite and a 23x17 bonus room for the kids or hobbies. All located near the Galloping Goose trail, Matheson Lake, and Pedder Bay Marina in a fabulous rural community.

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



423 YORKSHIRE PL

NEW MLS 369391 \$789,900
 * 2.09 Acres
 * 2 Level Home with Suite Potential (Just need 2nd kitchen)
 * Elevator
 * 5 Bedrooms / 3 Bathrooms
 * Gleaming Wood Flooring
 * 2 Propane Fireplaces
 * WORKSHOP with unfinished LOFT
 * Separate Garage PLUS Attached Double Carport
 * Great Outdoor spaces
 * Close to ALL Aminties
 Great Value at &789,000! Call today to view!

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

West Shore



BEAR MOUNTAIN \$869,900

NEW MLS 369389 \$869,900
 Make the Mountain & Resort YOUR home! Enjoy an awesome lifestyle of forested trails for walking, hiking & biking, BMX riding, tennis, 2 world class golf courses & a spa-like fitness center that includes a year-round, outdoor pool with views to Mt. Finlayson! Fitness classes, yoga, swim lessons, two workout gyms, coffee bar & more all within a 10 min walk from this lovely home. Two levels of living including a LEGAL one-bedroom suite on the lower level with a 3rd separate area if necessary. 3 bedrooms & 2 baths on the main living level with NO STAIRS! High end finishes throughout: marble floors in entry & bathrooms, Jacoba flooring on main, engineered oak on the lower level, granite countertops, leaded glass feature windows & French Doors, wired for sound & security systems throughout. Don't miss an opportunity to view & consider the BEST VALUE PER SQUARE FOOT on Bear Mountain!

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



LAKEFRONT PARADISE!

New MLS 369465 \$628,000
 Custom built 4BR, 4BA, three-storey, west coast style home. SW facing flat lot complete with private dock and small sandy 'beach'. Featuring: covered, lake view deck, outdoor stone fireplace, granite counters and so much more.

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

Gulf Islands



WEST COAST WATERFRONT!

New MLS 369630 \$719,000
 Spacious 3 level Medium-Bank South-facing Waterfront featuring full length decks to enjoy the spectacular ocean views, 1,344sqft. double garage, 2,300+sqft. 2BR, 2BA home, sun drenched garden with assortment of fruit bearing trees plus many improvements.

Michael Vautour
 Dockside Realty Ltd.
 250-629-3166



RENOVATION POTENTIAL!

New MLS 369651 \$199,900
 Charming approx. 991sqft, 2BR, 1BA cabin. Wood floors, large windows, big decks, open kitchen and a big master bedroom. Level yard with fruit trees. remnants of a garden and a large workshop. Needs some work.

Jaime MacLean
 Dockside Realty Ltd.
 1-866-629-3166



BRAND NEW RANCHER IN MILL BAY

New MLS 369458 \$669,999
 Brand new 2122 sqft 3 bedroom (+den) rancher on a quiet cul de sac built by Habanero Homes. Soaring 11' ceilings throughout this open concept living area and kitchen with quartz counter tops and a massive island to prepare your gourmet meals. Master bedroom has a luxurious coffered ceiling and a huge walk in closet. The ultra efficient heat pump and thermal windows will keep your energy bills low. Underground services and new home warranty. Call today to book a showing. Price includes GST.

Scott O'Neil
 DFH Real Estate Ltd.
 250-477-7291

IC & I



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 * Over 2,800 total sqft
 * Pears, plums, apples & cherries
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OPEN HOUSE SAT. 2-4 PM
 572 TORY PLACE

New MLS 369378 \$720,000
 Spacious Triangle Mtn. 8bed/4bath home. Open living/dining, kitchen/family rms. 3 bed self-contained suite down. Large lot, Quiet street! Won't last. MLS #369378

Daryl Ashby
 Pemberton Holmes
 250-478-9141 ★

Are you an area realtor involved in a local charity or not for profit initiatives?

Contact: Penny Sakamoto
 Black Press, Group Publisher
 psakamoto@blackpress.ca

We can help get the word out to the community!

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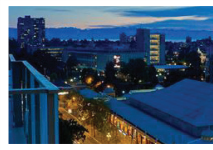
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