

And artistic possibilities

## Landscaping offers aesthetic, financial benefits

Landscaping amounts to more than a personal expression of likes and dislikes for the home environment. Correctly done, landscaping can control indoor climate, lessen the amount of mud tracked through a house, and increase property values.

On top of all that, landscaping can be treated as a work of art.

Also, cutting heating and air-conditioning costs can be achieved by using landscaping to control the amount of sun shining through windows. For example, deciduous trees and shrubs provide shade in the summer. In the winter, the same type of plant loses its leaves — letting sun, light and heat into the house.

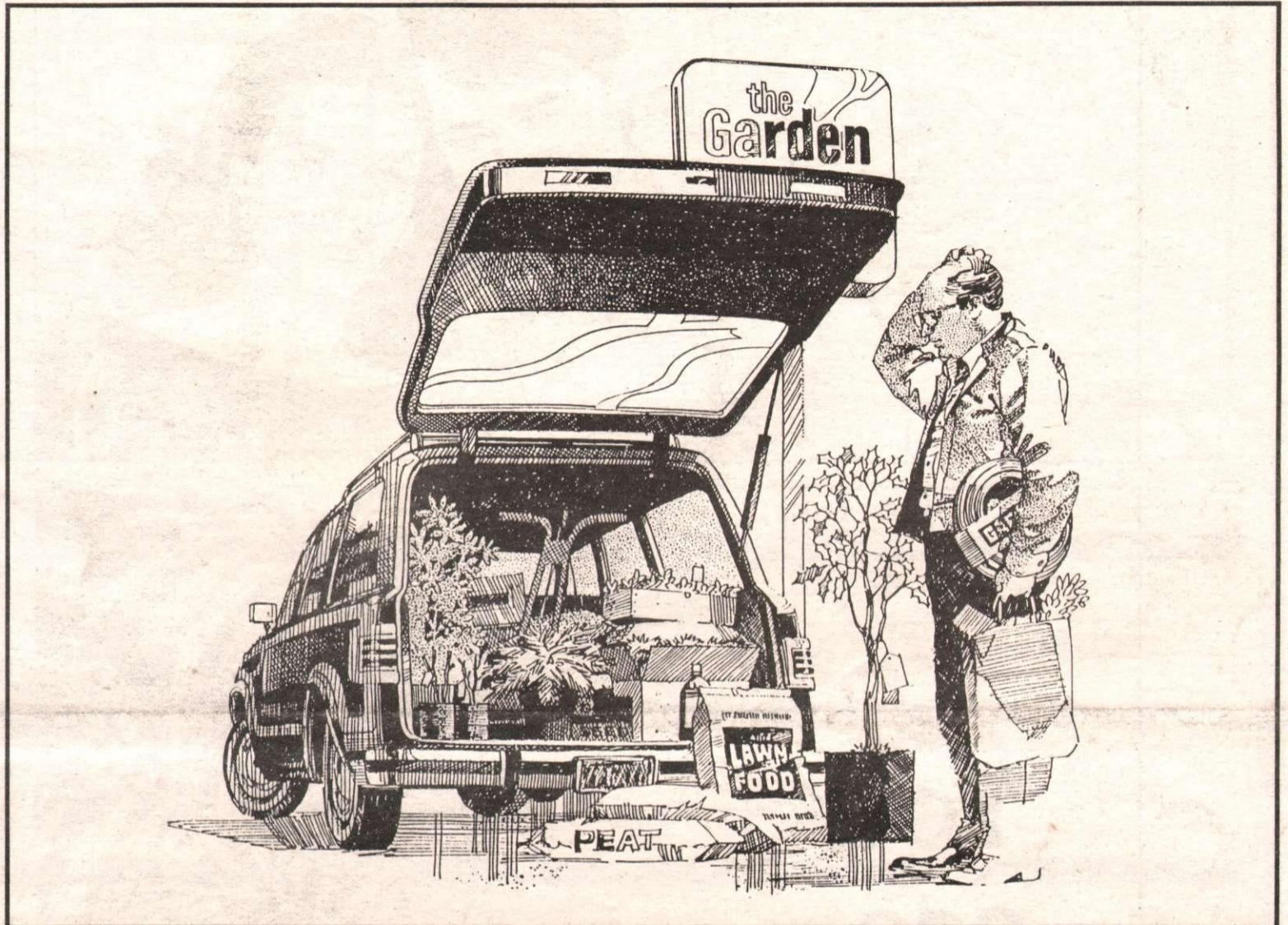
Coniferous trees may be best on the north side of a house. Maples and other trees with full crowns are good for summer shading because they are high (and do not block eye-level views) and let low-level breezes through.

Poplars and willows should not be planted close to the house, due to their heavy root systems. Roots can grow directly into a house's foundation, causing it and exterior walls to crack. Trees which shed a lot should also be avoided, because seedlings will grow throughout the garden.

A dense grouping of evergreens planted close to the southern exposure, meanwhile, will prevent summer breezes from passing into the yard. A further problem with the same type of tree is the small amount of shade its cone-shaped head will provide.

There are several general thoughts to keep in mind when planning a landscaping project:

- the shape of the ground should be considered, using natural features such as rocks, trees, and outcroppings to the best advantage;
- landscaping projects should take surrounding features into account — i.e., landscaping should not interfere with a well-wooded area or nearby view;
- climate (especially warm, summer months) should be used to its best advantage — i.e., a patio or porch should be placed in a sunny



spot, sheltered from the wind, and vegetable and flower gardens will grow best with a southern exposure;

- the view from the windows, the size of house and the location of doors will also affect a landscaping project . . . the smaller the lot size, the more important landscaping becomes, because every bit of usable space counts; and

- children and pets may use the garden as a play area. This should be kept in mind when planting flower beds or vegetable gardens.

No matter how good the landscaping plan, it cannot be implemented unless the lot itself carries away excess water. If the slope or grade is not steep enough, water will run into the house, or form puddles on the ground. Backfill can be placed against the foundation to create the desired slope.

A further factor to consider is the amount of time it takes to develop a property — usually three or four years.

Landscaping can be done by the property owner with the help

of a landscaper, or entirely by a professional. Items Salt Spring Island landscaper David Fisher is frequently asked for include deer-proofing, weed control and water conservation. Deer-proofing a garden involves choosing from about 30 species — mostly evergreens — which deer won't nibble on.

Fisher said the trend in landscaping is towards low-maintenance projects. Ground covers — plants which are self-sustaining, such as ivies and

junipers — are a popular low-maintenance feature, as they establish themselves either by re-rooting or by spreading out from one stem.

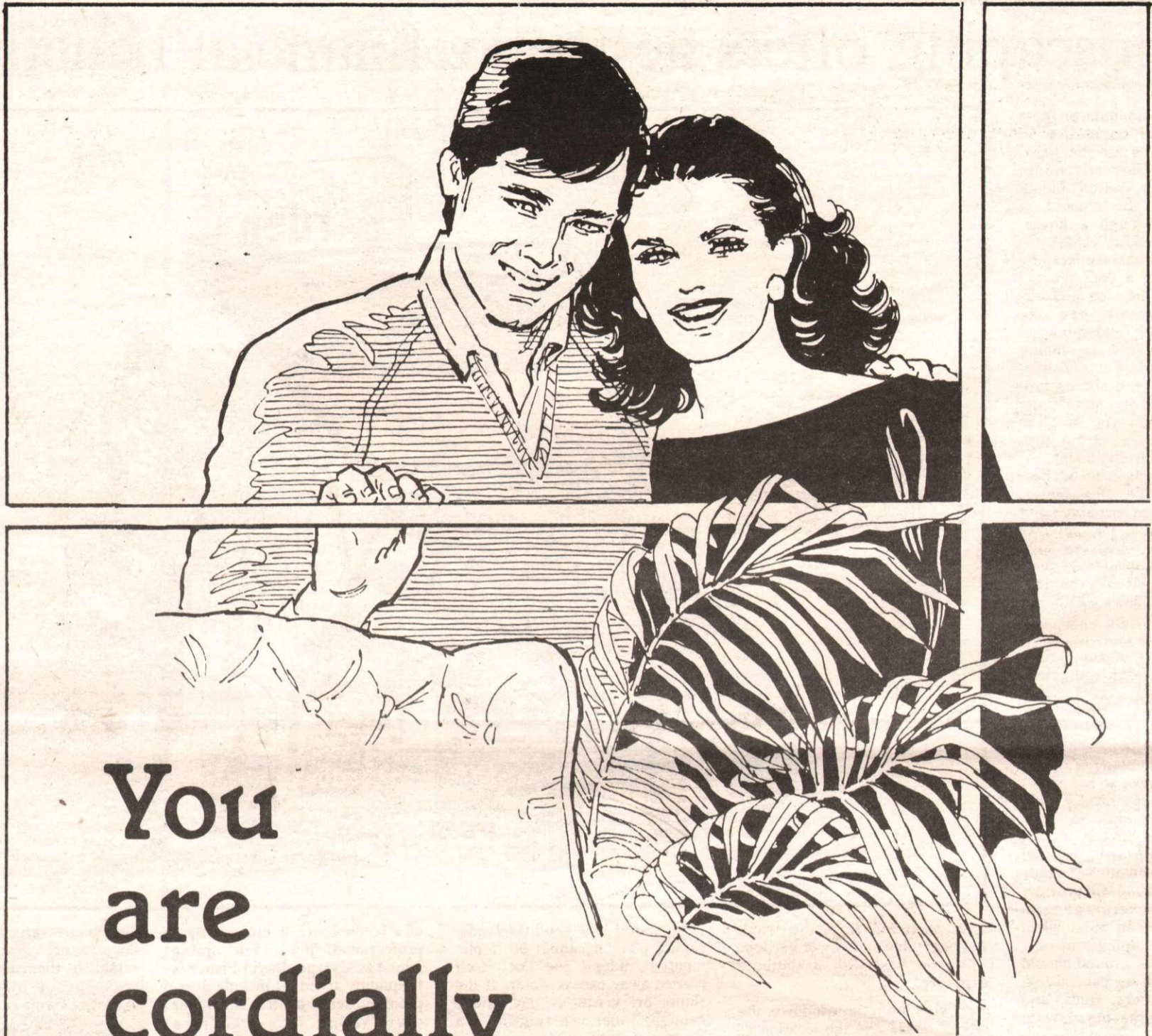
According to Fisher, you can put in a single ground cover or three or four, all for dramatic effect.

There is most definitely an artistic side to landscaping, Fisher said: "You look at the curves and swerves and the ups and downs. It's like layering textures on a canvass."



## Your guide to Gulf Islands properties

COMPLIMENTS OF:



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**ARCHITECT-DESIGNED HOME**

Has many unique features including a sunken living room with separate fireplace pit, vaulted cedar ceilings, master bedroom with brick faced fireplace, solarium, extensive tile work, built-in vacuum system. The corner lot is fully landscaped with vegetable garden, assorted fruit trees, completely chain-link fenced, with partial ocean & mountain views. Asking \$139,000 MLS. **CALL BECKY**



**STROLL TO THE BEACH**

From this 4 BR., 1 1/2 bathroom home. Located on a nice & sunny corner lot on a dead-end street. Walk to public beach one block away. \$97,000 MLS. **CALL BECKY**



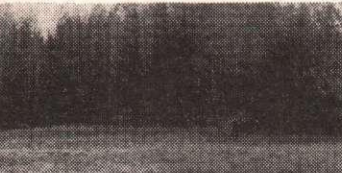
**GREAT LITTLE STARTER HOME**

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Nicely treed bldg. lot on Mansell Rd. in quiet area of Salt Spring. Approx. 1 mile from village & moorage. Driveway in, on water system, cleared building site. Financing available. Asking \$23,900 MLS. **CALL JANET**

**NEW LISTING ACREAGE**

Parklike acres not too far from Ganges Village. Driveway in to a choice of several different locations for a building site. Excellent potential for a hobby farm on this 7.41 acre property. Asking \$59,900 MLS. **CALL JANET**



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OR RETIREMENT HOME**

Recently renovated energy efficient 2 BR. rancher on sunny, quiet 1/2 acre, steps from ocean beach. Fruit trees, berry bushes & excellent garden soil. \$89,500 MLS. **CALL ED**



**NORTH END DELIGHT  
IRRESISTIBLE**

2 BR. home in neighbourly Maliview. 1/2 acre superbly well-kept & landscaped. All the work is done. Move in and enjoy. Separate studio & garage. \$94,500 MLS. **CALL ED**



**VESUVIUS WATERFRONT ACRE**

SW exposure with superb views down Sansum Narrows from designated bldg. site. Septic field & driveway in, water, hydro, cable to usable cottage (now rented) ideal for use while building. Offers to \$150,000 MLS. **CALL SYLVIA OR ARTHUR**



**SEMI-WATERFRONT COTTAGE**

Lovely seaviews over Trincomali Channel from windows & deck of this roomy 3 BR. cottage on pleasant landscaped acre. Secluded back garden. Great summer home or rental. \$85,000 MLS. **CALL SYLVIA OR ARTHUR**



**EXCLUSIVE GRACE POINT  
TOWNHOUSES**

Plans are well underway for the completion of this exciting waterfront condominium development on beautiful Ganges Harbour. Only 21 homes will be available. For informational brochure or to place your name on the no-obligation reservation list, please call or write without delay. **CALL ARTHUR**



**GULF ISLAND FARM**

Carefully renovated older 3 BR. farmhouse and outbuildings on 20.53 cleared, arable acres fronting on Bullock Lake. Includes orchard, garden pasture & hay meadow. Creek on property. New well to be drilled by vendor. One of Salt Spring Island's original farms. \$195,000 MLS. **CALL ARTHUR OR TOM**



**BOATER'S PARADISE**

10 lovely wooded SW facing acres on deep, sheltered Selby Cove, Prevost Is. Offers to \$120,000 MLS. **CALL SYLVIA OR ARTHUR**



**HOBBY FARM NEAR GANGES**

9.18 acres with well-maintained 3 BR. older home. South sloping pasture land with good stands of timber, fruit trees & good veg. garden. Community water & 2 good wells. Ideal for market garden or hobby farm. \$135,000 MLS. **CALL SYLVIA OR ARTHUR**

**MOUNTAIN VIEW DRIVE**

Build your home on this sunny ridge and enjoy views of your own garden and a nearby Sunset Drive farm. Quiet, end of cul-de-sac location in a much admired area. \$27,500 MLS. **CALL PAT**



**GREAT FAMILY HOME**

Cosy 2 BR. home plus lge. rec room (could be 3rd BR), separate dining area, decks with views of Trincomali Channel and Galiano Island. Easy care 0.50 acre and good garden area. NOW \$68,500 MLS. **CALL JANET**



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**HARBOUR VIEWS**

This 2500 sq. ft. home is situated on a fully landscaped 0.50 acre lot. 4 bdrms., 3 baths, hardwood floors and decks galore are just some of the features of this immaculate home. \$134,000 MLS. **CALL EILEEN**



**WEEKEND RETREAT**

2 acres of super land with a cute 750 sq. ft. cabin. Perfect as a starter home or as a hideaway. \$58,000 MLS. **CALL EILEEN**



**FULFORD VALLEY**

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- \* train volunteers in emotional support programs like Reach to Recovery for women with breast cancer;
- \* provide financial assistance in transportation, equipment rental and items not covered by Pharmacare;
- \* produce education booklets such as, "Cancer Prevention and the Worker" and "Food Choices for Cancer Prevention."



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**WATERFRONT LARGE HOMESITES**

- 1.8 acres, level, some lovely large trees, lots of building space, views, drilled well. Very accessible yet private. \$90,000.

- 1.1 acres, sandy beach, quiet anchorage, good soil, Mt. Maxwell water, sunny AND within 1 mile of Ganges. \$85,000.

**MOBILE HOMES** - in established park. Site fees \$157. Try your offer on either of these inexpensive homes across from swimming, fishing, boating or just sunning by the lake:  
1. Single wide with large addition, attractive landscaping - \$17,500.

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10 acres for \$29,000  
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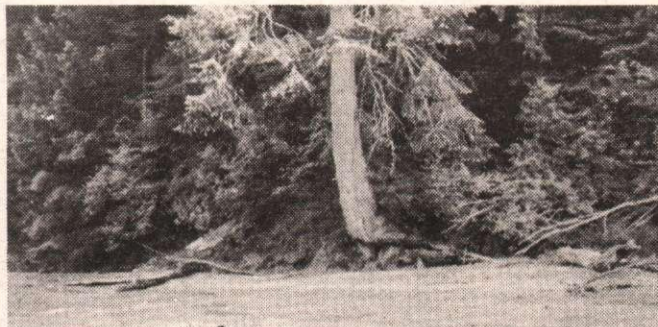
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### CLEARED BUILDING LOTS

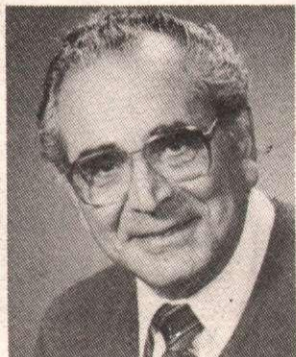
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For information on these or other properties for sale on the island, call **WYNNE DAVIES - 537-5537 or 537-9484.**

### SALESPERSON OF THE YEAR



**GULF ISLANDS REALTY LTD.** is proud to acknowledge the outstanding sales achievement of **SANTY FUOCO** over the past year. Congratulations, Santy!  
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## GRACE POINT

### EXCLUSIVE OCEANFRONT TOWNHOMES ON SALTSRING ISLAND

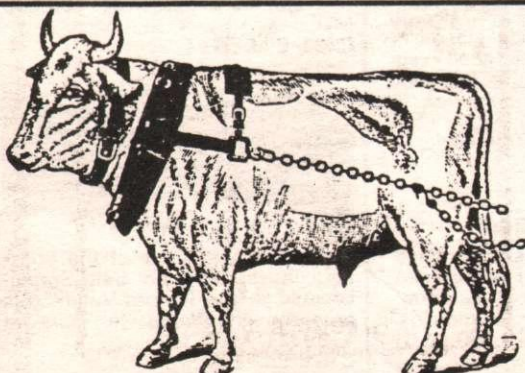
Twenty-one exclusive waterfront townhomes are now under construction on beautiful Grace Point in Ganges. Superb views, moorage, 2 bedrooms plus den, oceanfront sundecks. For more information on the Gulf Islands' first and only harbourfront condominiums, call or write:



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- Vendor financing (low downpayment)
- \$120,000

### ACREAGE:

- 20 acres
- Can be subdivided into 4 parcels
- Short walk to Ganges
- \$75,000

### ACREAGE:

- 3.47 acres with VIEW
- 3 road frontages
- Drilled well
- \$49,500

### ACREAGE:

- 2.4 acres with sweeping OCEAN VIEWS
- Warm western exposure
- Many fine homes
- Sunny Vesuvius area
- \$53,000

### ACREAGE:

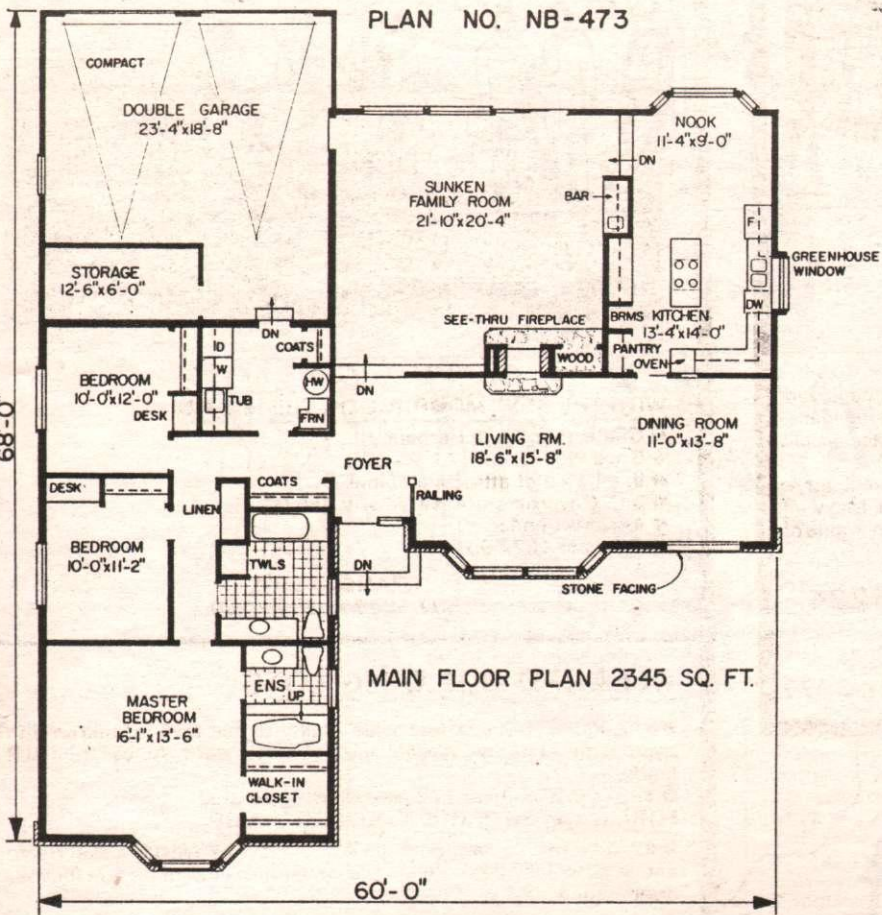
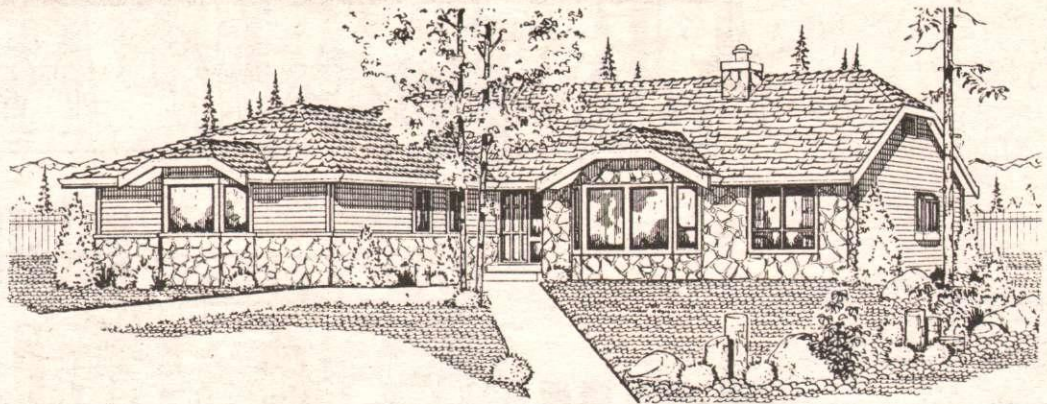
- 7 1/2 acres of privacy
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**537-5833 KEVIN BELL 537-5537**

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# Home Plan of the Month



## ROOMY RANCHER HAS REAR GARAGE

By Fred Tynan

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Large rooms fill the 2345 square feet with a minimum of wasted space. A kitchen and breakfast area add up to 23 feet long. A 22 x 20 family room leaves room for dancing and furniture, or will even house a full size pool table.

A see-through fireplace connects this room to the combined living room and dining room. The bedroom wing has a roomy master bedroom with a bay window. It also has a three piece ensuite bathroom and walk-in closet. The two other bedrooms each have a wardrobe and study desk.

Plans for NB-473 may be obtained for \$365.00 for a package of 5 sets of plans, and \$35.00 for each additional set of the same plan. Allow \$12.00 extra to cover the cost of postage & handling. (B.C. residents add 6% tax.)

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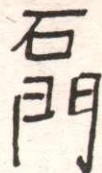
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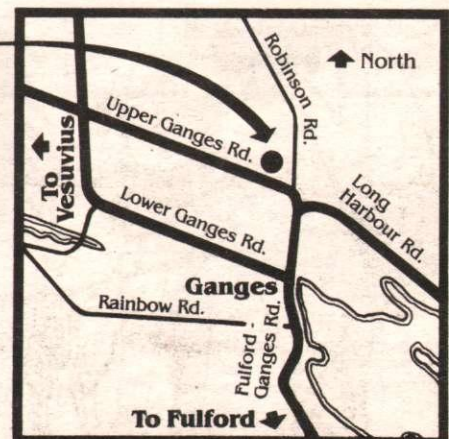
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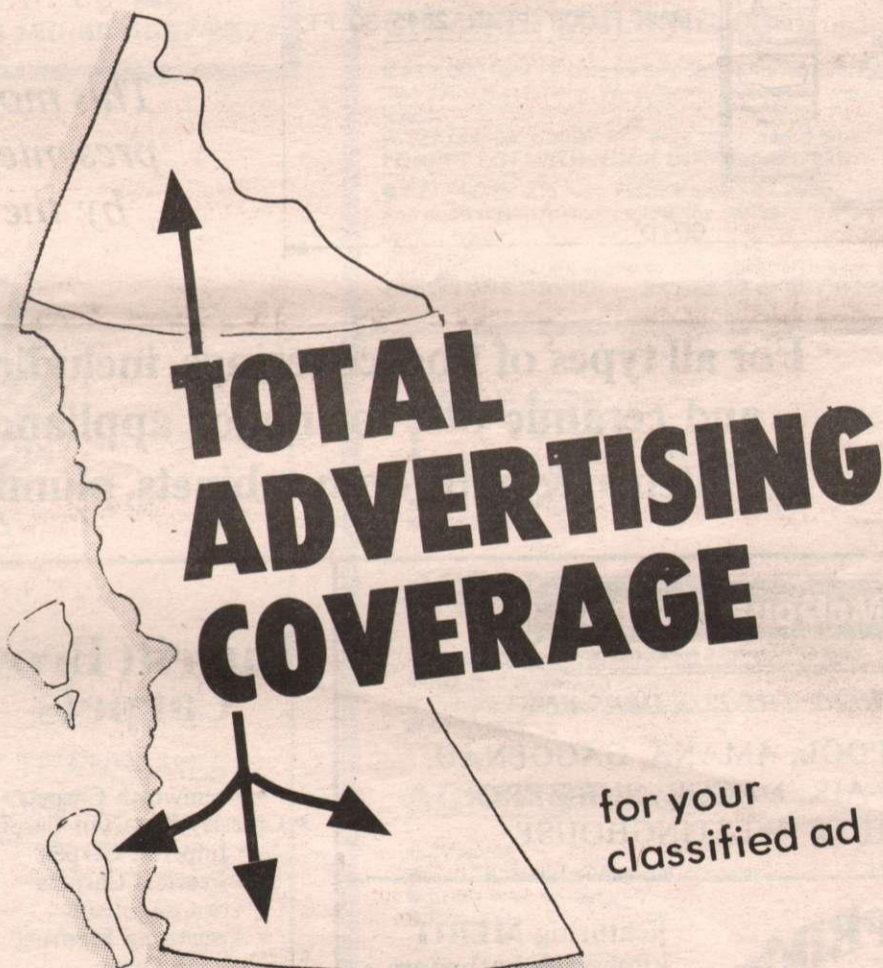
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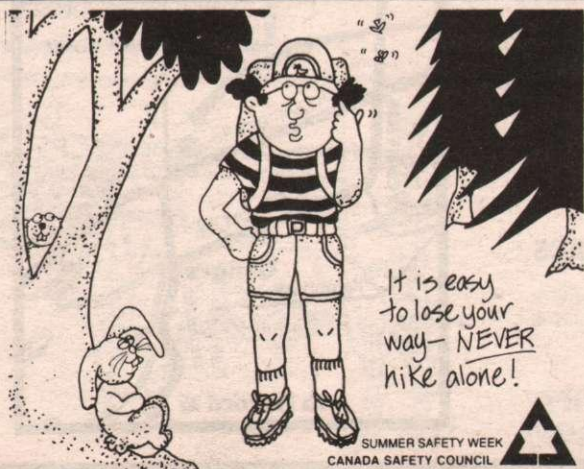


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# YOUR GUIDE to Gulf Islands properties



## FULFORD HARBOUR NEW LISTING



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### BED & BREAKFAST

This well-built, large home of more than 3,000 sq. ft. is located on 2.55 acres of very fertile valley land just north of Ganges. The large family room with fireplace and wet bar opens into a marvellous 15' x 30' indoor swimming pool, a games room and a sauna. With its young orchard and its organic vegetable garden, what an ideal set-up for a great Bed & Breakfast operation! \$154,900 MLS.

### SECLUSION IN THE FOREST

Driveway and prepared building site are in on this 65 acre of tall firs. Very close to Fulford Harbour ferry and 10 minutes to Ganges, this little hideaway is a steal at only \$15,900 MLS.



### SUPER VIEW HOME

This gracious, architect-designed home simply has to be seen! There are 2150 sq. ft. of well laid-out, comfortable space on .77 acre of fenced, totally carefree land. On the main floor, two very large bedrooms each have their own full bathroom, while the finished lower floor can accommodate any number of guests. There is a new conservatory as well as a small but productive vegetable garden. The finest workmanship is evident everywhere, and the views you must just see for yourself!

**WILF BANGERT**  
537-5568 or 537-5692

### ACCENT ON VALUE

Cosy waterfront cottage on Welbury Bay. Private steps to beach and large deck overlooking the ocean. See it today. \$129,000 MLS.

### LOTS & ACREAGES

● Next to sailing club, this 1.08 acre gently sloping property has path to ocean. Fruit trees, superb ocean view and deep, moorage. Hydro and piped water available. \$109,500 MLS.

● All the hard work is done! Seaview acreage with cleared building site. Sunny, quiet 4.96 acres close to swimming, boating and fishing at nearby St. Mary Lake. Driveway and hydro to house site. \$49,000 MLS.

● Ideal investment lot in commercial core of Ganges. Currently zoned residential but easily rezoned to Commercial 1. \$45,000 MLS.

**KERRY & ARVID CHALMERS** 537-5568 or 537-2182



### ON TOP OF THE WORLD

One of the finest view homes on Salt Spring — this 2 level home is ideal for a retirement couple with lots of room for visiting family or friends. Gardens are developed and there is a heated greenhouse for all you green thumbs. See it today — it won't last long! \$169,000 MLS.

### SALT SPRING ISLAND HIDEAWAY

Year round vacation home you won't want to leave! Nestled in the trees, this cosy 2 bdrm. wood home is just minutes from swimming, boating and fishing on St. Mary Lake. Be comfortable by summer! \$71,900 MLS.

### INCOME PRODUCING HOME

Ocean view home currently divided into 2 rental suites. Close to town, yet private and quiet. See it today. \$77,900 MLS.

### VIEWS OF ST. MARY LAKE AND COAST MOUNTAINS

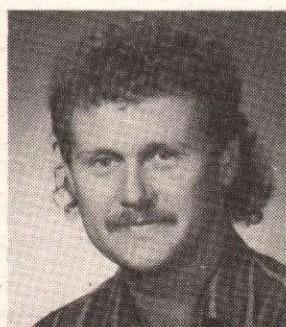
Delightful architect-designed home. Level entry to the spacious living room with marble heatilator fireplace. Large in-line dining room and compact U-kitchen with adjoining cosy family room. 2 large BRs., each with adjoining baths. Lower level has large rec. room, workshop & storage room. Special features - 12' x 18' conservatory. Sunny and secluded. Asking \$149,000 MLS.



### BEAUTIFUL INDOOR SWIMMING POOL

So many delightful features to this large family home that you will have to view it to appreciate them all. 15' x 30' indoor heated pool, large billiard room plus rec. room, sauna, wet bar — all on the lower level. Three large BR's, including master with walk-in closet & ensuite. Sunken LR, separate DR & convenient kitchen — plus huge deck (over pool) on the main. Double attached garage. All set on 2.55 ac. arable garden, orchard and pasture. Close in yet secluded. Just listed at \$154,900 MLS.

**ANN FOERSTER**  
537-5568 or 537-5156



**FINN RONNE**

### BEST BUY WATERFRONT

Over an acre of west facing waterfront on a beautiful sand beach. 2700 sq. ft. house with 5 bedrooms and den and 3 bathrooms. Split construction, good water supply, good garden and spectacular view. Only \$127,000 MLS.

Ocean view building lot with pleasant views of Ganges Harbour. Gently sloping site has driveway in and building site levelled. There are still lots of trees for privacy and seclusion. \$33,500 MLS.

### LOG CABIN HIDEAWAY

New roof and gutters. 2.5 acres and 2 bedrooms. \$59,000 MLS.

### PANORAMIC VIEWS

13.45 park-like acre with southern exposure. 2 bdrms, roughed in driveway. \$69,500 MLS.

**FINN RONNE**  
537-5568 or 537-4072



### OCEAN WATERFRONT

If you want affordable waterfront this is it. Over an acre on a sandy beach with large house, beautiful view to the west, moorage and good water. You will be surprised when you see the value here. \$127,500 MLS.

**DAVID WILLIAMS**  
537-5568 or 384-0230

# GULF ISLANDS REALTY LTD.

P.O. BOX 750 GANGES, B.C. V0S 1E0

PHONE (604) 537-5577

## EXCELLENT VALUE! PANORAMIC LAKEVIEW



- Huge family kitchen
- Separate dining room
- 3 bdrms., 2 bathrms. up
- 2 bdrms. down
- finishing touches needed for balance of basement, insulation & vapour barrier in place
- Triple garage workshop
- Huge sundeck
- Energy efficient
- \$109,000 - \$99,900 MLS.

### LOTS FOR YOUR \$'s

- \$23,900 - .60 acre, s. exp., piped water, vendor terms
- \$24,000 - 2.02 ac., s.e., exp., Mt. Baker view, well, hydro
- \$27,500 - .73 ac. lakeview, hydro, piped water
- \$29,900 - .87 ac. potential, oceanview, piped water, hydro, adj. lot available
- \$29,900 - .92 ac. potential, oceanview, piped water, hydro, adj. lot available.

**SUNSET DRIVE VIEW LOT** - offering all the best, S.W. exposure, magnificent controlled oceanview, easy access, piped water system. Build your dream home in a prestigious residential area. \$79,900 mls.

### EXQUISITE!

### ENGLISH COUNTRY GARDEN?



You'll look a long time to find a property as well kept as this. 2200 sq. ft., 3 bdrms., 2 bathrms., HUGE country kitchen, double garage with loft, greenhouse. Beautiful grounds. Short walk to school. \$129,900 MLS.

## RARE! RARE! RARE! SEMI-WATERFRONT FARM



- 5 sunny acres
- 1/2 pasture, 1/2 woodlot
- 312' frontage
- Spectacular views
- Fix-up farmhouse
- Offers to \$125,000 MLS.

### A CONTEMPORARY BEAUTY



- Are you looking for ...
- S. exposure
  - A park to the back
  - 1800 sq. ft.
  - 3 bdrms. and den
  - 2 full bathrooms
  - Energy efficient
  - No maintenance
- THIS IS IT! \$97,500 MLS.

Preview the entire market with **DONNA REGEN, C.G.A.**

### SOUTH ISLAND ACREAGE



**\$69,900 MLS.** - Almost 5 acres with fenced pasture land, building site with distant ocean views, lovely sunny location. A rare find!

### COUNTRY ESTATE?

**YES, AND ONLY \$120,000 mls.**



Situated on 1.30 ac. with pond, overlooking pastoral scene. House is of unique design over 2000 sq. ft. featuring large (23' x 19') living room with high ceiling, 3 BRs and many other features. For more info. or appointment to view, call **SANTY G. FUOCO - 537-2773.**

### OCEANFRONT "GEM" SOUTHWEST EXPOSURE \$175,000 MLS.



Located on over 1 1/2 acre. Views to Sansum Narrows in Vesuvius, over 130' frontage, walkway to oceanfront, mooring buoy, oceanside deck, winch & slipway for small boat. Cottage: well built with 1 BR. plus stair accessed loft, fireplace and super large entertainment deck. So peaceful and quiet, must be seen to be appreciated.

### QUARRY DR., SPECTACULAR OCEANFRONT PROPERTY



1.31 acre lot with SW exposure looking down Sansum Narrows. Community water, cable, hydro, new listing. \$95,000 MLS.

### BUILDING LOT 1 ACRE

**\$25,000 MLS.** - This treed lot has some trees felled in preparation for a building site. On Maxwell water system. Close to village on Cranberry off Fulford-Ganges Rd.

### MAYNE ISLAND SURPRISE ONLY \$69,900 MLS.



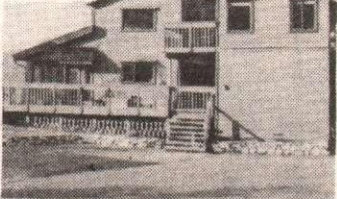
Great recreation property with 1700 sq. ft. home. Needs some finishing but has great potential. Pond, garden area on 3 acs. and close to Bennett Bay. Don't miss this opportunity!

CALL **SANTY G. FUOCO**  
537-2773

### SEAVIEW BUILDING LOT

Pastoral and ocean views from sunny knoll/building site. Easy walk to nearby beach. \$18,900! A best buy!

### CALLING YOUR FAMILY



This contemporary post & beam home boasts over 2500 sq. ft. of spacious living, with 3 or 4 BRs, den, family room, energy efficient design, exceptional privacy, lovely views and many, many custom features. Ask for picture brochure. \$185,000. Truly remarkable.

### SPRINGTIME DELIGHT



On this sunny level arable 1/2 acre with over 14 fruit & nut trees, mature landscaping, many rhodo's, bulbs and shrubs. Backing on the 4th hole, you could keep your golf cart at home! This 2 BR. home features self-contained in-law suite (or rec room) and is beautifully cared for. \$112,000.

### NEW LISTING

3 BR. home on nearly an acre of sunny, level, arable property with mini-orchard. Close to tennis, Portlock Park & swimming. \$69,900.  
**FOR FREE CATALOGUE CALL JAN - 537-9894.**

### RETREAT



To picturesque Pender - spend your time refurbishing this cottage or just sit and daydream on the south facing front porch. Gardeners will enjoy the established fruit trees, lilacs, grapes and more. Asking \$49,500 mls.

### CLAM BAY ROAD

What a nice address! Build your castle on these 3.01 interesting acres. There is a variety of terrain not often found on a small parcel, arable soil, moss-covered knoll, privacy, majestic trees and sun. Located near Port Washington, Pender Island. Offers to \$36,500 MLS.

**PLEASE CALL HENRI FOR MORE INFORMATION - 537-4273.**

### PARK DRIVE COTTAGE



it's an easy walk to town from this comfortable 1 bdrm. cottage. Recent improvements include new roof, carpets and paint. There are many old fruit trees to enjoy on this level sunny lot. Asking \$45,900 MLS.

### HORSE LOVERS & FARMERS

will enjoy this rolling arable acreage. 8.20 acres with year round creek, barn, guest cottage, new house, sun and lots of room for a regulation riding ring. This land can help pay for itself and presently is. Ask for details. 1-plus acre is zoned for Industrial 3, assumable mortgage, and vendor will consider trades. Asking \$159,900 MLS.

**PLEASE CALL AND ASK FOR HENRI, 537-4273.**

## STILL AVAILABLE! SPACIOUS, COMFORT, QUALITY



### DESCRIBE THIS LUXURIOUS HOME!

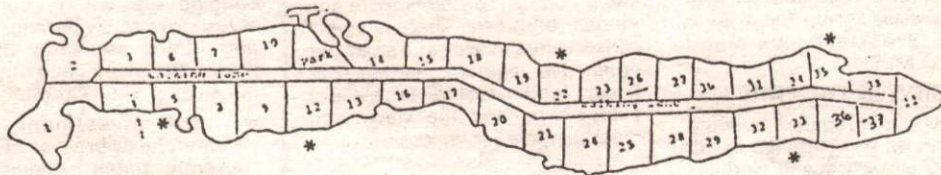
Situated on 2.79 private, sunny acres, there are VIEWS from the valley to three Mountain Peaks. Features include: \* Custom Thermal Window Quilts \* Beautiful richly coloured fir plank flooring \* tiled entries \* 3 sets of French doors leading to over 1000 sq. ft. of sunny decks \* Super energy efficient design & orientation \* Custom cabinetry & entry door \* Raised ceiling over dining area with delightful built-in window seats \* 3 or 4 BRs, den & family room \* over 2500 sq. ft. of spacious and elegant living and much, much more. Offered at \$185,000.

See this home with:  
**JAN MACPHERSON - 537-9894**

## SECRET ISLAND — WHERE EVERY LOT IS ON THE OCEAN

Just minutes from all services in Ganges on Salt Spring, and close to Otter Bay on Pender, Montague Harbour on Galiano and Village Bay on Mayne. Secret Island offers superb views, sheltered moorage, community dock and water system.

### GLENTHORNE PASSAGE



### CAPTAINS PASSAGE

## SECRET ISLAND — WHERE EVERY LOT IS ON THE OCEAN

- LOT 5: .23 acre, + 225' frontage, ~~3 BR~~ 3 BR cabin overlooking private beach ... \$59,000
- LOT 12: .26 acre, + 110' frontage, level low bank lot backing on community dock ... \$35,000
- LOT 22, 24, 25: .82 acre, + 290' frontage, being offered as a package. Lot 22 ha a dock \$75,000
- LOT 33: .23 acre, + 118' frontage, foundations for cabin started, boat haulout possible \$25,500
- LOT 35: .19 acre, + 150' frontage, low bank building site, with excellent dock potential \$31,000
- LOT 37: .17 acre, + 100' frontage, level lot, nicely treed with sweeping views ..... \$35,000

For more information on these and many other Gulf Island listings, call **DAVID DUKE 653-4538**

**TONI HOLMES 537-2758**  
**DAVID DUKE 653-4538**

**SANTY G. FUOCO 537-2773**  
**JAN MACPHERSON 537-9894**

**DONNA REGEN 537-2845**  
**GARY GREICO 537-2086**

**HENRI PROCTER 537-4273**