

Good defence against loss of time, money

Some simple steps for engaging contractor

Preliminary steps taken before hiring a contractor for home renovation or building projects can save the homeowner money, and assure him of the best possible job.

Selecting a contractor from a large pool of names (there are over 20 building contractors listed in the Salt Spring directory) is the first step. Local building supply and hardware stores may recommend a contractor most suited to the need at hand.

At Windsor Plywood on Salt Spring, Ken Marr will recommend contractors for specialized jobs, but will not provide a "one-name" suggestion for a general contractor. Marr says he can narrow down to the names of 10 or 12 general contractors.

Many contractors specialize in a particular area such as finishing — woodwork, windows, doors — or framing. Specialized contractors may be hired for concrete work, drywalling, painting or masonry.

Individuals who have recently had repair or renovation work done to their home can make useful consultants.

After gathering several possible names, a thorough check of the contractors' previous work should be undertaken. Contractors should not object to providing a business license number or the names of previous customers.

Those in the business recommend investigating contractors who offer a discount price in exchange for using the home to advertise their work. Also be wary of individuals offering a lower price because they are already working in the neighbourhood.

Former island contractor Wilf Bangert recommends narrowing the list of prospective contractors to three names, before asking for an estimate.

Any contractors who will not take the time to attend the home, inspect the necessary work, and discuss requirements, should be eliminated from the list. Nothing should be signed on the initial visit. A contractor will usually

provide a written estimate, with specifications, price, terms of payment and a realistic starting date.

Compare bids to ensure materials and work specifications match, or that differences are explained. If one bid is significantly lower than the others, treat it with caution: it may mean the contractor has made a mistake or does not know enough about the work to estimate it properly.

Attention to the bidding process will pay off in the end. More than one homeowner has been left with poor workmanship or an unfinished job because the contractor has run out of time, materials or money.

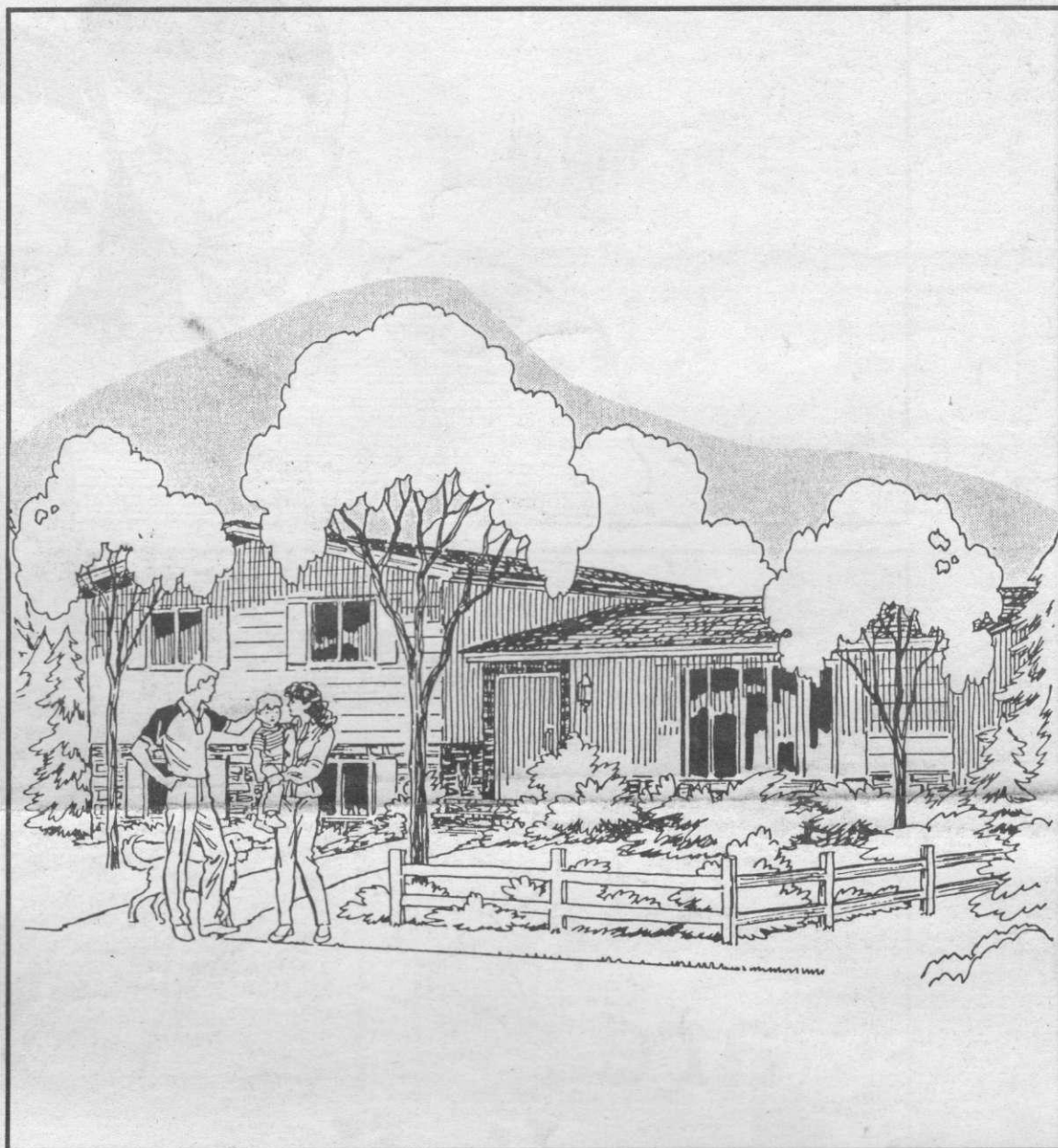
Once a contractor has been chosen, a contract should be drawn up and signed by both parties. If the contract does not meet expectations, have it rewritten.

A contract should include the following:

- Names and addresses of both the contractor and homeowner.
- A detailed description, with sketches if necessary, of labour and materials needed. This includes all sub-contracted work, such as plumbing and wiring. Verbal assurances are not binding.
- Written assurance that all necessary permits will be obtained by the contractor and that work will adhere to building codes.
- A statement of all warranties, explaining what is covered and the duration of coverage.
- A statement of the contractor's public liability and property damage insurance. This becomes important should someone be injured in the home while on the job.
- Details such as approximate start and finish dates, prices and terms of payment should also be included.

The contractor may want to add a contingency clause, allowing additional charges in case of unexpected problems during the work period.

Having these items solved be-



fore work begins will protect both the homeowner and the contractor against any problems arising during the course of the job.

Once work begins, the homeowner may want to undertake frequent inspection of the job to ensure desired progress.

Paying a contractor may differ from standard methods, due to

the nature of the work involved. The method may vary among contractors, but jobs which take only a few days to finish are usually paid for upon satisfactory completion.

Large projects often follow a different course: contractors may ask for an advance to purchase necessary materials. The contrac-

tor may also require interim payments. The homeowner should assure these payments are for completed work, and not a specified period of time.

Taking the opportunity to select the best contractor, and to work out arrangements prior to the start of a job, is the best defence against loss of time, or money.



Your guide to Gulf Island properties

COMPLIMENTS OF:



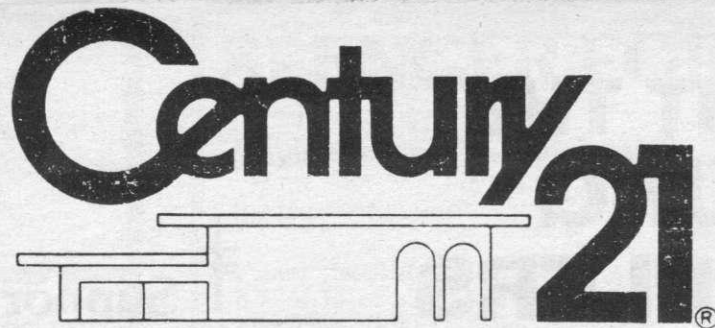
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to look inside this real estate special section where you'll find a group of great, professional real estate experts advertising and offering guidance and tips to help you make a better choice when you're ready to buy your home.

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Spectacular views, 3 BR., 2 bath, separate studio, expansive S. & mountain views. \$119,500.



SOUTH END
Comfy 1 BR. home with large workshop, 5 sunny private acres. \$120,000.



VIEW HOME
Superbly finished home with character. View of Trincomali Channel & Wallace Island. \$129,900 MLS.



BRINKWORTHY PLACE
RETIREMENT HOMES
Site #13 - \$110,000 - 1100 sq. ft.
Site #74 - \$110,000 - 1100 sq. ft.
Site #81 - \$130,000 - 1300 sq. ft.
Site #80 - \$110,000 - 1000 sq. ft.
Site #40 - \$70,000 - 1300 sq. ft.
Site #39 - \$66,425 - 1100 sq. ft.



REVENUE STARTER
1200 sq. ft. w/ huge open living/dining room & wood heat with a self-contained workshop/garage. \$65,000 MLS.



EVER CHARM
This waterfront .29 acs. sits on the edge of a beautiful small cove. Asking \$148,000 MLS.



WATERFRONT SUBDIVISION
7.46 acres w/ 2 Hbr. with older cottage. Exposure, 260' of foreshore, pasture & trees. \$299,000 MLS.



WATERFRONT
2.13 acres w/ 2 BR., 1 1/2 bath home, orchard, veg. garden, paved driveway. \$269,000 MLS.



WATERFRONT WITH ACREAGE
Gracious older home on subdividable 9.2 acres with approx. 600' of foreshore.



HOBBY FARM
3 BR., 2 bath home in "Old Fashioned Farmhouse" style on 5.16 acres w/ pond. \$126,000 MLS.



FINE OLD FARMHOUSE
Pleasant waterfront on over 1 acre. Character with the craftsmanship of past years. \$134,900 MLS.



STEP OFF THE BEACH
Lowbank oceanfront with a brand new 2 BR. ranch w/ all living areas facing the water. \$148,000.



TOWERING
Spacious home, superior construction nestled in a beautiful natural setting of 20 acres. \$230,000.



PARK DRIVE
3 BR. home in Park Village. Double garage, workshop, rec. room, 2 baths. \$79,500 MLS.



SPACIOUS RUSTIC SET
Spacious 2500 sq. ft. home on over 2 acres in quiet rural area. \$112,000 MLS.

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Bearer is entitled to a market value analysis of his residential property by a CENTURY 21 agent. Return this certificate or call for an appointment.

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GANGES, B. C. V0S 1E0 Phone: 537-9981

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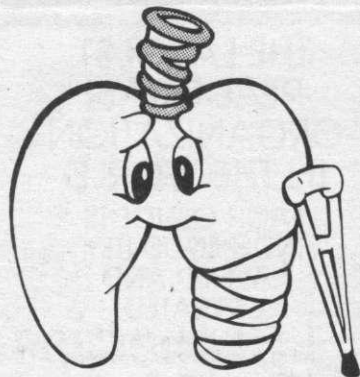
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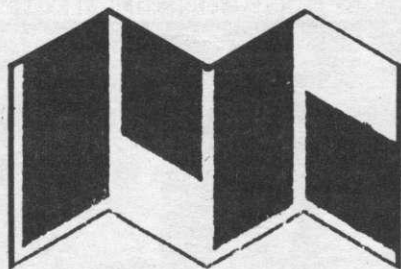
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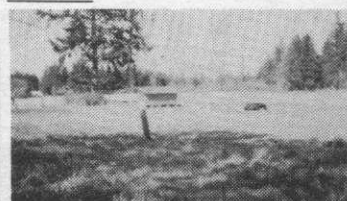
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P.O. Box 929, Ganges, B.C.
156 Fulford-Ganges Road

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A REAL FARM ON 17 SUNNY ACRES



This homestead has been farmed for more than 100 years by many generations of real old-time farmers. The beautiful soil speaks for itself! The 20-year-old farmhouse has a full, unfinished basement, and a new barn is used as a mini storage facility generating \$500 revenue per month. A huge 42' deep pond is licensed for 1,200 trout. There is plenty of water, and lots of good pasture land. Truly a market gardener's or animal breeder's paradise! \$189,000 mls.

LAKE SHORE RETREAT!

This little cottage is tucked away in a grove of mature trees on the shores of St. Mary Lake. There is a large, grassy area for boat storage at lakeside, as well as a sleeping cabin and a wash house for your guests. Complete privacy on 1.6 idyllic acres. This hideaway is the only one of its kind! \$115,000 mls.

SUN, SEA AND ARBUTUS

This charming 3/4 acre fully serviced view lot faces south-west and is located on a quiet cul-de-sac near Vesuvius. Walk to the beach, the ferry and the pub! Extremely well-priced at only \$27,000 mls.

WILF BANGERT
537-5568 or 537-5692

ULTIMATE HOMESTEAD

This south end 6 acres lends itself to self-sufficiency. The large house is very energy-efficient & of high quality construction with many unique features. 600 sq. ft. cabin brings in rental income and a solidly constructed post & beam barn awaits a variety of uses. Good soil, a woodlot & good water supply complete the picture. Well below replacement cost at \$149,000 mls.

BUSINESS

This muffler manufacturing and repair business in Duncan can make you money. Ideal 2 person operation includes full line of up to date equipment, excellent lease and great opportunity for growth. Have a look and make an offer on the asking price of \$169,000 mls.

SERVICE

Is what I have to offer you. Now back working on the island full time, I will give your property maximum exposure to the market and work diligently to sell it for you at the best possible price in the shortest possible time.

DAVID WILLIAMS 537-5568



HAPPY FAMILY LIVING

Come & see this gracious Tudor country home on 5 acres. Attractive woodwork and finishing throughout enhance the spacious rooms. Pond and good arable area. \$112,900 mls.



CHARACTER HOME IN GANGES CORE AREA

Ideal for commercial-residential mix, this 2 bdrm. house is an ideal holding property. Long frontage on the Ganges bypass. \$115,000 mls.



LINEAR WALKWAY ABUTTS THIS PRIME LOCATION COMMERCIAL 1 ZONE PROPERTY

On McPhillips Ave. lot size 66' x 198'. Almost 1478 sq. ft. of space with 908 sq. ft. on main. Close to Ganges bypass. Adequate space at side of lot will provide access to rear of lot for parking. Existing buildings can easily be expanded to provide for most leasable space. \$129,500 mls.



WHERE EVERYONE WANTS TO LIVE ... BUT FEW HAVE THE CHANCE!

Waterfront estate on Pender Island has 496 ft. of southwest facing oceanfront. A Frank Lloyd Wright style architect-designed contemporary home sits on 10 forested acres. Detailed brochure available. Offered for sale at \$375,000 mls.



SOUTH END FAMILY HOME

Acreage with spacious 2 level, 3 bdrm. home enjoys ocean views and has waterfront and beach access. \$174,500 mls.



COSY FOR A COUPLE

Cute and compact and most desirable is the Lindale house. The property is gently sloping and boasts fruit trees, garden and lawn. This retirement special home is within walking distance of the village and the view is right into Active Pass. See it today! \$64,900 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.

HURRY OUT! IT'S TOO GOOD TO MISS

Delightful hideaway retreat, totally secluded and private. Home overlooks Trincomali Channel and looks through to the mainland. Separate studio-workshop area. Call today. \$73,900 mls.

MOVE IN THIS WEEK!

Owner has bought another house so come and look at this beauty - newly decorated 2 bdrm. plus den, west coast contemporary with views of ocean, lake, mountains and woods. New 'Seefire' glass-fronted airtight, large workshop/garage plus a sunny, secluded setting, make this a 'must see'. \$84,900 mls.



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.

LOTS & ACREAGES

- Fantastic view acreage. Mt. Baker, Outer Islands and sea. Creek and park at rear of property. Access to beach and waterfront by reg'd easement. \$59,900 mls.

- Acreage with lots of sun and timber! This 3-plus acres has view potential and is easily accessible from road. Close to town and ferries. \$28,500 mls.

- 10 acres with creek frontage close to Blackburn and Cusheon Lakes. Ideal swimming and fishing. Hydro on the road, ready to go. \$55,000 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.

- 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.



THE OCEAN IS YOUR DOORSTEPS ...

This 2 bedroom waterfront home is just nearing completion. Open plan living and dining, beams, cedar, skylights and tucked away on a secluded dead end. If you're a serious minded buyer, get here fast! \$175,000 mls.

DOWN A COUNTRY LANE

Ideal mini-farm of 4.78 acres with all requirements for self-sufficiency. Cosy tasteful 2 bdrm. home with family room (no steps). Large veg. garden, orchard and pasture areas. Solidly built workshop/tractor bldg., single CP with attached guest cottage, plus barn & outbuildings. Mostly fenced with large irrigation pond and seasonal creek. Completely developed. Just move in and bring your animals. \$129,000 MLS.

OCEANFRONT COTTAGE

3/4 acre with 160 ft. lowbank sea front. Very private. Fully serviced 2 BR. cottage is ideal weekend retreat. Near desirable Vesuvius. Only \$119,000 mls.

ST. MARY LAKEFRONT

115' west-facing accessible waterfront in a prime location. Very private with large evergreens flanking the winding driveway. Small cottage provides a cosy retreat. Offers to \$115,000 mls.

FOR RETIREMENT

\$76,900 mls. Cosy 2 BR. no-step retirement home near Ganges. Extra large LR with brick FP, full length deck overlooking ocean view of Ganges Harbour, separate workshop.

ANN FOERSTER
537-5568 or 537-5156



ATTN: HORSE OWNERS!

Here's three level, sunny acres right next to the golf course. Pasture and room for a ring. Plus a very nice, well-built 2 BR. home and a small guest cottage. Also a large garage and lean-to would make a dandy box stall. There's piped water, a dozen mature fruit trees and a veggie garden. Very good and priced to sell at \$89,000 mls.

FULFORD HARBOUR

This 2 BR. chalet style home on a half acre is just about the only house available in Fulford. Scarce as hen's teeth! There's also a large workshop with H.D. power. Perfect for a studio or the backyard mechanic and that's what the present owner uses it for. The yard is a bit cluttered - but visualize it when the owners move all the vehicles away! Bring your imagination and you've got a real 'turn on' - it's a sleeper, as they say. \$88,000 mls.

ALEX REID
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ARVID & KERRY CHALMERS — 537-5568 or 537-2182

537-5537



Box 8, Ganges, B. C. V0S 1E0

ACROSS FROM THE BEACH

- Over 1 1/2 acres of parklike property
 - Located in the Maracaibo neighbourhood
 - Serviced by a good well with hydro and telephone to the property line
 - paved road
 - Across the road from the swimming, beachcombing and moorage provided by Long Harbour
 - In an area of good homes
 - Offers to \$35,000.
- For further information, please contact FRANCES EIDE at 537-5537 or 537-9350.

TREES, ROCK OUTCROPPINGS AND PRIVACY

\$27,000 for 2 1/2 acres. South island near lakes and Ruckle Park. The high ground area of the site has views, privacy and year-round sun, plus natural moss-covered rock outcroppings to incorporate into your landscaping plans. Hydro and good well in place.

OTHER CLEARED BUILDING SITES

\$17,000 for 1/2 acre lot beside well-established homes. Easy to build on with hydro at lot line.

\$22,000 for 1/2 acre lot in same area.

INVESTMENT LOT IN GANGES CORE

This 1/4 ac. lot presently zoned Rural has possibility of rezoning to COMMERCIAL OR, with the inclusion of adjoining properties has potential for QUALITY MULTI-FAMILY DEVELOPMENT beside Mouat Park and a stone's throw from the Jackson Ave. bypass. Price recently REDUCED, is NOW \$43,500.

Call WYNNE DAVIES - 537-5537 or 537-9484

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BEST BUY!

OCEAN VIEW - Lindal cottage on 1.27 acres good soil, drilled well plus two dug wells for garden, partly forested with big trees, fruit trees, etc. \$79,900.

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.

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.

GALIANO - Acreages

10 acres for \$29,000
5 acres for \$22,000
Both on paved road with power, phone & piped water to lot.

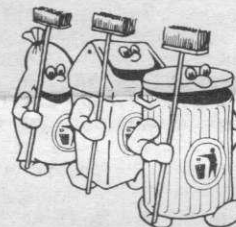
JESSIE (PAT) JAMES - (604) 537-5224

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The Real Estate Market at Your Fingertips!

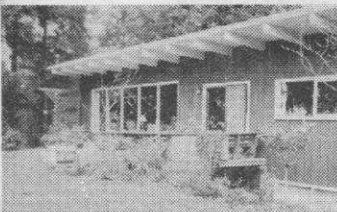


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SEAVIEW HOME

Attractive private home in preferred area. Extensive improvements with wall-wide honeystone fireplace. Parquet floor in dining area, new carpets, full-width windows overlooking lovely garden and extensive ocean views. Greenhouse and vegetable garden. New price \$134,000 MLS.



GANGES HARBOUR WATERFRONT HOME

Attractive well-built 2 BR., 1 1/2 bath home. 0.5 acre of sunny oceanfront, steps to the beach. Lovely seaviews, excellent garden potential, carport, separate studio/workshop. Appliances incl. \$157,000 MLS.



SPECTACULAR SEAVIEW ESTATE

Total privacy and quiet are ensured on this lovely 19+ acres with southern exposure and a luxurious architect-designed home of over 3000 sq. ft. which takes full advantage of the stunning sea & mountain views. Much thought has been given to comfort and detail with a delightful feeling of light and space throughout. Charming, easy care landscaping and excellent vegetable garden. Please call for more information. List price \$349,000 MLS.



SUNNY, SPACIOUS RANCHER

Attractive one level, 3 bdrm., 2 bathrm. home on quiet cul-de-sac near St. Mary Lake. Large living/dining room with brick fireplace, separate family room, master bdrm. ensuite, super kitchen with eating area, delightful garden, paved driveway, and extra height double carport with attached workshop. List price \$155,000 MLS.



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Boy, are we proud!

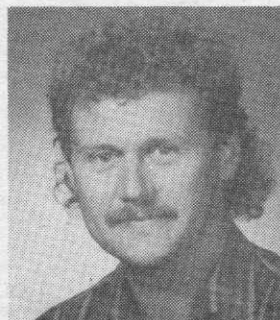


Ganges Harbour and the Islands from the North Shore Mountains to the San Juans in the south, the Outer Islands and Active Pass, are all at the doorstep. You are at one with nature and the Gulf Islands in this architect-designed and built home. Boasting the most spectacular views, the home's setting is 39+ acres of farmland, consisting of six subdivided lots. A ONCE IN A LIFETIME OPPORTUNITY!

SUNNY VESUVIUS HOME - South-facing, one level home, two bedrooms, large living room, new sundeck. Great location. \$150,000. **SOLD**

PANORAMIC VIEWS - 13+ park-like acres, southern exposure, paved driveway, dug-in driveway. \$69,900 MLS. **SOLD**

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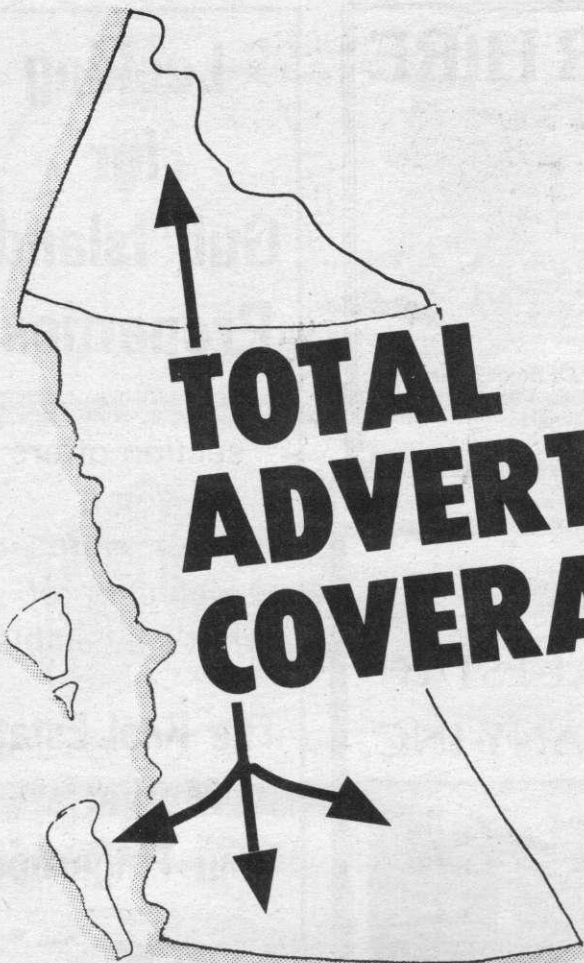
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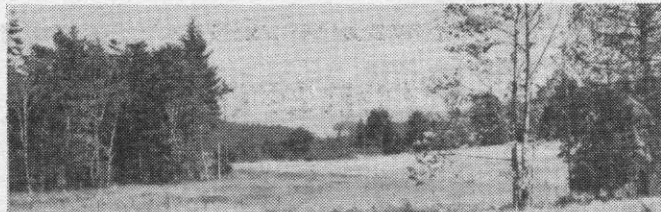
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FULFORD HARBOUR — VIEW ACREAGE —



This 19+ acre parcel is half cleared and the balance parked out. Excellent soil, sun and water on this prime land. 5 minutes to Fulford Village.

CONTACT:
DENNIS O'HARA 537-2491
or 653-4633 (24 hrs.)



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— SERVING FULFORD HARBOUR SINCE 1973 —

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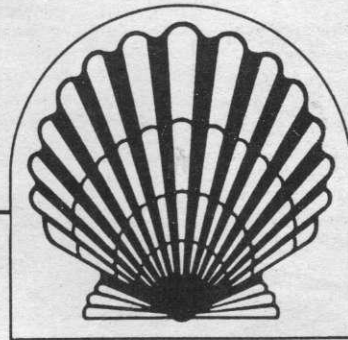
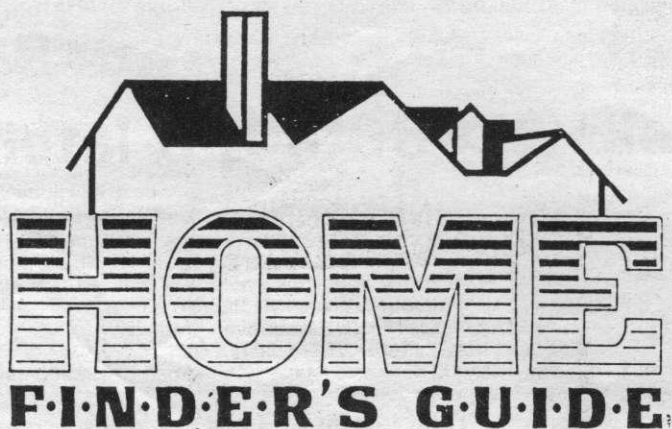


First time offered for sale, this well-built home, in immaculate condition with many special features. 3 BR., 3 bathrms., outside Jacuzzi tub, professionally landscaped, easy access to dock. For more detailed information, please call:

SANTY G. FUOCO 537-2773

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YOUR GUIDE to Gulf Islands properties



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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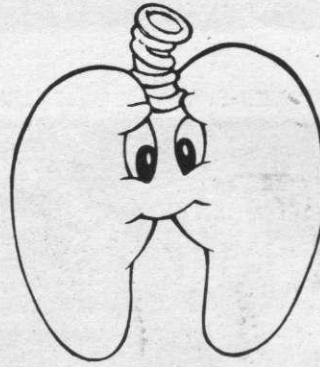
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Jonathan L. Oldroyd
BARRISTER & SOLICITOR

121 McPhillips Ave., Ganges

537-2752

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INCOMPARABLE VALUE



A large family home, almost 2700 sq. ft. on two levels with a St. Mary Lake view without equal on the market today. With very little investment, lower level could be converted to a suite. You must see this home to appreciate all its extras. Phone me for an appt. today. \$99,900 mls.

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.

BED & BREAKFAST?



At the end of a circular driveway in a lovely landscaped setting sits this home of 4700 sq. ft. including a self-contained 2 bdrm. & den suite of 1400 sq. ft. The six bedrooms with interconnecting bathrooms, huge lounge/dining area, separate kitchen plus two bed sitting rooms and a cottage attached by a breeze-way lend itself perfectly to a B & B or special needs home. Zoning is CCF. Furnished and equipped for \$229,000 mls.



DONNA REGEN, CGA
Professional Service Guaranteed

GANGES WATERFRONT



1/2 acre of south facing waterfront providing excellent deep water moorage. South slope overlooking sea offers ideal solar and building site. Drilled well, pump and pumphouse, roughed in driveway and travel trailer included. \$112,500 MLS. OPEN TO OFFERS.

VANCOUVER LIGHTS!

This 5 acre parcel slopes away from the road to the level building site then drops away to give uncompromising views over the outer islands to the North Shore mountains and the lights of Vancouver. Heavily treed at the moment, this property offers great potential. \$49,500 mls.

PENDER ISLAND RETREAT



This immaculate 2 BR. plus den home has great privacy in its treed setting which backs onto a park. The large sunroom is an excellent place to relax after a workout on the badminton court or puttering in the greenhouse. \$58,500 mls.

ONE OF A KIND

ST. MARY LAKEFRONTAGE

Vacant land - almost an acre of totally arable land with some 145' frontage on the West Side of the lake. Gentle slope allows commanding view over entire lake. Enjoys all day sun. \$74,800.

VESUVIUS BUILDING LOT

Driveway roughed in to level sunny building site - nicely treed and close to everything in Vesuvius. \$16,800.

Please call **DAVID** at 653-4538 on these.

WORKSHOP & CRAFTROOM



This home features Active Pass views, a gracious entry way with bevelled glass-oak front door, large country kitchen or kitchen/family combo, energy efficient design and heating, spacious decks and large overhead 2 bay garage/workshop. Excellent value at \$112,000.

INCREDIBLE 10 ACS. & VIEWS

ONLY \$55,000 - Parklike, firewood and views of 100 Hills mainland mountains and much more!

BRAND NEW WITH NEARLY 180° VIEWS! \$169,000



This single level exclusive 3 BR. home enjoys over 1800 sq. ft. of living space, two full baths, spacious deck facing breathtaking Active Pass, Mt. Baker ocean views. Raised cedar ceiling over living areas, brick fireplace and European style cabinets are just a few of the features. A HOME IN A CLASS OF ITS OWN.

OH, THOSE VIEWS!



This cosy cottage on 10 private acres enjoys superior views & paved access. Live in the cottage & build your DREAM HOME here. \$85,000.

SEAVIEW BUILDING LOT

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

FOR FREE CATALOGUE CALL JAN - 537-9894 or 537-5577

SUNNY VESUVIUS BAY WATERFRONT



Not often does a waterfront lot come available in the bay. Now is your opportunity to own a piece of a much desired area. \$99,500 mls.

VESUVIUS - S.W. SUNNY EXPOSURE - \$79,900 MLS.



One level living sunny Vesuvius, 2 BR. in room, large screened porch, easy care garden, just in time to enjoy the 10' x 25' deck.

GOLFER OR LOG HOME ENTHUSIASTS - TAKE NOTE



Bounding on S.S. Golf Course property, this fine log home offers 3 BR., family room, sunken living room with fireplace. This plus more on 1.77 ac. private property. \$92,500. Good terms available to qualified purchaser.

BUILD THIS VIEW INTO YOUR HOUSE PLANS



Well, this could be what you would see from your living room - this building site has piped water in a fine residential area, over 1 acre. Not many lots of this class left. \$62,500 mls.

LOG HOME NEAR ST. MARY LAKE - \$89,000



This well-built log home has loads of room, including a room that could be used as a craft room, studio or large extra BR. (20' x 16') plus 3 BR., large living room.

COTTAGE IN THE WOODS



At an affordable price, this 2 bdrm. cedar home is situated on a private, natural lot on the sunny north end. Now asking \$62,500.

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**

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.

SUN & SEASCAPES AT A REALISTIC PRICE

It's a short stroll to the beach from this beautiful view lot. Southern exposure, super sunsets, and warm swimming make this an ideal building lot. Well in, you just have to build your cottage. Asking \$21,800 mls.

HENRI(ETTE) PROCTER
BUS. (604) 537-5577
RES. (604) 537-4273

TONI HOLMES 537-2758
DAVID DUKE 653-4538

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

DONNA REGEN 537-2845

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Ten Acre Waterfront Estates from \$59,900 (MLS) on Parker Island

in the heart of the fabulous Gulf Islands, Canada's finest
cruising waters — convenient to both Vancouver and
Victoria - Power — Roads — Future Marina

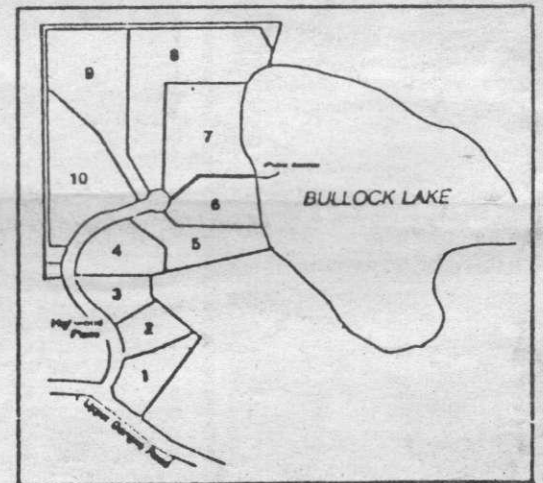
HIGHWOOD PARK ON SALTSRING ISLAND, B.C.

- * TREED LOTS
- * LAKEFRONT ACREAGES
- * WOODED HOBBY FARM ACREAGES

Bullock Lake, previously a private lake, now is accessible by a walking trail at the end of Highwood Place, a paved road. Choice of 4 sunny treed lots, 4 lakefront acreages, and 2 wooded hobby farm acreages. Located minutes from recreation facilities (tennis, track, soccer, 9 hole golf); entertainment (theatre); shopping; and elementary and high schools, fishing, boating, swimming!

TERMS: 25% cash down; 3 year agreement; prime + 1% interest/10% discount for cash.

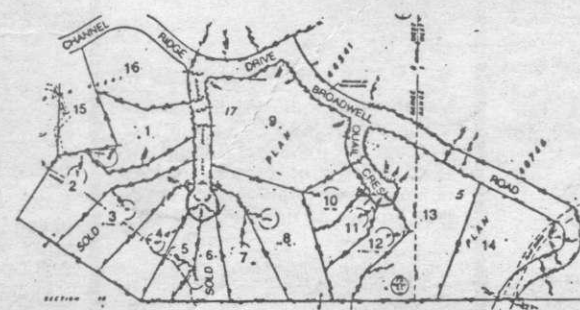
Lot	Price	Ac.	Water
1	SOLD	1.99	15 gpm
2	\$35,000	1.53	2 gpm
3	\$35,000	1.48	2 gpm
4	\$38,000	2.27	15 gpm
5	\$58,000	2.58	1 gpm
6	\$65,000	2.36	1½ gpm
7	\$75,000	4.98	
8	\$65,000	6.84	
9	\$47,500	5.37	
10	\$47,500	4.98	



CHANNEL RIDGE Saltspring Island PHASE III

Excellent sea view lots. Southwest exposure. Fully serviced. Good terms. 3/4 acre to 4 acres.

CHANNEL RIDGE PROPERTIES LTD.
Lot Prices: Phase III



Lot	Price
1	\$56,500
2	SOLD
3	SOLD
4	\$64,500
5	\$63,500
6	SOLD
7	\$58,500
8	SOLD
9	SOLD
10	SOLD
11	\$58,500
12	\$56,500
13	\$67,500
14	SOLD

Dick Trory - 537-2236
Bob Tara - 653-4435
Maggie Smith - 537-2913

Mel Topping - 537-2426
Anne Watson - 537-2284
Paul Greenbaum - 537-5064

Darlene O'Donnell - 653-4386
Russ Crouse - 537-5203
Jim Spencer - 537-2154

Gil Mouat - 537-9272
Strick Aust - 537-5828
Norman Rothwell - 537-5103