

And eliminates potential problems

Good design ensures comfortable living space

A number of factors must be considered by people preparing to design or purchase a home of any size. When money is an important factor, however, it becomes even more difficult to select a design suitable for living and entertaining — and meeting the future needs of a growing family.

There are four basic types of houses: the bungalow, the 1.5 storey home, two-storey house, and the split-level. Each has its advantages and disadvantages.

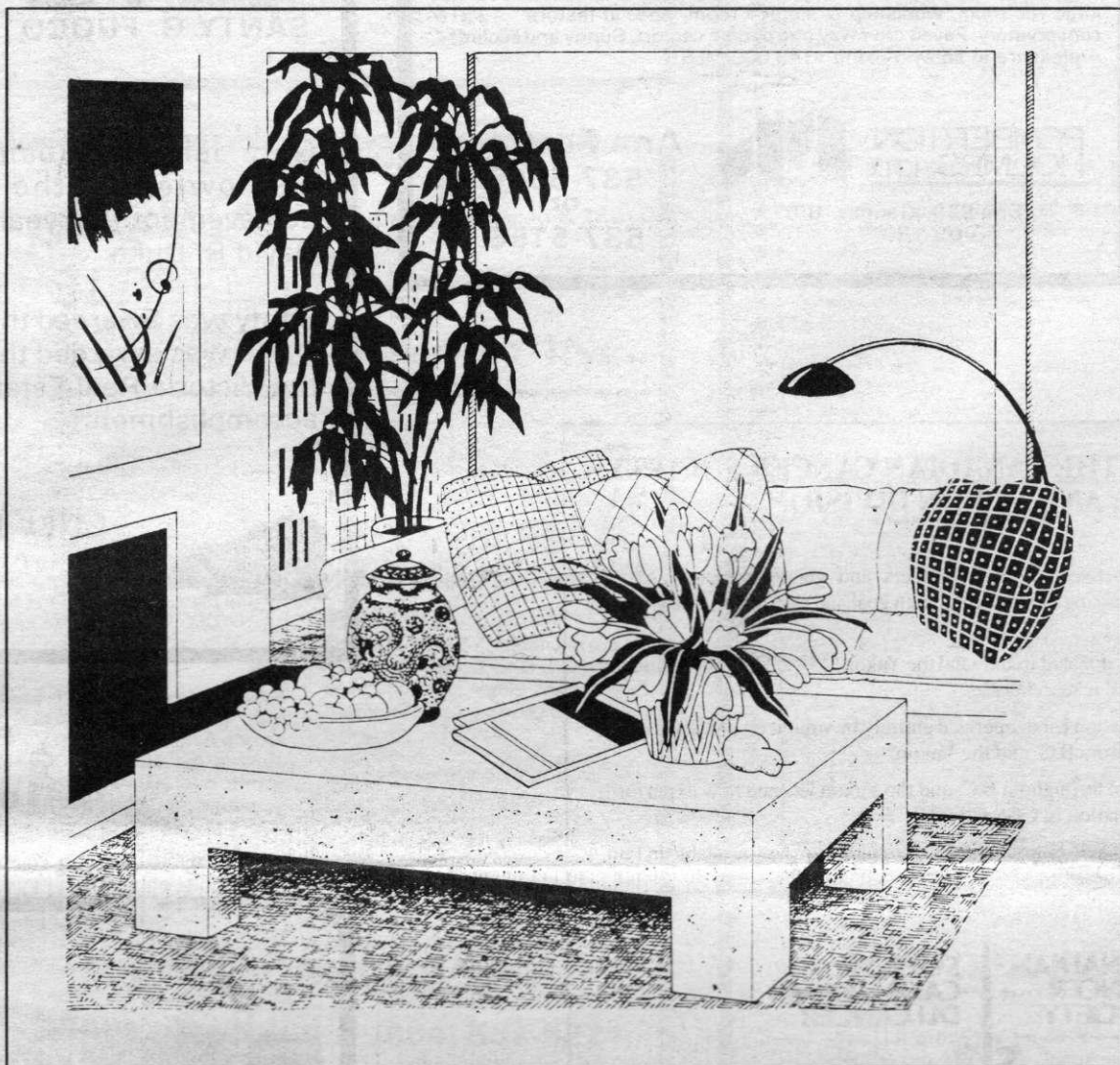
The bungalow incorporates all habitable rooms on one level; there are no steps except those coming from a possible basement. Additions can often be made easily and inexpensively, due to the single level. This can be a disadvantage, however, from a heating standpoint, if the house spreads out too much. A bungalow needs twice the roof and foundation size of a multiple-storey building.

The 1.5 storey house allows more floor space under almost the same amount of roof provided by a bungalow. It provides the opportunity to leave the second floor unfinished for later development, and probably allows the greatest amount of floor space for the least capital expenditure. The design does require dormers, which can add to the cost.

The two-storey house can be advantageous on a narrow lot. They are compact, and therefore easy to heat. Small, two-storey houses tend to appear "boxy" because they are almost as wide as they are high. The design problem can be partially overcome by emphasizing horizontal lines.

The split-level combines some advantages of both the bungalow and two-storey design. Communication remains easy as floors are separated by only six or seven steps; yet it provides greater seclusion for sleeping and living areas. While it can be used on a level lot, it is especially useful for solving problems imposed by sloping lots.

The sense of space in a small house is largely determined by



the size of the living room. It may be worth reducing other room dimensions to enlarge the living room. Combining a dining room of 100 square feet with a living room of 200 square feet allows for a large central space — even in a small house.

A long, narrow living room is harder to furnish than a square room. The plan should provide for unbroken wall areas to allow for placement of furnishings such as a chesterfield, piano or desk. The height of window sills also determine the amount of available wall space.

A large window may not be appropriate unless the outside picture is aesthetically pleasing. Otherwise, it may only bring street noise and gas fumes into the house. In this way, it is sometimes more advantageous to locate the living room at the back of the house.

There are also several items to remember when designing a master bedroom. The National Building Code requires a minimum of 105 square feet for the master bedroom. In a small house, a minimum size might be considered 120 square feet, a medium

size 150, and a generous square footage 180.

Design of this room should consider placement of doors and windows for the best possible ventilation; furniture placement should be planned in the early stages to determine location of electrical outlets. Where two adults are sharing a room, each should have closet space three feet wide, and two feet deep.

The National Building Code sets the minimum size for bedrooms other than the master room at 75 square feet, but 100 square feet is a more desirable

estimate.

Bunk beds may be used to provide better playing and dressing area should two children share a room. Dividers on one side of the bottom bunk, and the opposite side of the top bunk, allow for better privacy. An alternative is to combine two bedrooms, allowing for a larger play area, and divide them at a later date. A good time to introduce children of opposite sexes to separate bedrooms is between eight and 10 years of age.

The kitchen is the most frequented and hardest used room in the house. It provides a base for most housework, is used for all aspects of food preparation, and may be the location for completion of homework and hobbies.

The design is, therefore, important. Three separate "work centres" — assembly, sink and cook — make for efficient use of space in the food preparation sequence. A triangular path connecting these areas is recommended; distances between each centre should not be less than 12 feet, nor surpass 20.

The kitchen should be designed to allow more than one person to work at a time. Kitchens usually require two doors: one to the dining area and one as a service entrance.

In houses with bedrooms on two floors, the design should incorporate a bathroom on each. A duplication of some facilities is recommended for large families — i.e., a fully equipped bathroom in one location, plus a basin and toilet in another.

Ideally, the main bathroom should open off the same hall as the bedrooms. The area should be accessible to all parts of the house, so the individual does not have to pass through other rooms, such as the living room, to reach it.

The location and design of a house will, in some ways, shape the lives of family members. Careful designing can eliminate some of the problems inherent in a small house.

Your guide to Gulf Island properties

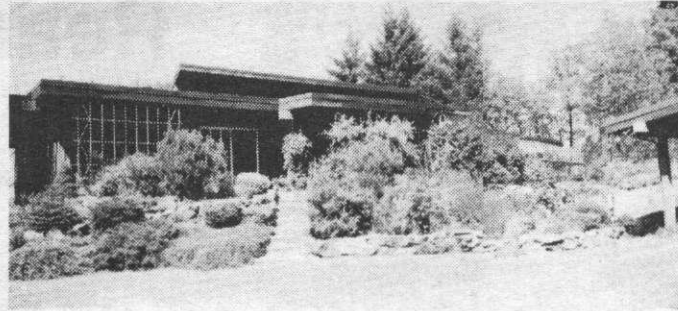
COMPLIMENTS OF:

HOME
FINDER'S GUIDE



HEART RESEARCH WORKS

4 year old Hannah Lawrence is living proof.



Enjoy views of St. Mary's Lake, Porlier Pass & coast mountains from this 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 (with Efel woodstove). 2 large BR's each with adjoining baths. Lower level has large rec room, workshop & storage room. Special feature - 12'x16' conservatory. Paved driveway and double carport. Sunny and secluded. A pleasure to show. Asking \$149,000 MLS.



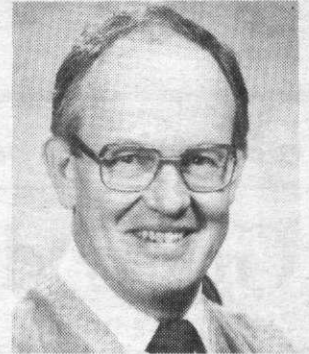
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Ann Foerster
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OR
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Congratulations!



SANTY G. FUOCO



DAVID R. DUKE

Gulf Islands Realty Ltd. is proud to acknowledge the outstanding sales achievement this year of Santy G. Fuoco and David R. Duke.

Santy was awarded the MLS Gold Award, and David was awarded the MLS Silver Award, by the Victoria Real Estate Board - a remarkable accomplishment!

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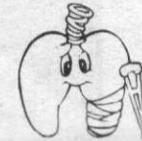
FACTS ABOUT THE CANADIAN CANCER SOCIETY, B.C. AND YUKON DIVISION

Did You Know:

- A. The partnership between CCS volunteers and generous donors raised \$3,734,253.00, surpassing the 1987 campaign goal and exceeding the 1986 total by 16%?
- B. That of every dollar donated in B.C. and the Yukon, 48¢ to 50¢ is used directly for research by local researchers?
- C. The Cancer Information Line, operated entirely by volunteers, receives about 400 calls a month from B.C. and the Yukon?
- D. Nearly 1500 women throughout B.C. and the Yukon learned how to perform Breast Self-Examination in CCS Clinics?
- E. Pamphlets on Breast Self-Examination and Smoking are now available in Punjabi, Hindi and Chinese?

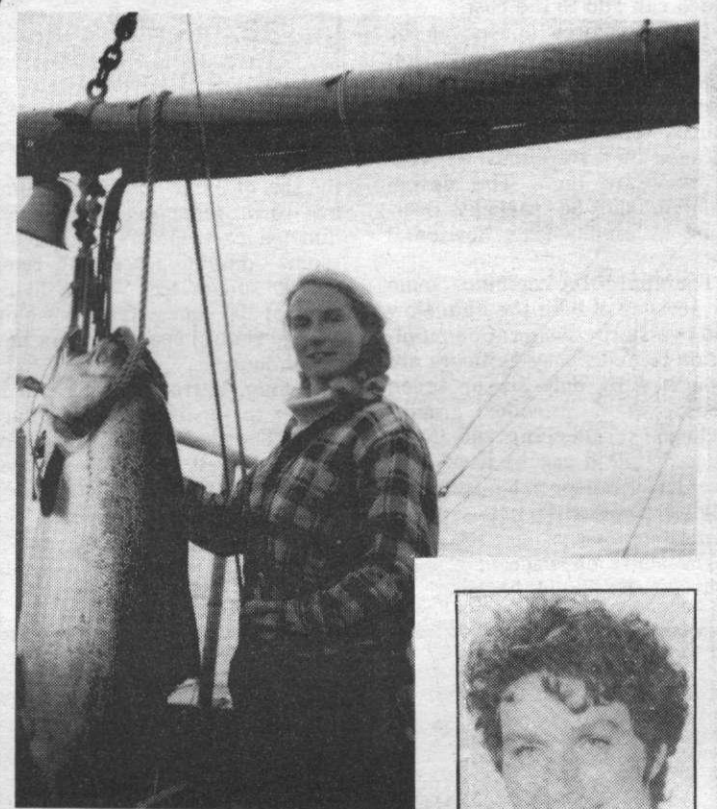
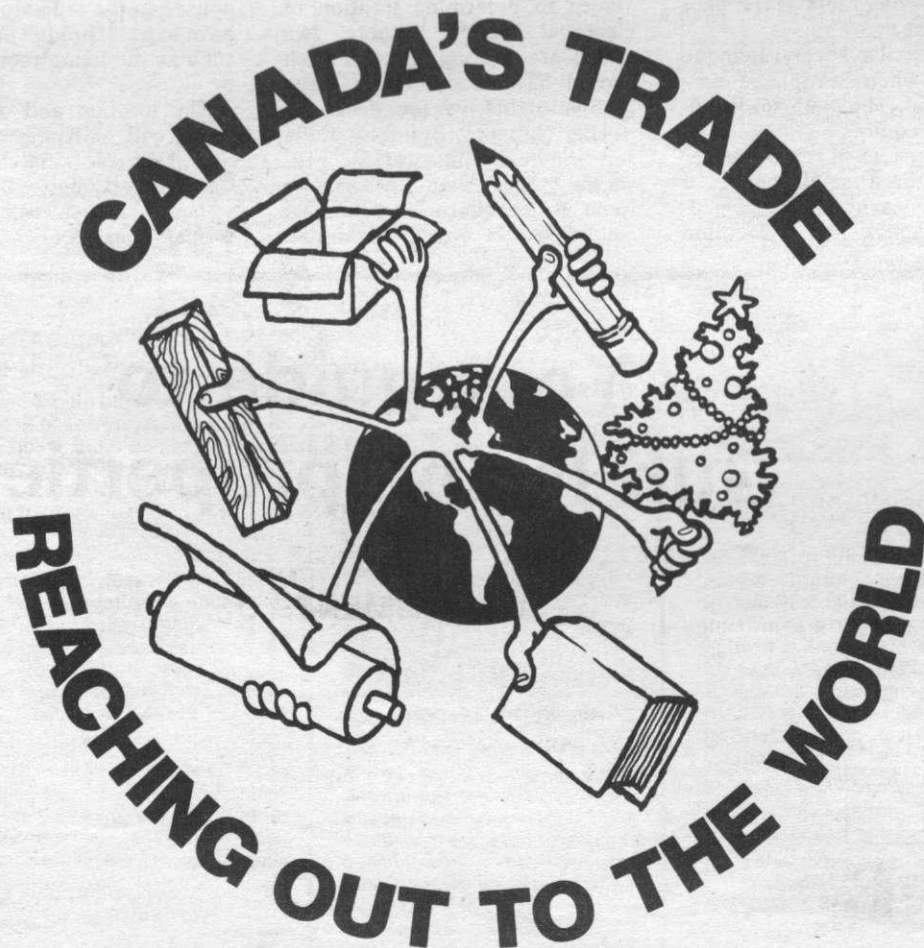


BRITISH COLUMBIA AND YUKON DIVISION



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AFTER

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**SANSUM NARROWS SPECTACULAR
\$175,000 MLS**

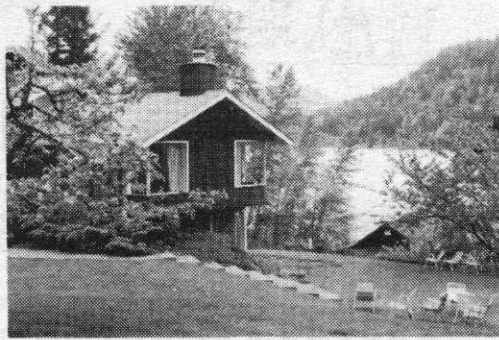


Vesuvius warmth & year round sunsets. Comfortable 1 BR. plus sleeping loft cottage with potential building site for future permanent residence, 133 feet of ocean frontage, ocean side deck. For more information, call:

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Exceptional 3000 sq.ft. executive home situated on 3.8 private acres. Southern exposure, very warm with walk on waterfront. Architect designed, sunken living room, rock F/P, w/w throughout with solarium breakfast nook. Separate 1 BR

beachfront guest or rental house. Gardener's delight, large fenced garden, established berry bushes, and a variety of producing fruit trees. A very special lakefront opportunity. \$375,000.

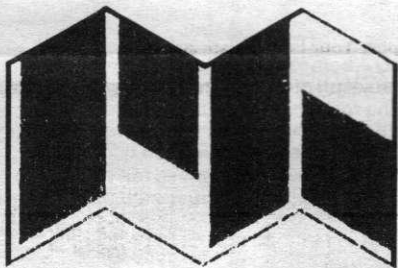
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home: 537-2626

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156 Fulford-Ganges Road

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**FULFORD HARBOUR
TAKE MOBILE HOME IN TRADE**



Owners of this chalet style home will consider taking a single-wide mobile home as part payment. A great opportunity to buy a really well built 1368 sq.ft. home within walking distance of ferry and stores. Plus there's a dandy large, separate workshop & garage. Terrific for a mechanic or a studio. The value is here at \$88,000 asking. MLS.

ALEX REID
537-5568 or 537-9780

LOTS & ACREAGES

● Waterfront property with protected moorage on Ganges Harbour. Secluded 1½ acres, yet sun galore. Ideal holding property. \$123,000 MLS.

● Private, level, sunny ocean view building lot on highway to ocean. Minutes to school and store. **SOLD** \$22,900 MLS.

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



**A ONCE IN A LIFETIME
OPPORTUNITY**

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.



**SUBDIVIDED &
READY TO GO!**

You are at one with nature and the Gulf Islands in this architect-designed and built home. Boasting one of the most spectacular views in the Gulf Islands, the home's setting is 30 acres of farmland and consisting of six subdivided lots. 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 your doorstep. Without a doubt, one of the finest holdings in the Gulf Islands. See it today! \$650,000 MLS.



**SAND AND SHELL BEACH
AT YOUR DOORSTEP**

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.

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.

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.

ARVID & KERRY CHALMERS
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**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'x30' 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 acres arable garden, orchard and pasture. Close in yet secluded. \$154,900 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

DO YOU BELIEVE?

..... that you can buy over three acres of semi-waterfront agricultural land with a comfortable 2 bedroom home on it for only about \$30,000 of your own money? Well, the rental income from three tidy cabins on this property will amortize well over \$100,000 at today's interest rates. This makes the asking price of \$139,000 MLS look pretty reasonable. Give me a call, make your offer, and enjoy the beautiful view ... and remember, you won't have to make any payments out of your own pocket, the tenants do that!

GOOD BUY?

..... To all that; city taxes, smog, & concrete jungle. This 5 acres has to be the best buy in 5 acre lots - close to town, driveway in, south facing, high building site. The owner is asking only \$30,000 (and might take a bit less) MLS. Definitely worth looking into.

OR HOW ABOUT THIS?

Compact, well built home on tidal waterfront with terrific sun travel ... and, a completely self-contained 2 bedroom in-law suite down. Use it for bed & breakfast, or even for your mother-in-law. Very well priced on today's market at \$84,500 MLS.

DEVELOPMENT LAND?

I hope not. This sub-dividable 50 acres is far too beautiful for that. You can live in the cosy cottage while building your dream home on any one of a number of high, view southfacing sites. Then do some sub-dividing if you must, or develop an island farm. Good barn, high quality well, pasture, fencing, seasonal creek. Terrific property. \$265,000 MLS.

DAVID WILLIAMS
537-5568

Realtors:

Use this real estate section to answer inquiries from prospective purchasers of Gulf Islands properties!

To reserve additional copies, call **537-9933**



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Harbour & Mountain Views!**


- On quiet cul de sac, minutes to Ganges
- Spacious 2 bedroom starter or retirement home on 0.27 ac.
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- Full basement. Attached garage
- Cedar siding. Low maintenance
- Easy care garden
- Four appliances

A MUST SEE. Phone 537-4220 — NO AGENTS PLEASE.


FULFORD HARBOUR



This meticulous 2200 sq.ft. home sits on a 1/2 acre parcel looking over the harbour and San Juan Islands. Fruit trees, guest house and a country home environment complement this offering at \$138,000.




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




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— SERVING FULFORD HARBOUR SINCE 1973 —

SUN, SUN, SUN!!!



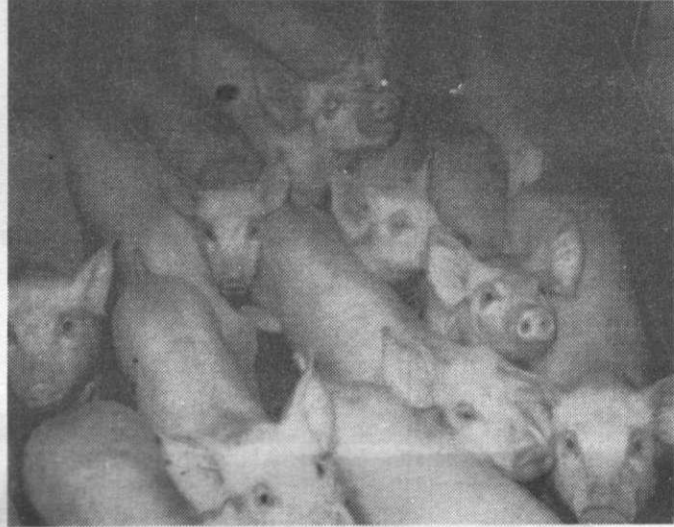
Perfectly sited to catch the sun is this delightful home. Almost 1800 sq. ft. in immaculate condition, 3 bdrms. plus den, 2 full bathrooms, 2 x 6 construction, large wooden thermo windows, airtight woodstove. 800 sq. ft. of south facing deck, 10 x 14 wood/garden shed. Raised garden beds. Virtually no-maintenance lot backing dedicated parkland. Sound wonderful? It is! Call me TODAY!
\$97,500 MLS.



**DONNA REGEN, C.G.A.
537-2845**


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FEEDING TIME




As you can see, this 17 acre homestead is set up to be a real working farm. Its beautiful soil is the result of more than 100 years of continuous cultivation and just the thing for a market gardener! The 2 BR home has a full basement that could be finished to your own taste. Lots of outbuildings, and a new, solid pig barn with heated floor and approved for B.C. Govt. subsidy. A 42' deep pond is licensed for 1200 trout. Here you have self-sufficiency plus, but owner must sell. Just reduced to \$159,000 MLS.

WILF BANGERT
537-5692 home, 537-5568 office






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- * NEW CONTEMPORARY HOME *
- * SUPERB VALLEY VIEWS *
- * VERY SUNNY LOCATION *

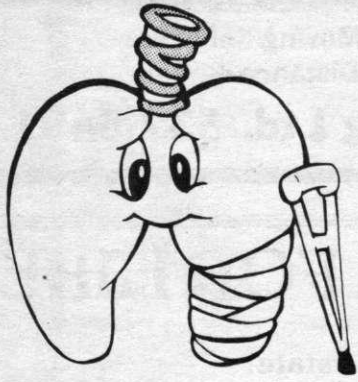
Interior presently being finished. Purchaser will have option to choose kitchen cabinets, carpets and colours - if purchased NOW!
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Contact **FINN RONNE**
for further information:
Res. 537-4072 Bus. 537-5568





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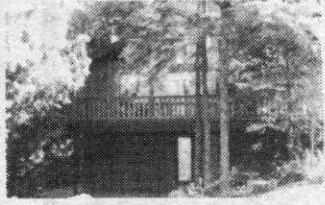


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PRIVACY WITHOUT ISOLATION

Nestled in the trees, you'll love this beautifully landscaped 1 acre park-like setting. This quality construction, 2-level, 2 bdrm plus den, 1600 sq.ft. home offers many features including a vaulted cedar ceiling, a zero clearance stone fireplace, wood windows and French doors. Garden shed, large garage and workshop complete the picture. See it today! \$86,000 MLS.



Teec 1.3 ac. 4800' W/F, \$350,000

Building lot near St. Mary Lake - level easy to build. Zoning allows mobile homes or small cottages. Vendor offers some financing too. \$19,000 MLS. (Make an offer).

For information on these and many other interesting properties, just call HENRI

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Original island farm house on just over 4 acres. Approximately 2 acres in orchard and 2 acres in field.

Call HENRI 537-5577 or 537-4273

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THESE ARE WELL-PRICED LOTS

\$23,900 - .60 acre. S. exp, piped water, vendor terms.

\$24,000 2.02 ac. S.E. exp., Mt. Baker view, well, hydro.

\$25,000 - .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.

\$79,900 - .54 ac. superb S.W. facing oceanview lot, Sunset Dr. ALL MLS.

DOUBLE REVENUE POTENTIAL



This is a deluxe family home of almost 2700 sq.ft. on two levels with a spectacular view of St. Mary Lake. Put the finishing touches on the basement level and you would have a super 2 bdrm apartment. Triple garage/workshop, fruit trees, and the school bus stops now at the end of the paved driveway. Owner transferred. Reduced to \$99,900 MLS.

DONNA REGEN, CGA Professional Service Guaranteed 537-2845

REID ISLAND WATERFRONT \$125,000 MLS

10.9 ac. south facing, 600' of oceanfront, adjacent to sandy beach, sheltered bay with good moorage. This tranquil island offers low bank shore lines, gentle terrain and arbutus trees in abundance.

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.

SEMI-WATERFRONT LOT \$53,500 MLS

Newly listed. .96 ac. building lot with views to Trincomali Channel. 96 ft. of frontage in pleasant area.

SOUTH ISLAND ACREAGE

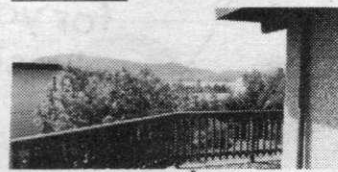


\$69,900 MLS - Almost 5 acres with fenced pasture land, building site with distant ocean views, lovely sunny location. A rare find!

ST. MARY HIGHLANDS SOUTH BANK DR.

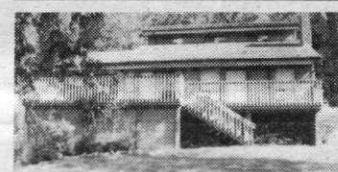
South facing sunny .72 ac. building lot, driveway roughed in to building site. \$27,000 MLS.

PUT YOURSELF ON THIS SUNNY VESUVIUS BAY SUNDECK



There's lots of potential with this older 4 BR seaview home in the Vesuvius Bay area. You'll be amazed at how much room there is here. Please let me show you around inside. And now the adjoining lot is for sale too! \$69,500 MLS.

DISTINCTIVELY MARACAIBO



Nothing left undone, move into this feature packed, like new home, and begin to enjoy the benefits of a waterfront living. Call Santy for more details or an appointment to view. \$339,000 MLS.

24 ACRES WITH 980 FT. OCEANFRONT

Great hobby farm potential, loads of firewood and good bottom land. \$125,000 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 Road.

Call SANTY G. FUOCO 537-2773

A PARK AS YOUR NEIGHBOUR

Here's a great opportunity to develop either a small hobby farm or just have a few chickens. This 10 acre parcel on a quiet cul-de-sac road with 1000 acre Ruckle Park as a neighbour slopes to the east and has a stream crossing the property. A driveway has been roughed in and some clearing done. \$59,900 MLS.

STROLL TO SUNNY SANDSTONE WATERFRONT

Some 500' from this nicely treed 2 1/2 acre gently sloping parcel on the S.W. side of Thetis is a shelving sandstone waterfront access. Views of Stewart Channel from the building site will be possible. ~~\$25,000~~ MLS. NOW \$21,500 MLS.

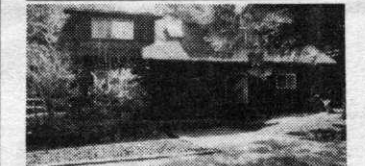
THIS ONE'S SPECIAL!



It's a unique underground home with sweeping sea, island and mountain views from its highbank oceanfront location in prestigious and private Maracaibo estates. Required membership provides use of docks, swimming lagoon, guest cottages, tennis courts, trails, parks and beaches. You enter this striking home across a moat and through massive double entry doors. Beyond is a huge sunfilled atrium, a spacious living room and an ultra modern kitchen, both with spectacular views. \$185,000 MLS.

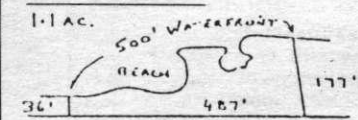
* NEW LISTING *

FAMILY HOME IN MOBRAE



First time on the market for this attractive 3 BR family home on a private 1.32 acres in Mobrae. This well maintained home is set amongst trees, lawns and gardens and is located at the end of a quiet cul-de-sac. \$98,500 MLS.

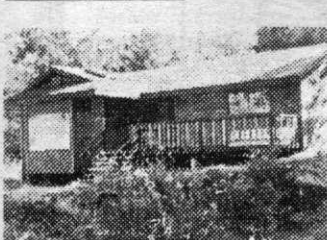
FLY IN! BOAT IN!



TAKE YOUR CHOICE - This exclusive 35 acre island is just off Thetis Island (you could row from ferry terminal) and has a 16 acre wilderness area plus a 2000' grass airstrip shared with only 9 others. Property is well treed with a perfect building site overlooking the gravel beach and the deep water dock site. \$39,900 MLS.

Please call DAVID DUKE on any of these listings at 653-4538

NEWLY BUILT HOME QUALITY AT REASONABLE COST - \$87,200



A perfect start for the newly retired or newly wed. 1100 sq.ft. of well designed, usable living space. This well built home is just being completed and boasts a large bathroom complete with jacuzzi and skylight, 2 bedrooms, sunken living room with open beam, tongue & groove cedar with skylights. A large private lot.

PANORAMIC GANGES HARBOUR VIEW - \$89,900



Enjoy the view from this large two level home. A special feature is the glassed-in sunroom overlooking the harbour. Another major economic advantage is a full in-law suite on the lower level complete with fridge and stove. The finished landscaped garden has bearing fruit trees, shrubs, flowers. All this adds up to value, value! Call today!

SATURNA ISLAND:

Side by side wooded lots. \$17,500 ea. S. exposure, walk from ferry.

Details & Free Catalogue, call: JAN - 537-9894

THE GARDENER'S PARADISE



Crops include: apples, nectarines, pears, peaches, nuts, magnolia, rhodos, myriad of bulbs & summer flowers. Also for harvest: immaculate 1894 sq.ft. home with guest suite, beautiful fireplace, concrete drive, double carport, and setting on the 4th hole of the golf course. Springtime's best buy! \$112,000.

GALIANO GOLFER WANTED! FOR SUNNY BUILDING LOT

To build a retirement home on this delightful level 1/2 acre overlooking the green. The private house site is nestled among large cedars. Very pretty. Tee-off from your backyard! \$21,000.

SATURNA ISLAND: WATERFRONT - \$39,500?

Yes, believe it! Park like, due south exposure and sunny and level. One of the few inexpensive waterfront properties available. View whales, freighters, marine activity from this lovely setting.

NEW LISTING

3 BR home on nearly an acre of sunny, level, arable property with mini-orchard. Close to tennis, Portlock Park and swimming. \$69,500.

3 BR MOBILE HOME IN RUSTIC SETTING - \$17,000

Atop Mt. Belcher. Features a large living room, and a large wooden addition housing an Osbourne airtight, which could be a den. Move, or rent present site for \$125/mo.



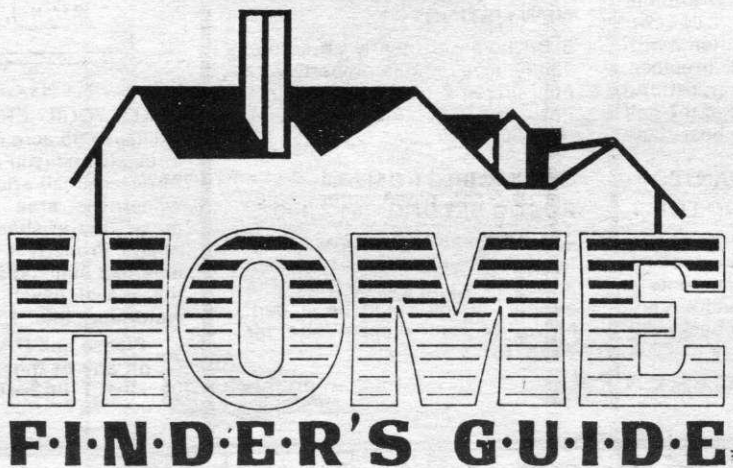
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to Gulf Islands properties



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537-5515



WHAT'S IN A WETLAND?

We are. Since 1936 we at Ducks Unlimited Canada have put all of our resources into this country's wetlands. We know them as incredibly beautiful, bountiful, complex and fragile places. We are proud to say we're the Canadian partner in the world's most effective privately-funded waterfowl and wetlands conservation organization. Behind us are hundreds of thousands of North Americans who find pleasure and purpose in providing the support we need to carry on our work. We are Ducks Unlimited Canada.

WE ARE.
FOR MORE INFORMATION, CALL 1-800-665-DUCK.

ATTENTION BUILDERS

Ocean view lot serviced with water, power and cablevision offered at only \$26,500 MLS.



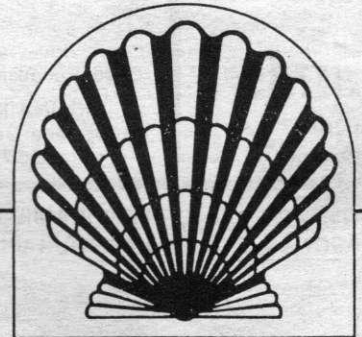
Please contact:
BRIAN BETTS
Home 537-5876
Office 537-9981

1101 GRACE POINT SQUARE
P.O. Box 454
Ganges, B.C.
V0S 1E0

537-9981
FAX #537-9551



THE LARGEST REAL ESTATE ORGANIZATION IN THE WORLD
EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED
M L S
MULTIPLE LISTING SERVICE



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:

Century 21 ISLANDS REALTY LTD.
1-537-9981

P.O. BOX 454, GANGES, B.C. V0S 1E0

ANNOUNCEMENT



GARY CREICO JOINS CENTURY 21 ISLANDS REALTY LTD.

Century 21 Islands Realty Ltd. is pleased to announce that Gary Creico has recently joined its Salt Spring Island sales staff.

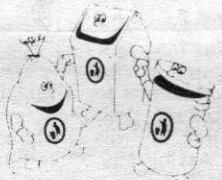
Mr. Creico is an experienced local realtor with a broad business and community service background. Formerly in corporate sales management, he has resided on Salt Spring for seven years. His community involvement includes Sea Capers president (1988), Salt Spring Jazz Society president (1988), and Salt Spring Island Chamber of Commerce, past director.

Gary looks forward to serving his many friends and customers as a proud new member of the world's largest real estate network.



ISLANDS REALTY LTD.
1101 Grace Point Square
P.O. Box 454
Ganges, B.C. V0S 1E0
Tel: 537-9981, Fax: 537-9551

Pitch-In



JOIN US!

AUTHENTIC LOG HOME — GALIANO

With magnificent Soapstone Fireplace/Furnace area; chimney enhanced by commissioned arbutus sculpture. 4 BR, 3 bath, all with Kohler fixtures. Commissioned bronzed & leaded stained glass windows. Built-in vac. Gallery features massive library, 1890's replica stove & alcove with bay window. Over 2,000 sq.ft., multi level decks, all pressure-treated wood. B&B for 6 years. Quality, repeat clientele. Natural, 5 acre view grounds. Owner. \$235,000. Phone 539-2581 Galiano.

Box 1022,
Ganges, B.C. V0S 1E0

SMALL WORLD REAL ESTATE COMPANY INC.

VERY ATTRACTIVE 8.5 AC. PARCEL - Plans included for potential 8 lot strata title development. Lovely setting for private estate now with capital gain in future. Power, water, phone at lot line. Cable available. Trees, creek, pond, meadows & lots of sun. Very private yet within 1 mi. of Fulford. \$129,000.



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.

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.

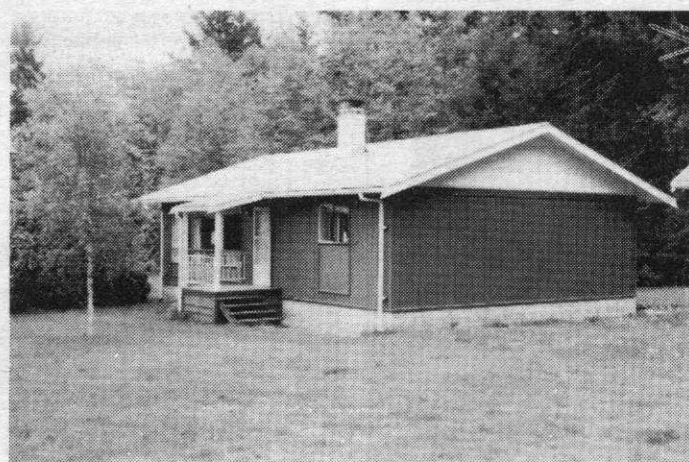
MOBILE HOME - in established park. Site fees \$157. Try your offer on this inexpensive home across from swimming, fishing, boating or just sunning by the lake. Single wide with large addition, attractive landscaping - \$17,500.

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

SMALL WORLD REAL ESTATE CO. INC.
P.O. Box 1022, Ganges, B.C. V0S 1E0 (604) 537-9977



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 that 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.

Property listed on May 6, 1988
This ad appeared on May 11, 1988
Property sold on May 11, 1988 for full price
ACTION SPEAKS LOUDER THAN WORDS!
If you're thinking of selling, I'd like to talk to you.

ALEX REID 537-9780
Pemberton Holmes Ltd, 537-5568



PEMBERTON HOLMES LTD.

Box 929, Ganges, B.C. V0S 1E0

537-5537



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

VACANT LAND

- 77 acre in the Vesuvius area
- Piped water
- On a quiet cul-de-sac
- Has a natural building site
- Vendor may carry at a rate below current bank rates
- \$25,000

VACANT LAND

- 1.66 acres in the Maracaibo area
- Good well
- Parklike appearance
- Across from a beach access to Long Harbour
- Anxious vendors
- \$35,000

VACANT LAND

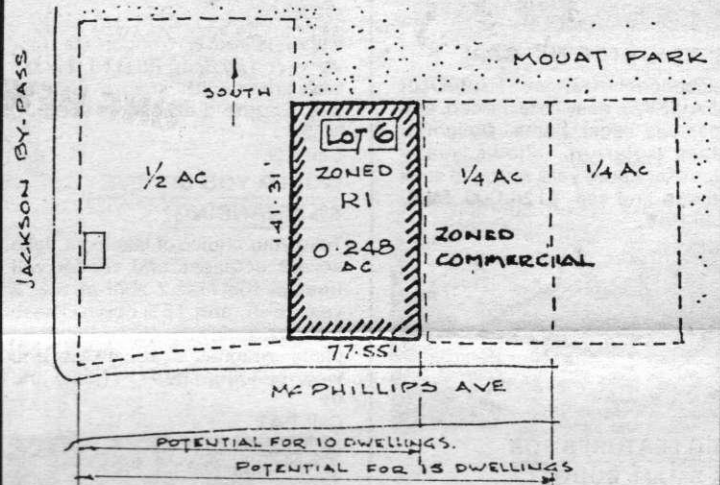
- .55 acre in the Walker Hook area
- Friendly neighbourhood of well kept homes
- Water, sewer and cablevision ready for hook-up
- Walking distance to the ocean
- \$21,500

VACANT LAND

- 1.06 acre on Long Harbour
- 166 feet of waterfront
- Expansive beach
- Sheltered, year-round moorage
- Good well
- \$57,000

Contact **FRANCES EIDE**
537-5537 or 537-9350

INVESTMENT OPPORTUNITY



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 Moat Park and a stone's throw from the Jackson Ave. bypass. Price recently REDUCED is NOW \$43,500.

CLEARED BUILDING LOTS

- \$17,000 for 1/2 acre lot beside quality homes. Easy to build on with hydro ready at lot line. West facing and winter warm. Across from ALR lands.
- \$22,000 for similar 1/2 acre lot in same area
- **FOREST LOT WITH ROCK OUTCROPPINGS**
- \$27,000 for 2 1/2+ ac. Fulford area lot close by Weston Lake. Hydro and good well in place. Follow the markers to a dramatic site for your dream home.

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

LOT

- \$34,000 for this 1.07 acre parcel
- Good ocean view from this level lot
- Septic tank & field are in
- Good access from 2 roads
- Mt. Belcher area

LOT

- 1/2 acre level parcel
- Ideal recreational property
- Close to Walker Hook Beach
- Treed & private
- \$22,000

LOT

- .40 acre with lake views
- St. Mary highlands area
- Treed, private, piped water
- \$21,000

LOT

- Only \$17,500 for this .43 acre beauty
- Treed, piped water, cable TV
- Excellent road frontage

LOT

- Nearly 1/2 acre (.49 ac)
- St. Mary highlands
- Cable TV, power, piped water
- \$17,500

For information on these & any other properties contact **KEVIN BELL 537-5537 or 537-5833**

MILLER & TOYNBEE REALTY LTD., Box 8, Ganges, B.C. V0S 1E0

Looking for Gulf Islands Properties?

This section offers you a complete selection of what's available.

The Real Estate Market at Your Fingertips!



1101
GRACE POINT
SQUARE
P.O. Box 454
Ganges, B.C.
V0S 1E0

537-9981

FAX #537-9551

Century 21

ISLANDS REALTY LTD.
WE SET THE STANDARD

THE LARGEST
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Century 21 Real Estate Corporation



ARTHUR GALE
Sales Representative
537-5618



SYLVIA GALE
Sales Representative
537-5618



ED DAVIS
Sales Representative
537-2626



EILEEN LARSEN
Sales Representative
537-5067



BECKY LEGG
Sales Representative
537-5870



BRIAN BETTS
Sales Representative
537-5876



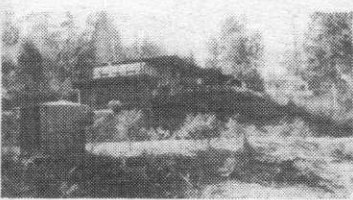
JANET MARSHALL
Sales Representative
537-5359



PAT JACQUEST
Sales Representative
537-5650



TOM HOOVER
Principal Agent
537-5918



HENRY, STOP THE CAR!

Exceptional Ganges HARBOUR SEAVIEWS, easy care garden, and spacious cedar home. Delightful glass solarium allows many pleasant hours year round to soak up sun and sea. \$124,000. MLS. Call PAT.



BIG FEATURES FOR A SMALL BUDGET

- * Sunny southern exposure
 - * Pretty lake views
 - * Above ground pool for the kids
 - * Lots of room for your family's year round enjoyment.
- \$59,500 MLS.
Call PAT

SMART PURCHASE!

This sunny lot could be a "sleeper". The neighbour has wonderful views of Trincomali & the Secretary Islands. Take a look and see what you think! Piped water. \$24,900 MLS.
Call PAT



SPECTACULAR POST & BEAM DESIGNED HOME

Wrap-a-round glass walls open to forest & ocean views. 1800+ sq. ft. plus guest house located on 5 private acres. 180° Active Pass to Porlier Pass view. \$194,900 MLS.
Call ED



BELLE ISLAND

ISLAND just minutes from Ganges, this rare Gulf Island is 4 acres in size with magnificent firs, cedars and arbutus trees. Sea carved sandstone shoreline with clamshell beach. Good moorage potential. \$265,000 MLS.
Call ED



OCEAN VIEW LOT

Super Island & Ganges Harbour view lot, Old Scott Rd area. 2 acres well treed with superb building site. Southern exposure. \$59,500 MLS.

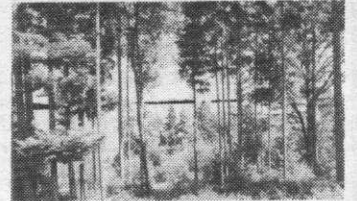
Call ED

WOULD YOU BELIEVE

6% FINANCING?

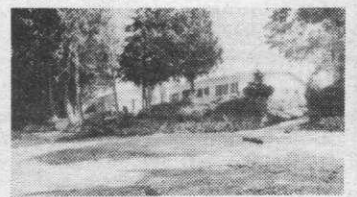
Take your choice of lakefront/lake access acreages and vendor will finance the first 2 sold at 6%, 2 year term, and 15% down. These lots are ready to go — water in place, roughed in driveways and view building sites. \$41,500 and up.

Call PAT



OCEAN VIEW HOME

2100 sq. ft. 3 BR home on the West Side of Salt Spring, 3/4 acre property has control of trees between house and view. Paved driveway, wet bar, rec room & workshop. Very well priced at \$87,000 MLS.
Call BRIAN



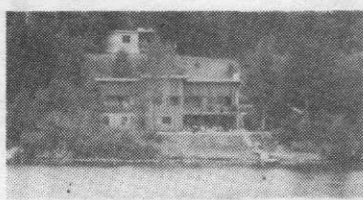
PARADISE FOR SALE

One level easy care home perched on the edge of a dream like cove with sandy beach. Level lot with many fruit trees, shrubs & flowers. Workshop, pool and boat ramp. Don't miss it. \$260,000 MLS.
Call BRIAN



GANGES WATERFRONT

Immaculate older 3 storey house enjoys warm southern exposure and a terrific view from almost every room. Large separate workshop and studio, established garden plus fruit trees. Within walking distance of village. Asking \$240,000 MLS.
Call BRIAN



BÉD & BREAKFAST & FISHING

Great potential for this 4 BR, 3 bathroom home plus 3 BR, 1 bathroom guest cottage. Located on Cusheon Lake, one of the best swimming & fishing lakes on the island. \$189,000 MLS.

Call BECKY

VENDOR FINANCING...

15% down, 10% financing for 2 year term. Choice of 3 properties: 18.10 acres with 180° views; 12.36 acres with views; 13.45 acres with S. exp. & views. List price \$69,500 each. MLS.
Call BECKY



SUNNY & WARM

Delightful 4 BR, 1 1/2 bathroom home on Churchill Rd. Situated on 0.73 acre with sunny & bright southern exposure within 200 yds of public beach. \$97,500 MLS.
Call BECKY



MAKE AN OFFER

Vendor wants action on this 5.19 acre property. Nice view of Galiano Island & Trincomali Channel, and potential as either a hobby farm or gentleman's estate. MLS.

Call EILEEN

NEW LISTING — ACREAGE IN SUNNY SOUTH END

5.17 acres in Fulford only a few minutes from ferry and Ruckle Park in the other direction. Sunny secluded property, gently treed with arbutus, fir, etc. A great buy for the sun-worshipper. Asking \$33,500 MLS.
Call JANET

GALIANO VIEW ACREAGE

Beautiful well-timbered 10 acres on Galiano Island with incredible views to the Strait of Georgia. Very private & secluded property. A must see! Asking \$59,000 MLS.
Call JANET

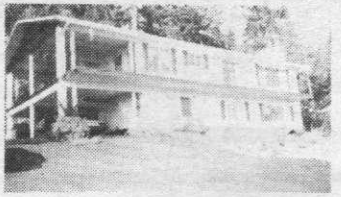


WEEKENDER

Cosy little cabin nestled amongst the trees. Sunny location, great soil for gardening, close to lakes for fishing and swimming. \$58,900 MLS.
Call EILEEN

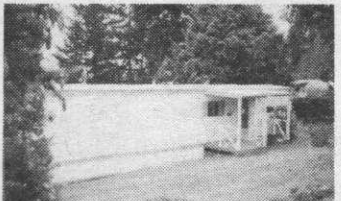
NEW LISTING — SKY VALLEY ROAD

Lovely, secluded 2 BR home with lots of potential. Separate DR or could be in-line DR and have TV room and/or den. Fenced garden areas, outdoor sauna, woodshed, garage and workshop. All day sun bathes this 3.36 acre property. Asking \$139,000 MLS.
Call JANET



SOUTHERN BEAUTY

Gorgeous views of Fulford Harbour and Mt. Baker from this 2500 sq. ft. 4 bdrm home. Beautifully maintained with separate living area in basement. Come & see! \$134,000 MLS.
Call EILEEN



This beautifully kept mobile enjoys views of Ganges Harbour from a fully landscaped lot located within walking distance of Ganges. 18 ft. travel trailer SN5534, drilled well as backup, workshop, also included. \$52,000 MLS.
Call EILEEN



WATERFRONT ACRES ON THE SUNSET SIDE

Spectacular view building site overlooks lovely Stuart Channel, Islands, Mnts. 350 ft. of shoreline, lots of arbutus, warm swimming, 6.83 acres in all. \$149,000 MLS.
Call SYLVIA or ARTHUR



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

PARKLIKE ACREAGE

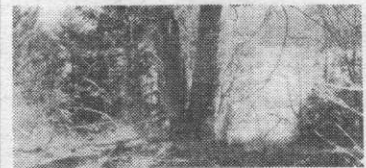
Not too far from Ganges Village. Driveway in to a choice of several different locations for a building site. Excellent potential for a hobby farm on this 7.41 acre property. Asking \$59,900 MLS.
Call JANET

REGINALD HILL BLDG. LOT

Secluded south sloping 0.93 acre strata lot in Reginald Hill. Attractively treed with glimpses of Fulford Hbr. Access to lovely beaches, miles of trails & path to nearby sandy cove. \$49,500. MLS.
Call SYLVIA or ARTHUR

FULFORD ACREAGE - ONLY 10% DOWN

Our Vendor wants action on this very attractive 4.96 acres across the road from the Fulford Elementary School. Sunny, private, creek, driveway roughed in. Vendor financing with 10% down and agreement for sale at 10% interest, on a 2 year term. \$39,500 MLS.
Call SYLVIA or ARTHUR



2 SUPERIOR W/F ACREAGES

Situated on Ganges Hbr, S.W. facing with driveways in, wells & cleared bldg sites. Sheltered, sunny, summer moorage, hydro & cablevision at road. Close to Long Hbr. ferry & village.
LOT 5 - 1.95 acres with approx. 219 ft. of foreshore - \$159,000 MLS.
LOT 7 - 2.25 acres with approx. 235 ft. of foreshore - \$185,000 MLS.

Call SYLVIA or ARTHUR WOODED 10 ACRES

Conveniently located on Mansell Rd. New public road permits access to quiet, sunny building site facing south over stream. About 3 ac. arable bottom land. Subdivision potential. Asking \$59,900 MLS.
Call SYLVIA or ARTHUR