

## Trends reflected in multi-unit boom

A boom in multiple-family dwelling units, in both the construction and planning stages on Salt Spring, matches a national trend towards condominium and townhouse living.

Approximately one-third of new housing in Vancouver, for instance, is accounted for by multiple-family dwellings. On Salt Spring, seven complexes have received rezoning approval, and at least two are at the construction stage. Demographics indicate that townhouse-condominium purchases should reach an all-time high within the next 30 years.

Buying a family home was an institution only 25 years ago. However, by the early 1970s in Canada, a popular alternative in the form of multiple housing had appeared.

Younger buyers were the first to take up the new trend. A Canada Mortgage and Housing Corporation survey taken in the 1970s indicates approximately 60 per cent of multiple-dwelling buyers were young married couples with small children.

By 1983, the statistics had changed: one-quarter of buyers were single, and more than 50 per cent were over 50 years of age. With the "demographic bulge" known as the baby-boomers entering its 40s, the trend towards condominium buying should swell within the next few decades.

For young couples and single people, one of the most appealing aspects of townhouses is the affordability of home ownership. The price of buying an older home does not include renovation, re-wiring, replumbing or other such costs. A new townhouse or condominium comes equipped with amenities at a fraction of the cost.

Multiple-dwelling units are usually located in convenient places: those planned for Salt Spring are within walking distance of the downtown core.

Condominiums have become the choice for more and more two-career couples who do not

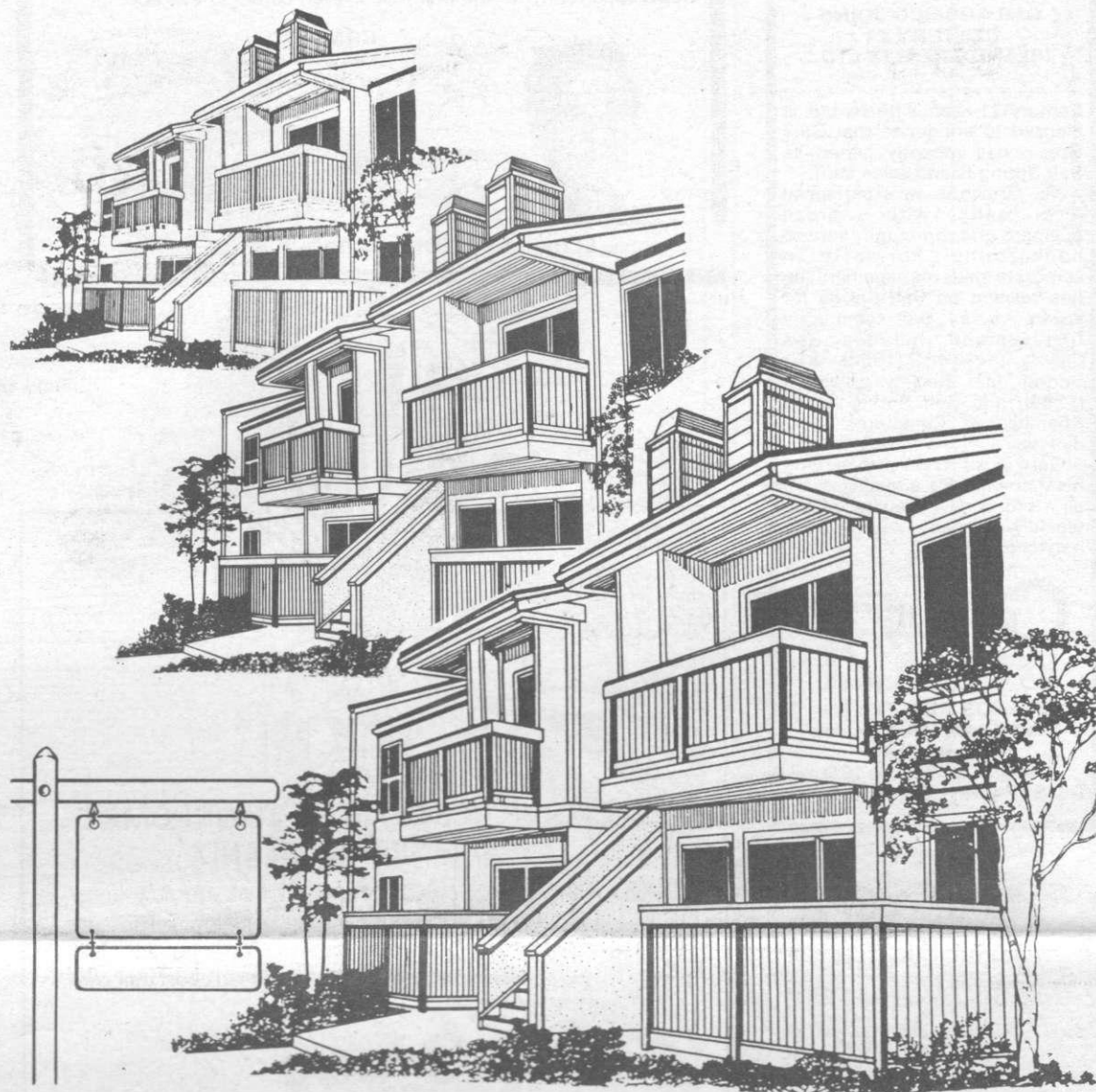
have time to maintain a single-family home and yard. Townhouses and condominiums are close to maintenance free — a monthly payment often covers services such as lawn-mowing, weeding, cleaning, painting and repairs.

Two other types of multiple-family dwelling complexes proving popular are the two-storey semi-detached and detached homes. The detached variety feature some condominium conveniences in a single-dwelling atmosphere. The strata title homes have common driveways, sidewalks and yards — with accompanying maintenance service — but the individual residences are detached. They remain smaller than traditional houses.

The security offered by this type of housing is what makes it particularly attractive to senior buyers. Many complexes are encompassed by security gates and alarm systems.

On Salt Spring, developers must adhere to a 25-foot height limit. A new zoning classification implemented by the Island Trust also imposes limitations by lowering the allowed density from 15 units per acre to 10.

The Trust feels these restrictions will keep complexes fairly rural in nature. In the meantime, development on Salt Spring can be seen as following on the heels of a nation-wide trend.



## Greater market growth anticipated

Local population and economic growth is expected to spur real estate activity, a report released recently by the Canada Mortgage and Housing Corporation suggests.

The Real Estate Report predicts the Victoria and area housing market will continue last year's growth trend.

Increases are expected in both residential sales and prices. Multiple Listing Service sales (MLS) are forecast to rise by six per cent to 6,600 units. The average price of an MLS home is expected to increase 10 per cent to \$121,000. This compares to an eight per cent increase last year.

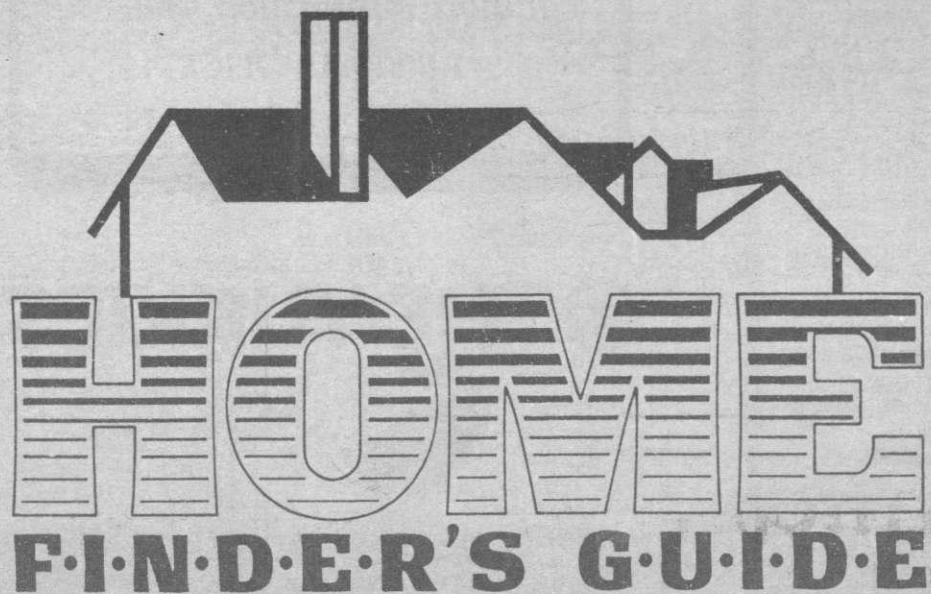
The report also predicts in-

creased activity in residential construction — to 2,700 in 1988, compared to 2,574 units last year.

The cause of increased housing demand has been attributed to continuing economic and population growth. Statistics forecast a three per cent jump in employment this year, while net migration is expected to grow from

4,500 in 1987 to 5,000 in 1988. The latter is contributing to a higher population growth rate.

Higher incomes and low, stable mortgage rates will partially offset the increase in house prices; the annual income necessary to purchase an average price home is approximately \$45,800, up from \$41,800 in 1987.



## Your guide to Gulf Island properties

COMPLIMENTS OF:

**ANNOUNCEMENT**



**GARY GREICO JOINS CENTURY 21 ISLANDS REALTY LTD.**

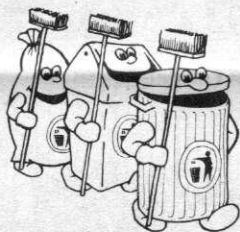
Century 21 Islands Realty Ltd. is pleased to announce that Gary Greico has recently joined its Salt Spring Island sales staff.

Mr. Greico 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



**JOIN US!**

**Looking for Gulf Islands Properties?**

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

**The Real Estate Market at Your Fingertips!**



**FULFORD HARBOUR — New Listing —**



Situated on 5 secluded, level and arable acres this smaller home is an ideal opportunity for the first time owner. Offers to \$76,000.

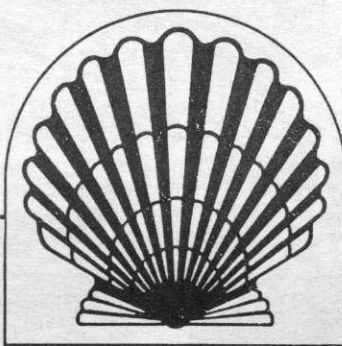


**CONTACT: DENNIS O'HARA 537-2491 or 653-4633 (24 hrs.)**



Box 8, Ganges, B.C. 537-5537

— SERVING FULFORD HARBOUR SINCE 1973 —



**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:



**ISLANDS REALTY LTD.**  
1-537-9981

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



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

**PRESTIGIOUS HOME SITE** - Maracaibo free hold - 2 ac. south facing. Power, phone, cable & shared well. \$36,500.

**OCEAN VIEW** - 2 BR. Lindal cottage on 1.27 acres good soil, sleeping cabin, workshop & games room. Drilled well plus two dug wells for garden, partly forested with big trees, fruit trees, etc. \$79,900.

**MOBILE HOME** - In established park. Site fees \$157. Single wide with large addition, attractive landscaping and nice view. \$17,500.

**WATERFRONT - LARGE HOMESITES**

**1.8 ACRES** - level with 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.

**FOR THE DISCRIMINATING BUYER** - 8½ ac. estate property with excellent soil, lots of sun, protected from winds, pond, creek and lovely trees. Distance views to the south and west. Subdividable. \$129,900.

**MAYNE ISLAND WATERFRONT** - Very pretty setting for your home or cottage on Campbell Bay. Lots of sun, good building sites, power & piped water. \$46,500.

FOR QUALITY PROPERTY IN ALL PRICE RANGES

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

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



**WIN A HOME**

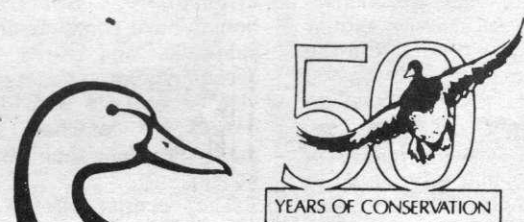
— FREE —

**LAST CHANCE  
Deadline May 31, 1988**

For your entry form, drop in today and ask for **MAGGIE SMITH** or **BOB TARA** at **SALT SPRING REALTY LTD.** in Gasoline Alley.



149 Fulford-Ganges Rd. Box 69, Ganges, B.C. V0S 1E0



Ducks Unlimited Canada

**WHAT'S IN A WETLAND?**

We are. Since 1938 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.

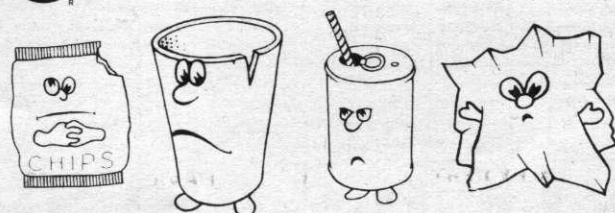
We are proud to say we're the Canadian partner in the world's most effective privately-funded waterfowl and wetlands conservation organization. Behind us are hundreds of thousands of North Americans who find pleasure and purpose in providing the support we need to carry on our work.

We are Ducks Unlimited Canada.

**WE ARE.**

For more information, call  
**1-800-665-DUCK.**

**THE YUKKIES**



**Put yukkies in their place!**



## WHAT'S IN A WETLAND?

### Ducks Unlimited Canada

We are. Since 1938 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.

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**WE ARE.**

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

**HELP WHEN YOU NEED IT**

Cancer patients are not alone. The Canadian Cancer Society offers a variety of support and rehabilitation programs for patients after cancer treatment. Ask your local Unit of the CCS about programs like CanSummit. Help is available.

**CANADIAN  
CANCER  
SOCIETY**

**SOCIÉTÉ  
CANADIENNE  
DU CANCER**

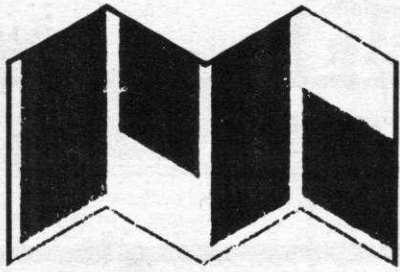
BRITISH COLUMBIA AND YUKON DIVISION

## PROTECT YOUR LUNGS



**DON'T SMOKE**

† British Columbia Lung Association



# PEMBERTON, HOLMES LTD.

537-5568

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

1887-1988 — 101 years as your good neighbour! — 1887-1988

### SUPERB BED & BREAKFAST HOME

Built by European master craftsman, this large, chalet-style home has everything one could desire! The fine exquisitely appointed and furnished guest suites are a delight to stay in, and so are the ample provided washroom facilities. Everything is in a state of absolute perfection, and the business is doing very well and growing. Well worth the asking price of \$210,000.

### VIEW LOT IN VESUVIUS

This is one of the few vacant lots left in sunny Vesuvius. It is situated on a cul-de-sac, .75 ac. in size, nicely treed, and has all the services on the lot line. Pleasant stroll to warm beach and cosy pub. Area of very attractive homes. Your offers to \$27,000 mls.



### LAKE, OCEAN AND COAST MOUNTAINS

That's what you see from this architect-designed and super quality-built home on .77 acres. 2150 sq. ft. of well-appointed space is awaiting you! Each bedroom has its own, full bathroom, and there is great guest accommodation, and a new solarium, too! The driveway is concrete-paved, and the easy care property is fully fenced. Easily worth the asking price of \$149,000 MLS.

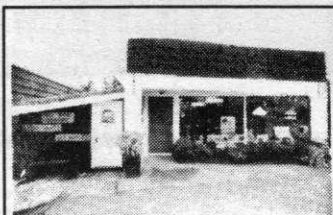
**WILF BANGERT**  
537-5568 or 537-5692



### BUY NOW - MOVE IN LATER

The owner of this Chalet style home would like to rent back from the purchaser for 6 months to a year while they build. Here's an opportunity to acquire a very good Fulford Harbour property at today's prices — and have an income from it until you're ready to move in. In the heart of Fulford Village, there's 1368 sq. ft. of finished area plus a large workshop — all on nearly 1/2 an acre on a quiet cul-de-sac. Well built — good value at \$88,000 mls.

**ALEX REID**  
537-5568 or 537-9780



### LINEAR WALKWAY ABUTS 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.

### THE BEST IN ISLAND LIVING

Rustic log home, log barn, cabin, outbuildings. 30 acres pasture, 30 acres timber, springs, ponds. Complete road system, fenced, tractor, cattle. One of a kind property in its price range. \$425,000 mls.



### OCEANFRONT

Think you can't afford waterfront? Have a look at this. Over an acre, large 18 year old house, good swimming beach, moorage, good water supply. \$127,500 MLS.

### BUILDING LOT

Half acre building lot in Maliview. All services. Good location. Vendor will carry financing. It's time to get into the market and this is an easy way to do it. \$20,000 MLS.



### MARKET GARDEN

Now back on the market, this 6 1/2 acres has some of the best growing land on the island and is in choice area near low bank waterfront. Vendor will consider offers.

**DAVID WILLIAMS**  
537-5568

### 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.

### 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 industrial but easily rezoned to Commercial 1. \$45,000 MLS.

\* 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. \$49,900 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.

\* 5 acres with some tree growth. Hydro on road. \$29,900.

\* Gently sloping 3 acres on Ganges Harbour. Good protected moorage. \$123,000 mls.

\* Nice ocean view with drilled well. Perfectly situated turn of century home. \$29,900.

\* 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.

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



### HAPPY FAMILY HOME

Come and 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.



### 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.

### 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.



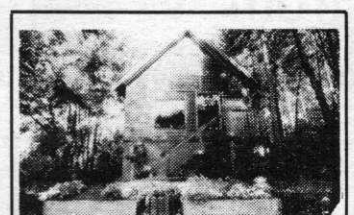
### SWIM, FISH & BOAT!

Sparkling view home overlooking popular Cusheon Lake. Some outbuildings and fenced garden area. See it today. \$75,000 mls.



### MOVE IN THIS WEEK!

Owner has bought another house so come and look at this beautiful! Newly decorated 2 bdrm. plus den, west coast contemporary with views of ocean, lake, mountains and water. New 'Seafire' glassfronted 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.

### 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 gree thumbs. See it today - it won't last long! \$169,000 mls.

### LOG CABIN HIDEAWAY

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

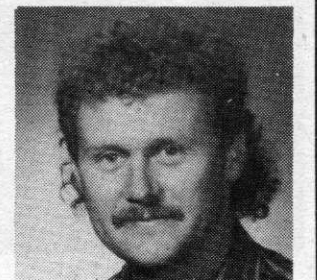
### RUSTIC CABIN NESTLED IN THE WOODS

Close to St. Mary Lake, power & water. 1.5 acres park-like setting. Sunny building site in. Great weekend retreat. \$44,000.



### NEW HOME

Contemporary style home in very sunny location. Superb valley views. Close to Long Harbour Ferry. Paved road. Interior presently being finished. Purchaser will have option to choose kitchen cabinets, carpets & colours — if purchased soon! \$89,900.



Contact **FINN RONNE** for further information:  
Res. 537-4072 Bus. 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**



## OCEANVIEW DOLLHOUSE



You will be charmed by this little jewel. 840 sq. ft., 2 bdrm., huge windows to lovely view of Ganges Harbour. The interior has been professionally decorated and it is immaculate! Crawl space with cement floor and 8 x 12 full height ceiling workroom below. Lots of built-ins and extras. Lovely sunny location close to town. \$77,500 MLS.

**DONNA REGEN, C.G.A.**

Box 750, Ganges, B.C.  
537-5577 (o) or 537-2845 (r)



**GULF ISLANDS REALTY LTD.**

## PERFECT RETIREMENT HOME



All on one level ranch style home with 2 BRs. Extra large LR (11' x 30') dining area. Spacious kitchen, utility room and 4-pce. bath. Storage building for freezer & garden tools. Delightful garden, sea glimpses. Walking distance to town. \$76,900 MLS.

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



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

## 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.

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

### A DREAM SITE

\$27,000 for 2 1/2 + acs. Hydro and good operating well in place. Follow the markers to the site where your dreams can be realized. High firs, cedar, moss covered rock outcropping, and valley views.

### TWO 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 farm property.
- \* \$22,000 for similar 1/2 acre lot in same area.

### A VERY SPECIAL PLACE

- \* South facing and winter warm
  - \* Lake view and direct access to water for fishing, warm swimming, boating and windsurfing
  - \* 3 bedrooms
  - \* Mature garden with fenced area, raised beds and outbuildings
  - \* Parking area for a camper, boat and several cars
  - \* Piped water and cable TV
  - \* House and garden have been well cared for by one owner since 1974.
  - \* Owner will trade for house in Sidney or sell for \$75,000.
- For appointment to visit call **WYNNE DAVIES** at 537-5537 or 537-9484.

### STUNNING VIEWS

- \* 2.4 acre parcel in Vesuvius, offers terrific views over Stuart Channel to Vancouver Island. If you are interested in a view property, don't miss this beauty - \$53,000.
- \* .49 acre parcel in St. Mary Highlands, treed, piped water, cable TV., etc. \$17,500
- \* .43 acre (as above) \$17,500
- \* View lot - 1.07 acres - septic tank & field are in, \$34,000
- \* 3 bedroom home on 3 1/2 acres, near Ganges. Mobile conversion, several outbuildings, fenced, could be excellent hobby farm. \$69,000
- \* View home - here is a home with plenty of potential. 3 levels all offering good ocean views. Very well insulated, 2 decks, energy efficient. Nicely situated on .79 acre with huge cedars, piped water, cable TV.

537-5537 KEVIN BELL 537-5833

## DREAMING ABOUT WATERFRONT?



Here's the one you have always envisioned! Magnificent seaviews with sunsets thrown in, 374 feet of lowbank to a sandy beach and shoreline that will provide hours of beachcombing. This property is a private 1.74 acres of level lawns and gardens with many beautiful trees and enjoys a wonderful sunny exposure. Let this peaceful environment lull you. \$300,000.

**Anne Watson**  
537-2284

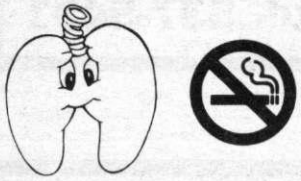


**SALT SPRING REALTY LTD.**

SERVING SALT SPRING ISLAND FOR 61 YEARS  
149 Fulford-Ganges Rd., Box 69, Ganges, B. C. V0S 1E0  
Phone 537-5515  
Victoria Dir. Line 656-5554  
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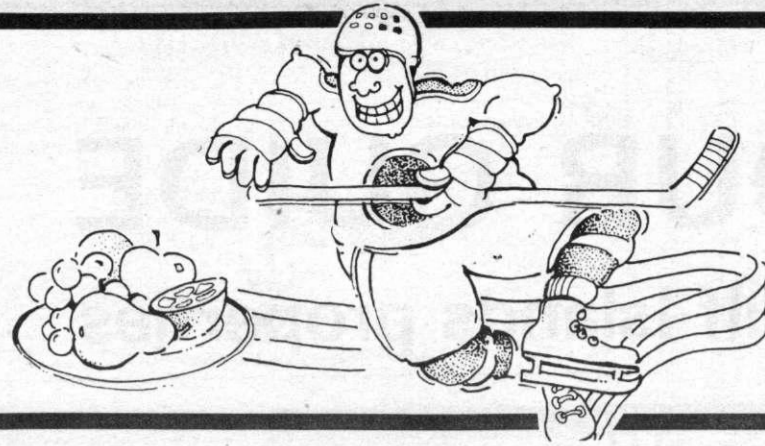
**PROTECT YOUR LUNGS**



**DON'T SMOKE**

† British Columbia Lung Association

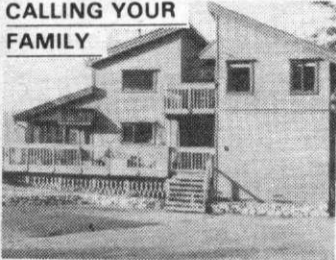
**Oh what a feeling!**



**GULF ISLANDS REALTY LTD.**

P.O. BOX 750 GANGES, B.C. V0S 1E0 PHONE (604) 537-5577

**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.

**MAYNE ISLAND VALLEY VIEW LOT ONLY \$11,900!**

This nicely wooded lot is situated above the road overlooking Village Bay Valley. It is serviced with piped water & power to the lot line, and is an easy walk from the ferry.

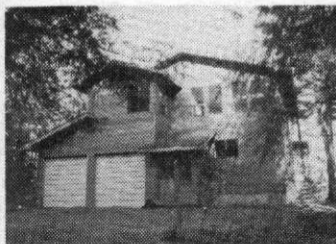
**LAKEFRONT LOT ON SCENIC MAGIC LAKE, PENDER IS.**



Relax in the sunny southern exposure of this gently sloping lakeside lot. Water & sewer services plus construction pole in. Swim, fish, boat with friends and family. \$19,900.

**PENDER BLDG. LOT \$7,000**

**BRAND NEW & IMMACULATE EXCELLENT VALUE TOO!**



**SEE ACTIVE PASS!**

Situated on a private cul-de-sac, enjoying a bird's eye view outlook towards Active Pass and the Outer Islands, this home features a gracious entry way, large country kitchen or kitchen/family combo, energy efficient design & heating, spacious decks and 2 bay garage/workshop. \$112,000.

INFO & FREE CATALOGUE, CALL JAN 537-9894.

**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 bedsitting 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.

**PICTURE YOURSELF**



Lounging on your sunny verandah while the deer graze in your vegetable patch, feeling too relaxed to bother shoeing them away. Enjoy the sense of peace that this cottage enjoys in picturesque Port Washington. Asking \$49,500.

**VALLEY & OCEAN VIEW \$76,900 MLS.**



Immaculate 2 bdrm. home with full height daylight basement on 1.52 acs. Garden & room for animals. Log area opens to large deck and view. Sunny, bright outlook.

**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.

**SUNNY CONTEMPORARY**



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.

**DONNA REGEN, CGA**  
Professional Service Guaranteed  
537-2845

**TIRED OF RENTING?**



This 1 bdrm. bungalow could be your "foot in the door". Situated on a sunny 1/4 acre, complete with mature fruit trees. Come see this cottage! Offers to \$45,900 mls.

For more details, please call HENRI at 537-5577 or 537-4273.

**MAJOR PRICE REDUCTION 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 \$57,000.

**GOLFER OR LOG HOME ENTHUSIASTS - TAKE NOTE**

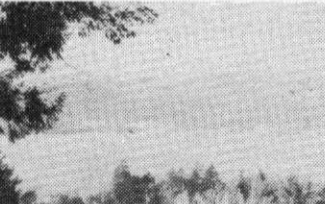


Bounding on S.S. Golf Course property, this fine log home offers 3 BR., family room, sunken living room with fireplace. This plus more on 1.77 ac. private property. \$92,500. Good terms available to qualified purchaser.

**ST. MARY HIGHLANDS SOUTH BANK DR.**

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

**SUPERIOR VIEW LOT**



Ocean views in Vesuvius sunbelt. Easy access, several building sites, very desirable. \$49,500 MLS.

**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**

**ONE OF SALTSRING'S MOST SPECTACULAR WATERFRONTS**



Quite simply one of the most spectacular waterfront properties ever offered for sale on Saltspring! An absolutely uncompromised view over Eleanor Pt. to the N.E. to Isabella Pt. to the S.W. with all the inter-island waterways and marine traffic in the foreground and Mt. Baker and the Olympic Mountains in the background. A roughed-in driveway winds through arbutus and evergreens to a rocky knoll and thence to the breathtaking home site. Price \$198,000 mls.

**PIERS ISLAND WATERFRONT**



The view from this 1/2 acre west facing, level, treed lot is very similar to this. Approx. 116' frontage on Satellite Channel, Piers Island has hydro, phone and water, plus docks, and boat storage facilities at Swartz Bay. Price reduced to \$57,500 mls.

**FAMILY HOME IN MOBRAE**

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

**THETIS ISLAND WATERFRONT**

1200' frontage in Telegraph Harbour. The 9 ac. property is well treed and has sea views both east and west. Zoning is 2 acre min. so property has significant subdivision potential. \$149,500 mls.

**GALIANO ISL. WATERFRONT**



228' of lowbank sculptured sandstone overlooking Sturdies Bay and the Gulf beyond. Watch all the Marine traffic in Active Pass and fish off the rocks - a natural clearing at the water's edge on the otherwise well-treed 2 ac. property is a perfect building site - driveway roughed in. Walk from the ferry terminal. \$99,000 mls.

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

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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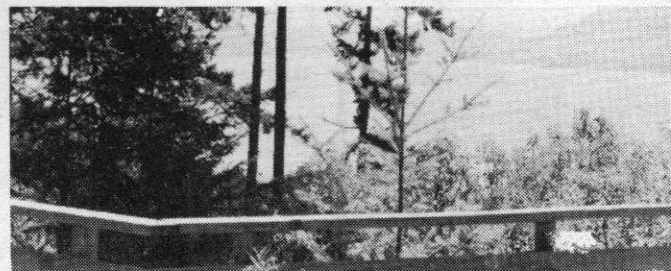
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**\$82,000**

**Harbour & Mountain Views!**

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

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

**MOUNTAIN VIEW DRIVE HOME  
OFF SUNSET DRIVE - \$189,000 MLS.**



**UNIQUE HOME** - has great expanse of glass with views to Sansum Narrows, private on 1 ac. plus property. 3 bdrms., 2 fireplaces, loads of kitchen extras, separate building with guest, suite needs final touches, plus 16' x 30' workshop and oversize single garage.

For more information, or  
appointment to view, call:

**SANTY G. FUOCO**

"Multiple Listing Service

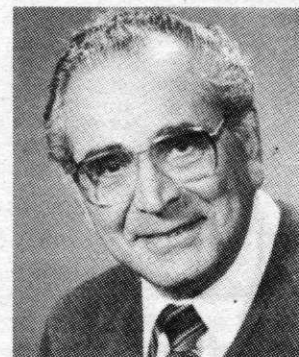
Gold Award Winner"

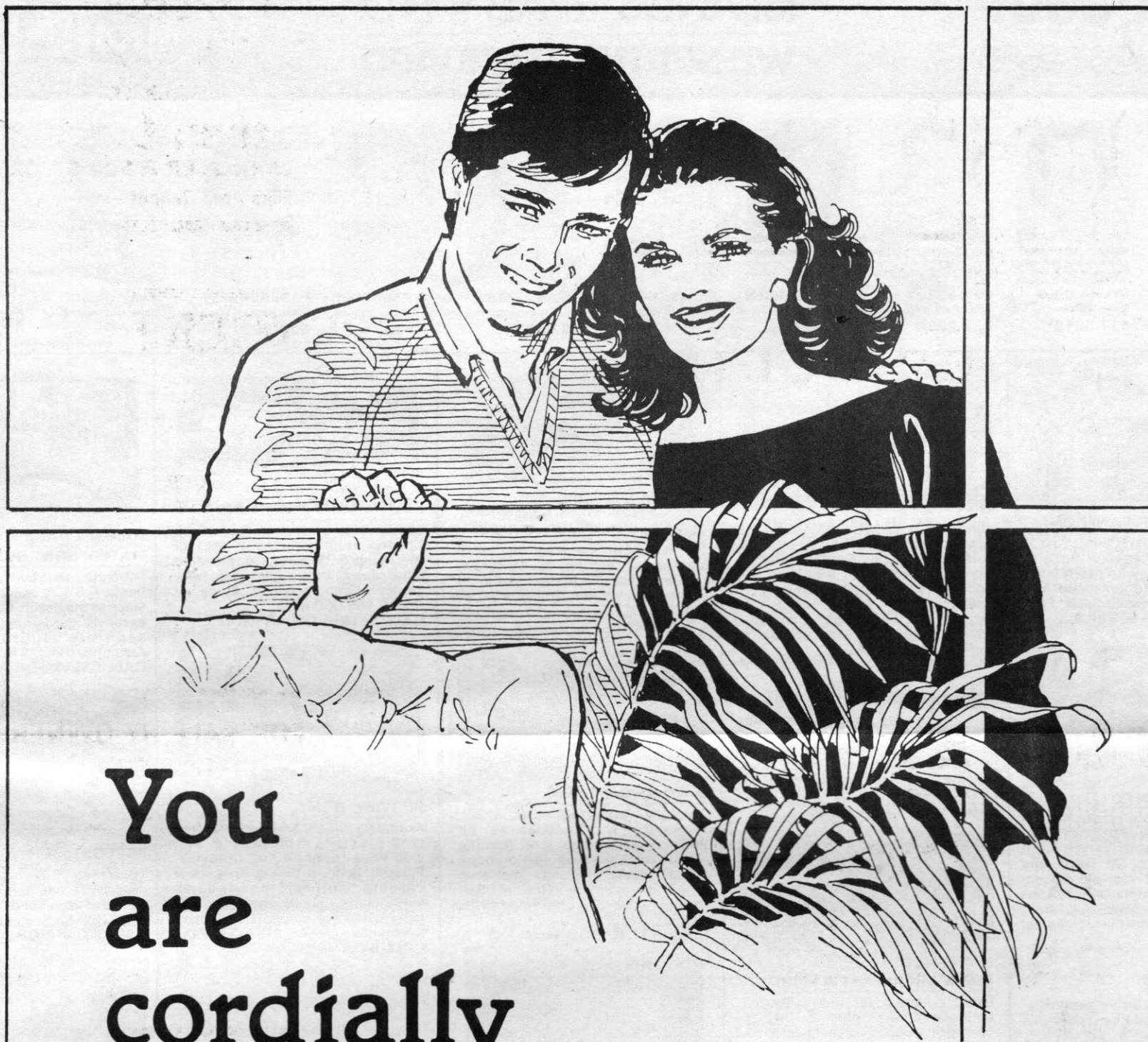
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Sales Representative  
537-5618



**SYLVIA GALE**  
Sales Representative  
537-5618



**ED DAVIS**  
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**EILEEN LARSEN**  
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**BECKY LEGG**  
Sales Representative  
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**BRIAN BETTS**  
Sales Representative  
537-5876



**JANET MARSHALL**  
Sales Representative  
537-5359



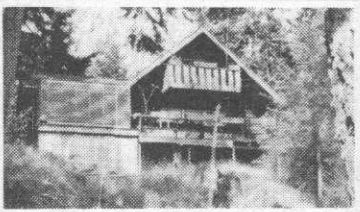
**PAT JACQUEST**  
Sales Representative  
537-5650



**GARY GREICO**  
Sales Representative  
537-2086



**TOM HOOVER**  
Principal Agent  
537-5918



**SALT SPRING OCEANFRONT**  
3 BR. West Coast Cedar Post & Beam home on beautiful Scott Pt. East facing house with potential for year-round protected moorage. Close to ferry. Rare Scott Point opportunity. \$194,500 MLS.  
**CALL ED**



**RARE COMMODITY**  
This newly listed property has an unusual combination. 5 acres of secluded, sunny land with wonderful views of Mt. Baker and the sea, plus a 2 year old custom designed cedar home built to take advantage of the views. You won't find anything around that compares. \$149,500 MLS.  
**CALL PAT**

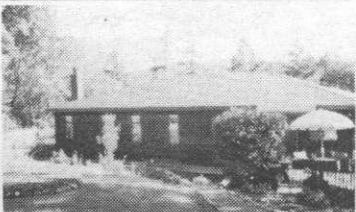
**EASY TO ENJOY**  
— Popular Sunset Drive location  
— Excellent exposure, secluded setting  
— Sunny ridge makes perfect site for your new home  
— Who could ask for more?  
— \$27,500 MLS.  
**CALL PAT**



**ENJOY THE GOOD LIFE**  
Perfect set up for parties by the pool. Spacious home conveniently located to the village. Every opportunity for holidaying at home. 15' x 30' indoor pool, sauna, rec. room with wet bar and 2+ acres of level, nicely landscaped property. \$154,900 MLS.  
**CALL PAT**

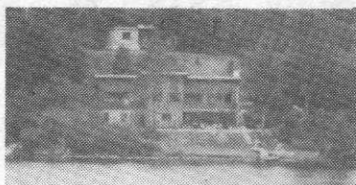


**SUNNY & WARM**  
Delightful 4 BR., 1 1/2 bathroom home on Churchill Rd. Situated on 0.73 acre with sunny & bright southern exposure within 200 yds. of public beach. \$97,500 MLS.  
**CALL BECKY**



**NEW LISTING - SKY VALLEY RD.**  
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**

**DELIGHTFUL DON ORE**  
Nicely wooded building lot with seaviews into Ganges Harbour. Maxwell Lake water and a quiet, peaceful setting make this a great choice for present or future plans. \$27,000 MLS.  
**CALL PAT**



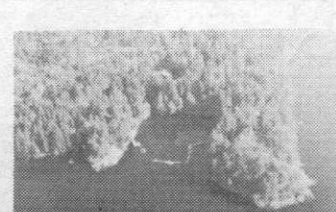
**BED & BREAKFAST & FISHING**  
Great potential for this 4 BR., 3 bathroom home plus 3 BR., 1 bathroom guest cottage. Located on Cusheon Lake, one of the best swimming & fishing lakes on the island. MLS. \$189,000.  
**CALL BECKY**

**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**

**VESUVIUS AREA**  
Level & cleared 1/2 acre lot in sunny & warm Vesuvius Bay area. Power & cable TV to property line. On piped water system. Asking \$25,000 MLS.  
**CALL BECKY**

**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**

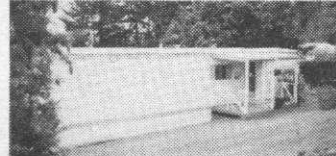
**PARKLIKE ACREAGE**  
Not too far from Ganges Village. Driveway in to a choice of several different locations for a building site. Excellent potential for a hobby farm on this 7.41 acre property. Asking \$59,900 MLS.  
**CALL JANET**



**VERY SPECIAL WATERFRONT**  
19 half acre serviced lots in a spectacular setting at Musgrave Landing. Use of a perfect sheltered marina is included. Prices start at \$69,800 MLS.  
**CALL BRIAN**



**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. One of Salt Spring Island's original farms. \$195,000 MLS.  
**CALL ARTHUR OR TOM**



**NEW LISTING**  
Views of Ganges Harbour from this immaculate mobile, situated on a fully landscaped lot. 18' travel trailer and all appliances included. \$52,000 MLS.  
**CALL EILEEN**

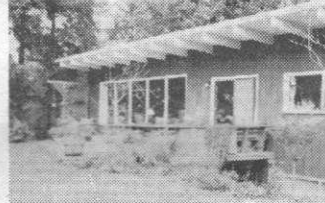
**WATERFRONT ACRES ON THE SUNSET SIDE**  
Spectacular view building site overlooks lovely Stuart Channel, Islands, Mtns. 350 ft. of shoreline, lots of arbutus, warm swimming, water, hydro. 6.83 acres in all. \$149,000 new MLS.  
**CALL SYLVIA OR ARTHUR**



**NEW LISTING - AT THE END OF THE LANE**  
Ideal, nearly new, family home on ONE ACRE. 3 bdrms., 1 1/2 bathrms., family room, living/dining room with fireplace, large, light basement for development. Quiet sunny area near beach access. Some finishing required. List price \$89,900 MLS.  
**CALL SYLVIA OR ARTHUR**



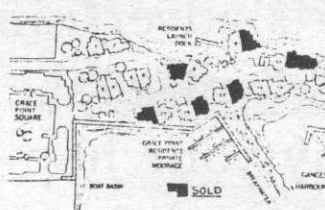
**SEMI-WATERFRONT COTTAGE**  
Lovely seaviews over Trincomali Channel from windows & deck of this roomy 3 BR. cottage on pleasant landscaped acre. Secluded back garden. Great summer home or rental. \$85,000 MLS.  
**CALL SYLVIA OR ARTHUR**



**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 & vegetable garden. \$134,000 MLS.  
**CALL SYLVIA OR ARTHUR**



**PRIVATE ISLAND**  
This unique and special property is probably the very finest island available in the Gulf and San Juan area. Over 50 acres of unspoiled natural beauty heavily treed and featuring several captivating beaches. 2 1/2 miles from Sidney docks. \$1,000,000 U.S. Funds - MLS.  
**CALL BRIAN OR ED**



**GRACE POINT WATERFRONT TOWNHOMES**  
Sales are now in progress and construction well under way for these exciting oceanfront townhouses on beautiful Ganges Harbour. Of 21 homes to be available, seven have already been sold to discriminating purchasers. Full full information and to ensure your choice of unit, please write, call or drop in without delay.  
**CALL ARTHUR**



**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.  
**CALL SYLVIA OR ARTHUR**



**PREVOST ISL. WATERFRONT**  
10 acres, S. W. exposure, superb deep-protected moorage, excellent choice of view building sites. Asking \$120,000 MLS.  
**CALL SYLVIA OR ARTHUR**



**NEW LISTING**  
Well-established retail business with a great location. Inventory consists of gifts, toys and crafts galore. 3 years remaining on present lease. MLS.  
**CALL EILEEN**

**FIRST-CLASS VIEW**  
This .64 ac. lot has a fabulous panoramic view that encompasses Mt. Baker, Gulf Islands, Bellingham lights & North Shore mountains. The community water system, cablevision and power are available plus its only a short trip to Ganges. Build that dream home here. Asking \$58,000 MLS.  
**CALL BRIAN**



**NEW LISTING**  
Located in Mouat's Mall this established business offers everything from pottery and hand-knitted sweaters to silk scarves and hand painted T-shirts. MLS.  
**CALL EILEEN**