

Technology spruces up look of newer homes

Thanks to technological advances in finishings and accessories, the purchaser of a modern home has the opportunity to live in a comfortable and durable environment.

Because of newly-available products, interior finishings last longer, are easier to install and require less maintenance. These technological advances have led to a resurgence in the popularity of finishes such as ceramic tiles and hardwood floors.

The development of polyurethane coating is the primary reason for the increasingly common use of hardwood floors. Polyurethane protects and maintains the glossy appearance of the wood, eliminating the need for constant waxing and polishing.

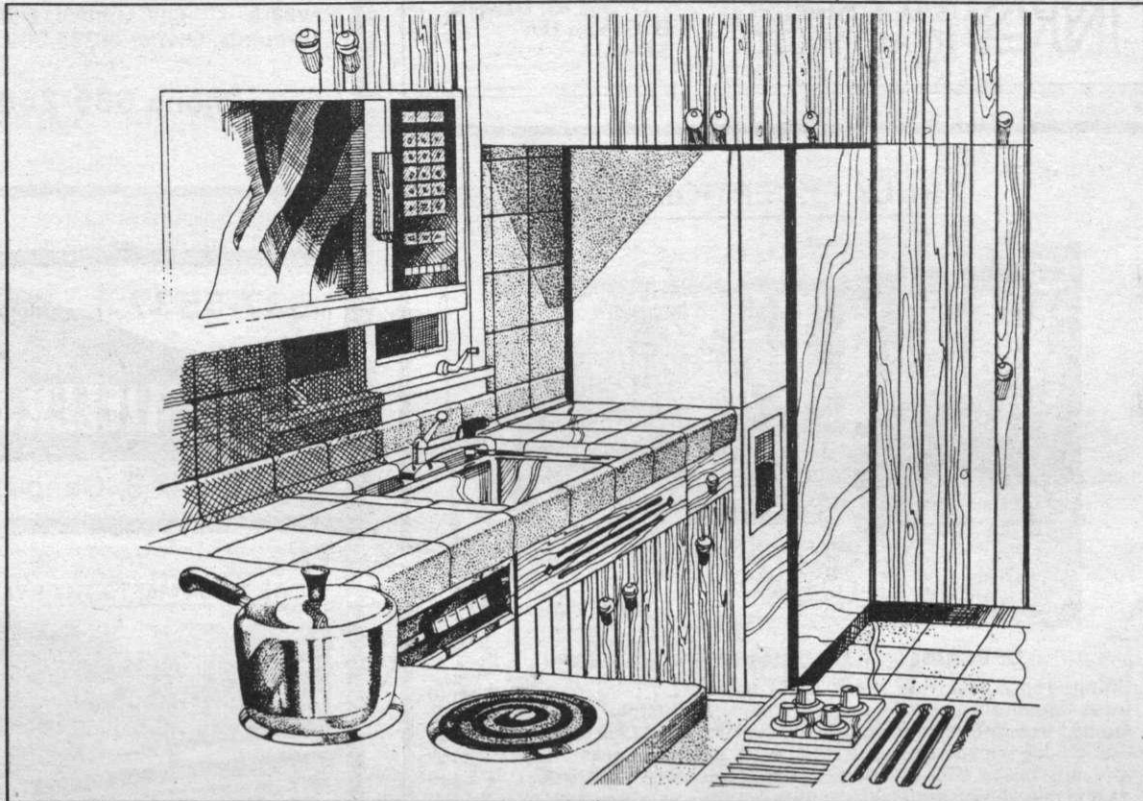
New-home buyers are not limited to the traditional dark oak colouring of hardwood finishings: white oak flooring is becoming increasingly accessible.

Ceramic tiles — previously found most often in the bathroom area — have spread throughout new homes. Due to new techniques in firing the tiles, they are stronger, less expensive and more colourful than before. Even the grout used between tiles can be colour co-ordinated to match.

Tiles are easy to clean, skid-proof and durable. They have become popular in high-traffic areas such as entrances, outdoor decks and patios, as well as in kitchens, where they can brighten up backsplashes and countertops.

Cultured marble, which has been available for 20 years, is only now gaining popularity for use in flooring and fireplaces. Made of marble powder and polyester resin, cultured marble is stronger than the pure variety. Its non-porous surface is stain resistant, and it can be molded into a variety of shapes. The product is commonly used for sinks, bathtubs and countertops, and costs only a fraction of the price of marble.

Modern technology has also allowed a return to a traditional paned-look in windows. A closer look at the paned windows appearing in new houses reveals the window bars are held between two sheets of glass. This leads to



the appearance of window panes, but leaves easy-to-clean glass for the homeowner.

Those looking to purchase a new house will also notice a

number of modern accessories — especially in the bathroom — which are not found in many older homes. The most obvious difference is in the number of ba-

throoms: even one-bedroom suites often have a "powder room" as well as an ensuite.

An increased range of plastics and fiberglass allows for limitless

bathroom design.

The most frequently found bathtub in new homes is the 18-inch deep "soaker" tub in five-and-a-half or six-foot lengths. The tubs are usually molded from an acrylic sheet on a fiberglass base; they are available in a number of colours, ranging from black to cherry red.

Soaker tubs have back supports, arm rests, and "grab bars" for easy access. An added feature is the "telephone shower," which is hand-held and allows a rinse-off following the bath.

The availability of saunas and whirlpools further enhances the bathroom as a place of relaxation, and not just as a room for bathing.

Bathing facilities are not the only accessories in the modern bathroom. Faucets are available in brass or 24-karat brushed gold. Those who have bumped into a protruding faucet will appreciate the latest advance, which involves a recessed faucet and water running from the rim of the tub.

Other finishings found in new homes offer added comfort and easy maintenance. They should be taken into account when considering a home purchase.

Islands contribute to area building boom

A quarterly development bulletin published by the Capital Regional District (CRD) says the value of building work underway to date this year is nearly double the total registered in the first quarter of 1987.

A number of building projects on Salt Spring and the Outer Gulf Islands have contributed to the region's overall growth. Following is a list of projects currently underway in the Gulf Islands, to May 12.

Proposed and in the process (Salt Spring):

- Mixed residential/commercial buildings; 12 residential units and 8,000 square feet retail and office space — McPhillips Avenue;

approximate value, \$1.5 million; rezoning approved.

- Mixed commercial/residential development, Hereford Avenue (four lots) and McPhillips Avenue (two lots); rezoning in progress.

New (Salt Spring):

- Restaurant/retail/personal services: conversion of former Ganges Village Market; at development permit application stage.
- Twelve townhouses (six units in phase one), Park Drive and Lakeview Crescent; building permit issued.
- Renovation and addition to dry cleaners, Hereford Avenue; rezoning approved and development permit issued.

- Esso service station, Rainbow and Jackson Roads; under construction.

New (Outer Gulf Islands):

- Ten unit motel, Canal Road, Pender Island; building permit application.
- New fire hall, Gowland Road, Pender Island; proposal.
- Commercial building, Miners Bay, Mayne Island; building permit application.
- Four motel units, Fernhill, Mayne Island; two permits, under construction.

Under construction and/or recently completed (Salt Spring):

- Forty- to 50-slip marina, Fulford Harbour; \$400,000 to \$500,000; building complete.

- Legion hall, Blain Road; \$363,000; complete.

- Renovations to Lady Minto Hospital: \$363,000; in progress.
- Twenty-one townhouses, Grace Point; 10 permits, total value \$1,484,257; under construction.
- Alterations and addition to food store, Lower Ganges Road; \$479,000; complete.

Under construction and/or recently completed (Outer Islands):

- Six seniors units and recreation building, Canal Road, Pender Island; four permits, total value \$160,500; complete.
- Water storage tank, Plumper Way, Pender Island; \$177,209; complete.



Your guide to Gulf Island properties

COMPLIMENTS OF:

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For free catalogue & further information, call:

JAN MACPHERSON - 537-9894

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SOLD



PRIME COMMERCIAL LOCATION - Formally the Driftwood Publishing Building and a small residence, these two .2 acre lots on Rainbow Road are fully serviced and ready for development. These are an excellent investment for developing now, or holding for the future, and priced realistically at \$120,000.

THROUGH THE NRS CATALOGUE

NORTH AMERICA'S *Finest!* REAL ESTATE MARKETING SYSTEM

AUTHENTIC LOG HOME — GALIANO ISLAND —

With magnificent soapstone fireplace/furnace/oven; chimney enhanced by commissioned arbutus sculpture. (See Page 82 Log Home Guide for Builders & Buyers, Summer 1988). 4 BR., 3 bath., all with Kohler fixtures. Commissioned bronzed & leaded stained glass windows. Built-in vacuum. Gallery features massive library, 1890s 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.

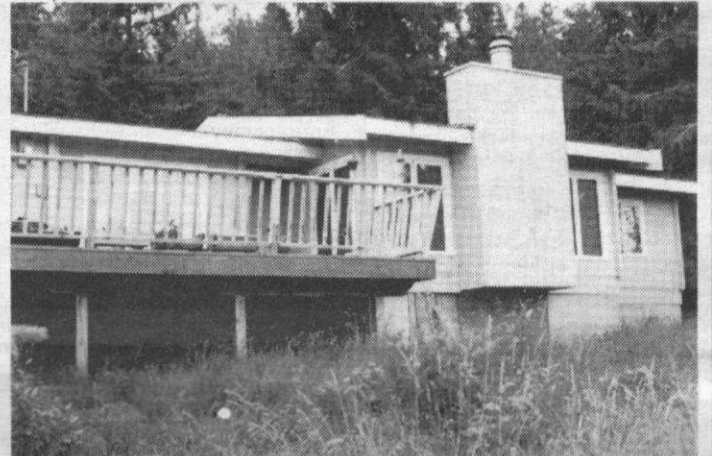
Phone 539-2581, Galiano Island

537-5537



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

MORE THAN MEETS THE EYE



Situated on half an acre overlooking Trincomali Channel is this appealing cedar home. With an interior that offers such surprises as a 'country look' and a 'whirlpool' bathtub and a location that offers easy enjoyment of the beach, you may wish to investigate this one.

For further information, contact **FRANCES EIDE** at 537-5537 or 537-9350

1. Booth Canal Waterfront lot, 1/2 acre, 92' W.F. - \$38,000
2. 20 acres - subdivide into 4 lots - \$75,000
3. 2 acres - level, cleared, mobile home on site - \$36,000
4. COMMERCIAL ZONING (C1), 1.8 acres, house, shop - \$169,000
5. 3 bedroom home on 3 1/2 acres close to Ganges. Several outbuildings, landscaped, very sunny. Good exposure for home occupation - \$69,000.
6. VIEW HOME - Mt. Belcher area - \$85,000. Loaded with potential, 3 level home offers good ocean views from all levels. Nestled in large cedars, this energy efficient home sits on .79 acres.
7. Recently updated, this 2 bedroom home has plenty of development potential in the full basement. Kitchen is remodelled, 2 fireplaces, excellent level yard. Walk to St. Mary Lake - \$79,900.
KEVIN BELL — 537-5537 (O) or 537-5833 (H)

BUILDING LOT - GANGES CORE

1/4 ac. lot presently zoned for SFD with sewer, piped water and hydro. This lot will be highly sought after by developers to re-zone COMMERCIAL or as part of a package with adjoining lots for a MULTI-FAMILY DEVELOPMENT. Asking \$43,500 or open to any financial offer. Go see it at the end of McPhillips Avenue.

A DREAM SITE

2 1/2-plus acres. Hydro and good operating 5 gpm well in place. This site has high firs, cedar, moss-covered rock outcroppings and valley views. Owner will help finance. Pay \$13,500 now and balance over 3 years at 10% interest or \$27,000 cash.

A VERY SPECIAL PLACE

- South facing with wide lake view
- Direct access to lake for fishing, warm water swimming, boating and windsurfing
- Mature garden with fenced areas, raised beds and several good outbuildings
- Parking for your camper, boat and several cars
- Piped water, hydro and cable TV
- 3 bedrooms in well cared for 1056 sq. ft. house on almost 1 acre
- Asking only \$75,000

If this sounds too good to be true, let me show it to you!
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WEEKENDER

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



FULFORD FARMLAND

39.86 acres of some of the finest agricultural land on Salt Spring. This property is offered for sale at \$180,000 MLS.
CALL EILEEN



SOUTHERN BEAUTY

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



BUSINESS OPPORTUNITY — DOWNTOWN

Well established retail business in a super location with room to grow. 3 year lease remaining.
CALL EILEEN

PRIVATE WORLD

Tucked away building lot with lots of pretty trees & potential for a lovely seaview. Serviced with piped water, phone, hydro & cable TV. MLS. \$24,900.
CALL PAT

ROLLING FIELDS & RIPPLING WATER

Approx. 123 acres of tranquility enjoying over 1100' of frontage on Ford Lake. An opportunity to acquire a special Gulf Island setting with private estate potential. Relaxing fishing is yours. Listed at \$469,000 MLS.
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GRAB THIS ONE FAST OR BE SORRY!

Rare combination of hobby farm acreage and good seaviews. Unique custom home on 5 acres of private view property. \$149,500.
CALL PAT

CREATE YOUR OWN DREAM PLACE!

Towering maples adorn this seaview building lot in the popular Don Ore area. Improve the view with clearing & enjoy life in your new home. MLS. \$27,000.
CALL PAT

YOUR PRESCRIPTION IS READY

Living on this property will cure what ails you! Enjoy seaviews and lakefront life all on the same acreage! Take your pick of two. Excellent vendor financing available. \$52,500 & \$62,500.
CALL PAT



ARABLE ACREAGE CLOSE TO TOWN

There are 2 parcels of land making up this private 8.72 acres. Fenced for animals, lean-to & pond potential. A must see for the would-be farmer. \$75,000 MLS.
CALL JANET

HOUSE HUNTING???

If you are looking for a 2 BR. + home with expansion potential & priced under \$80,000 - then:
CALL JANET



SKY VALLEY RD. SECLUSION

Lovely 2 BR. home with lots of potential. Fenced garden areas, outdoor sauna, woodshed, garage & workshop. All day sun bathes this 3.36 acre property. Asking \$139,000 MLS.
CALL JANET

NEW WEST COAST BUNGALOW

Quality built throughout: no view, but large lot and privacy at end of cul-de-sac. 2 bedrooms, skylights & jacuzzi tub. \$87,200 MLS.
CALL GARY



VIEWS OF CUSHEON LAKE

Easy build 0.48 ac., close to swimming, fishing or canoeing on lake across the road. Driveway in and power on road. Not far from town. Asking \$24,000 MLS.
CALL JANET



PRICE REDUCTION

Superb 3 BR. west coast view home. Full ensuite family room, spacious living & dining areas plus detached 2 car garage. \$179,500 MLS.
CALL TOM



GREAT GANGES HARBOUR VIEW

Large gracious home with south facing sunroom. Help pay the mortgage with ground level self-contained "in-law" suite. Walk to Ganges Village. \$89,900 MLS.
CALL GARY

MODIFIED MOBILE — INEXPENSIVE LIVING

The interior has been re-done in this older but well taken care of mobile located in private area of Cedar View Park.
CALL GARY

1/2 ACRE IN VESUVIUS

1/2 acre level lot with hydro, piped water & cablevision in sunny & quiet neighbourhood. Located in the desirable area of Vesuvius. \$25,000 MLS.
CALL BECKY



THE ADDED EXTRAS ...

Make this a truly unique home; separate bedroom wings, 2 fireplaces, solarium, tilework, built-in vacuum system, cedar lined closets, vaulted ceilings and a completely fenced and landscaped lot. \$139,000 MLS.
CALL BECKY



Come & drive through Brinkworthy Place to see all of the new homes and Social Centre. You will truly be impressed with the warm & friendly lifestyle Brinkworthy has to offer. For a personal tour please contact: **BRIAN, BECKY OR TOM**

ACRES OF VIEWS ...

From these 2 large parcels of land: - 18.10 acres with 180° view over Galiano to Mainland & coastal mountains. - 12.36 acres with ocean views & roughed-in building site & driveway. Both offer vendor financing. \$69,500 each MLS.
CALL BECKY



MASTERFUL QUALITY

An unrivalled quality home that will impress the most discriminating purchaser with its generous use of oak finishing, tile floors, skylights & expansive decks. 5 baths, four fireplaces & much more in a private setting with a winning view. Asking \$450,000 MLS.
CALL BRIAN



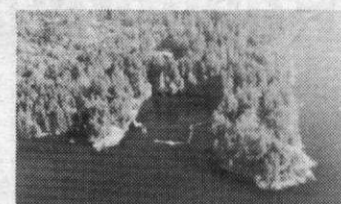
PRIVATE ISLAND

This unique & 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



HOBBY FARM NEAR GANGES

South sloping 9.18 acres, super soil, older well-maintained 3 bdrm. home, 2 wells, plus water system. \$135,000 MLS.
CALL SYLVIA OR ARTHUR



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



SALT SPRING CHARMER

Recently renovated 2 bdrm., 2 bathroom home, some sea and mountain views, delightful garden, preferred area. \$124,900 MLS.
CALL SYLVIA OR ARTHUR



SEMI-WATERFRONT COTTAGE

3 bdrm. cottage on attractive acre, lovely seaview, includes furniture. All for \$85,000 MLS.
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6.83 ACRES OF WATERFRONT

Sunny west side, warm swimming, summer moorage, superb view bldg. sites. Listed \$149,000 MLS.
CALL SYLVIA OR ARTHUR



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 available, 10 have already been sold to discriminating purchasers. For full information and to ensure your choice of unit, please write, call or drop in without delay.
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Gulf Islands Driftwood

YOUR COMMUNITY NEWSPAPER

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

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



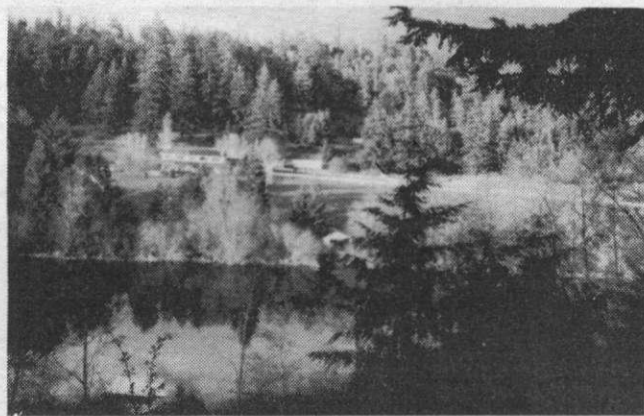
QUALITY HOMES



ST. MARY LAKE WATERFRONT:

With over an acre of level, sunny land, this parcel offers an open, usable frontage on popular St. Mary Lake. The small 2 bedroom home has been distinctively renovated on the main floor and contains the potential for an in-law suite downstairs. A large, fenced vegetable garden offers some of Salt Spring's most arable soil. This is a rare commodity on today's market and very competitively priced at ...

\$129,900



CUSHEON LAKE WATERFRONT:

This large home offers over 2300 sq. ft. of gracious, lakefront living. The two storey home includes 3 bedrooms, large living room, separate dining room, and bright kitchen and sun room ... plus ... a self-contained in-law suite in the basement. The lot is sloping and offers a high view over the lake and the farm beyond. Swim or fish from your own float, or just relax and enjoy the sun all day.

\$135,000

VIEW ACREAGES

THE ENCHANTED FOREST:

Ideally sited and deserving of your attention, this 2½ acre view property offers the feeling of an enchanted forest. Drive through a stand of stately fir to the fully prepared "Ganges Harbour" view site. This lot is private and fully serviced, including a drilled well with a 3 gpm. flow. The owner will give careful consideration to all offers to his asking price of ...

\$54,900



A MOST SPECTACULAR VIEW:

On a clear day the buildings in downtown Vancouver are clearly visible from this most spectacular view lot. Comprising 3.63 acres, the property is both private and quiet and offers a moss-covered rocky knoll to build on, backed by a surrounding of pine and arbutus trees. Fully serviced, it includes a 2½ gpm. drilled well, driveway and both phone and hydro to the building site. Just recently reduced, it is now offered at ...

\$69,000

BEDDIS BEACH NEIGHBOUR:

An ideal recreational or home site property, this 1.19 acre lot on Beddis Road is directly across from an oceanfront beach park. Some clearing will be required to open up the view, but the lot is fully serviced (water, hydro, phone) and includes an existing access road to the high view building site. In a pleasant, quiet neighbourhood, it is priced to sell at ...

\$39,900

Call **Strick Aust**
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Ideal for staying over or sharing with friends. No rental restrictions. Offers swimming pool, sauna, rec. room with pool table. Nice condo close to town. NEW MLS.

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CONSIDERING BUILDING? THEN TAKE A LOOK AT THIS SELECTION:

VIEW LOT

A terrific view lot with super sunsets neighbouring on a park, and warm swimming just a short stroll away. Level and partially cleared with a new well. Offers to \$21,800 MLS.

ACREAGE

Very private acreage with excellent sunny exposure and a shared well that produces 15 GPM. It is 3.36 acres in sought after Maracaibo Freehold Estates. A membership would give the purchaser access to over 300 acres of common property, beaches, trails, swimming lagoon, moorage facilities, tennis and even pickleball! Asking \$49,500 MLS.

WATERFRONT

With sunny exposure AND moorage. 1/2 acre right in Ganges Harbour. You can avoid the heavy Ganges traffic and row to town for your groceries. There is presently a camping shelter as well as a well so you can enjoy this property until you're ready to build. Well priced at \$112,500 MLS.
TO VIEW THESE PROPERTIES, CALL HENRI, 537-4273.

OH, THOSE VIEWS!



HAVE YOU EVER DREAMED

ATOP A MOUNTAIN?

Enjoy Eagle's territory - 10 acres of Salt Spring's FINEST VIEWS. Bonus - 600 sq. ft. guest cottage. Choice of bldg. sites for your DREAM HOME. \$85,000.

SUPER SEAVIEW BLDG. SITE!

Located just a short walk from the ocean. Build upon a sunny knoll beside a beautiful maple. Only \$18,900. This serious owner wants to sell now! MAKE A REAL DEAL!

ATTENTION SOUTHERNERS!

1) WOODLAND WONDERLAND - 4.97 acres - parklike. Private. Perc tested & peaceful. \$39,900.
2) CEDAR GATE ENTRY - 6.37 acres, market garden type soil, seasonal creek, driveway & rocky knoll. Also \$39,900!
For free catalogue & further info, call JAN MACPHERSON 537-9894.

CHEAPEST ACREAGE ON DUKES ROAD

The owner wants to sell — 2.02 acres, good sun, drilled well. \$24,000 MLS. — Make an offer!

PAINLESS!

.60 acre in the quarry in sunny Vesuvius. Southern exposure, piped water, easy access. Vendor may even carry — what a deal! \$23,900 MLS.

BEST DEAL IN TRINCOMALI

Almost 3/4 acre, S.W. exposure, piped water and I think there's a lakeview hidden in there - this lot is a sleeper - \$25,000 MLS.

WANT WATERFRONT? CAN'T AFFORD IT?

Here's the next best thing. Across the road from the beach, .69 acre, piped water, fabulous view. Best priced semi-waterfront on the market! \$49,500 MLS. (Offers).

\$100,000 YOUR LIMIT? B & B?

- Almost 1800 sq. ft.
 - 3 bdrms. & den
 - 2 - 4 pce. bathrooms
 - West coast contemporary
 - Southern exposure
 - In pristine condition
 - See it today!
- \$97,500 MLS.

THE EAGLES ARE YOUR NEIGHBOURS!

An exceptional 2.43 acre property with views into Fulford Harbour and Mt. Bruce with potential for an even greater view when more trees are removed. There'll be a southerly exposed area of arable soil when cleared. There's a small travel trailer and 10 x 12 addition just right for a summer holiday retreat. All this is at the end of a quiet cul-de-sac and is just \$49,000 mls.

WATERFRONT ON HUDSON

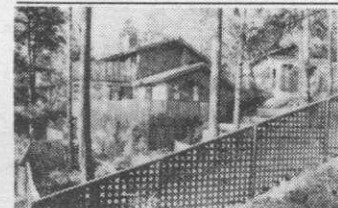
Fly in or boat in to this exclusive 1 acre low bank waterfront just off Thetis Island. You share a 2000' grass strip and 16 wilderness acres with 9 others. \$39,900 MLS.

FABULOUS VIEW UNDER \$100,000

- 1344 sq. ft. each level
 - Easily a suite below
 - Huge deck
 - Triple garage/shop
 - Appliances included
 - Paved driveway
 - Immaculate
- \$99,900 MLS.

DONNA REGEN, C.G.A.
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THE WARMTH OF WOOD ...



Will surround you in this superbly handcrafted 3 BR. home in a tranquil, treed, controlled access setting with a S. W. seaview exposure overlooking Fulford Harbour, direct access to a private beach and 74 acres of common property which includes a magnificent hilltop view point and a large sheltered beach. Extensive use of wood throughout featuring cedar, oak, maple and book-matched alder inside with cedar shakes and shingles outside. There are some 2000' of sundecks on all levels, a sauna, a large garage/workshop plus storage area. The raised bed vegetable garden is protected by an attractive wood deer fence and the balance of this 1.45 acre parcel has been left in its natural beauty. Being just a few minutes' walk from the ferry terminal makes this elegant home ideal for professional people commuting to Victoria. This is a very special home priced at \$218,000 MLS.

ACTION WANTED

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.

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!

BUILDING LOT 1 ACRE

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

DISTINCTIVELY MARACAIBO



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

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.

ST. MARY HIGHLANDS SOUTH BANK DR.

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

THIS HAS TO BE ONE OF THE ISLAND'S BEST BUYS! AND IT'S IN VESUVIUS TOO!

It's a convenient .85 ac. building lot close to all those extra features which make Vesuvius popular! Driveway is roughed in to level building site and there are some lovely trees to base your landscaping around. \$16,800 MLS.

AFFORDABLE! AFFORDABLE!

Walk to Thieves Bay Marina on Pender Island from this well treed 1/2 acre property ideally suited for an imaginatively constructed weekend retreat cabin. Some sea views may be possible but at this price who can be demanding. \$8500 mls.

For details on these listings, please call DAVID at 653-4538.

MLS statistics from the Victoria Real Estate Board for the first 4 months of 1988 on Salt Spring show GULF ISLANDS REALTY LTD. tops in all categories of dollar volume, listings sold and sales per capita.

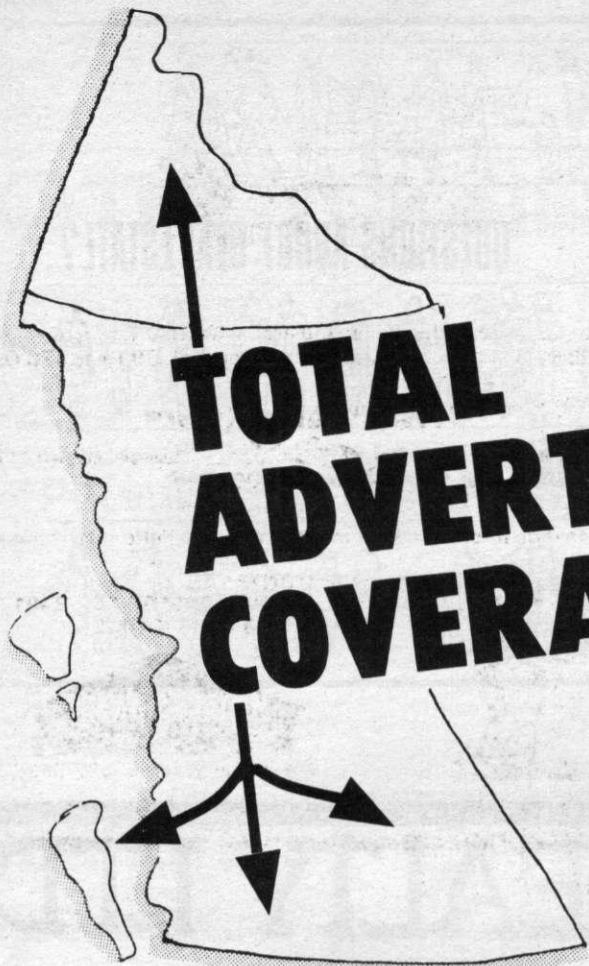
"EXPERIENCE MAKES THE DIFFERENCE"

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for your classified ad

Your classified ad will appear in more than **70 LEADING NEWSPAPERS** throughout British Columbia and the Yukon ...

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Gulf Islands Driftwood
537-9933

For Complete Moving Services
Local or Long Distance — Call
McCully Moving Ltd. 537-5491

NRS SALT SPRING REALTY LTD.
149 Fulford-Ganges Rd., Box 69, Ganges, B.C. V0S 1E0
537-5515

SOLD



CHANNEL RIDGE - A prestigious address in Vesuvius, Channel Ridge is sought after by those wishing the best view property on Salt Spring Island. Fully serviced, the development offers paved roads, community water, hydro, phone, and cablevision and a setting that is both peaceful & private. Many lots have now sold, but some are still available from \$58,500 to \$62,000.

THROUGH THE NRS CATALOGUE

NORTH AMERICA'S *Finest* REAL ESTATE MARKETING SYSTEM



There is light at the end of the tunnel.

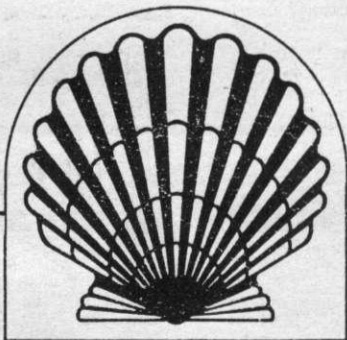


HELP WHEN YOU NEED IT

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 CanSurmount. Help is available.



BRITISH COLUMBIA AND YUKON DIVISION



GRACE POINT

EXCLUSIVE OCEANFRONT TOWNHOMES ON SALTSRING ISLAND

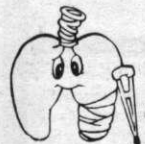
Twenty-one exclusive waterfront townhomes are now under construction on beautiful Grace Point in Ganges. Superb views, moorage, 2 bedrooms plus den, oceanfront sundecks. For more information on the Gulf Islands' first and only harbourfront condominiums, call or write:



ISLANDS REALTY LTD.

1-537-9981

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



FIGHT THE LUNG CRIPPLERS

† Support Your Lung Association

SMALL WORLD REAL ESTATE COMPANY INC.

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

PRESTIGIOUS HOME SITE - Maracaibo free hold - 2 ac. south facing. Power, phone, 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.

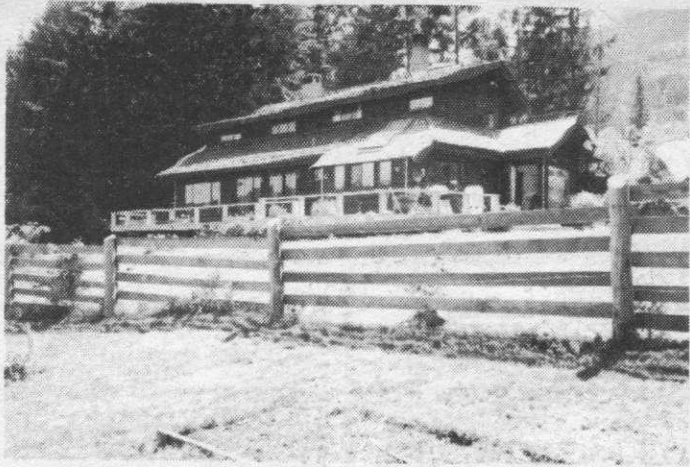
FOR THE DISCRIMINATING BUYER - 8½ ac. estate property with excellent soil, lots of sun, protected from winds, pond, creek and lovely trees. Distance views to the south and west. Subdividable. \$129,900.

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



SUPERB "WORKING" FARM

Beautiful contemporary home on 3 levels with huge sundecks overlooking Fulford Valley. 4 BRs and den, gorgeous new kitchen with oak floors and skylight. Many special features. 10 acres of beautiful meadows with southern exposure all cleared, fenced & cross fenced. Excellent well with 3 large irrigation ponds. New 30' x 40' stock and hay barn and other outbuildings. Just listed at \$249,000.



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

Ann Foerster
537-5568 or
537-5156

PROTECT YOUR LUNGS



DON'T SMOKE

† British Columbia Lung Association



Buckle Up BC!

FULFORD HARBOUR



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

Stowell Lake Stream

5 sunny acres across from Fulford School. Lovely stream, very private and full sun. Offers to \$39,000.

For up to date information on real estate in the Fulford Harbour area:



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



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

— SERVING FULFORD HARBOUR SINCE 1973 —



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



PRICE REDUCTION

Rental income - semi-waterfront - ocean view - over 3 acres - 3 cabins - comfortable house - sound too expensive for you? Rents total \$925 per month which will amortize well over \$100,000 per year, or the full amount of a maximum 1st mortgage. Sound better? Better still, the price has just been reduced from \$139,900 to \$134,900 MLS. The vendor wants to sell.

MISSING OUT?

You might be if you are looking for an investment property and haven't seen this duplex. It is beautifully maintained, has two bedrooms each side with stoves & fridges, one side has washer & dryer. The driveway is paved. There is outside automatic lighting & a buried garden watering system. Completely fenced and landscaped. Orchard with apple, cherry, plum, pear, peach trees and grapes. Two garden sheds, fish pond. Asking \$98,000 mls. **DAVID WILLIAMS - 537-5568 537-9510 or 384-0230**

ACCENT ON VALUE

Cosy waterfront cottage on Welbury Bay. Private steps to beach and large deck overlooking the ocean. See it today. \$135,000 mls.

HOUSES LIKE THIS ARE

SCARCE!

Spacious character home recently refurbished and just minutes from town. Tree lined drive, oceanview, wainscotting, wood floors, and more ... hurry! \$139,000 mls.

STONE'S THROW TO LAKE

Tastefully converted 2 bdrm. mobile home has lots of decking and an above-ground pool with solar blanket. A stream runs along the northern boundary and the 2 car garage/workshop completes the picture. \$56,000 mls.



SAND AND SHELL BEACH AT YOUR DOORSTEP ...

This 2 bdrm. 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.

BEAT THE SUMMER HEAT!

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.



SMART STYLE - SMART BUY

Be first to see this newly decorated one level, 2 bdrm. beauty, close to St. Mary Lake. Level sunny lot in area of fine homes. Don't hesitate on this one. \$80,900 mls.

DON'T MISS THIS OPPORTUNITY TO OWN EXCEPTIONAL PROPERTY EASILY

● 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. \$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.

● All day sun! Great value. Over 5 acres of seclusion and just 5 minutes from Ganges village. Well treed acreage is perfect for hobby farm or hideaway. Zoning RR1. \$21,900.



APPEALING

Appealing to the pocket book as well as the eye, this 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. Only \$76,900 mls.



SWIM, FISH & BOAT!

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

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

● Southend 4.97 acres enjoying views of Outer Islands and Mt. Baker. Property has drilled well, hydro and phone at front lot line. \$59,000 mls.

● Nicely treed lot on sunny south end in area of nice homes. Property has a potential ocean view and is just minutes from one of the finest sand and shell beaches on the island. \$25,900 msl.

● Sunny south end 5 level acres. Good arable potential. Hydro on road. \$37,900 mls.

SALT SPRING LAKEFRONT

Waterfront property on St. Mary Lake! 1.6 acres west facing, accessible frontage. Large grassy plateau at water's edge for storing your boats. Beautiful evergreen trees flank the winding driveway. One BR. cottage provides cosy retreat with separate sleeping cabin and washhouse. \$115,000 mls.

RETURN TO THE VALLEY

Immaculate 1200 sq. ft. home nestled on 4.5 arable acres in beautiful Booth Valley. Gardens & home have been maintained with loving care. Everything is here for your hobby farm - huge irrigation pond, barn, large workshop, potential guest cottage & even a root cellar! To sell at \$129,000 mls.

ANN FOERSTER
537-5568 or 537-5156



DON'T BE DISAPPOINTED BY A "SOLD" SIGN ... HURRY OUT NOW!

Choose your kitchen cabinets, carpets and colours if you purchase soon. This new home has superb valley views and is close to Long Harbour Ferry. Enjoy this sunny contemporary style home. Act now! \$89,900 mls.

SUNNY ACREAGE CLOSE TO GANGES

2.27 acres in parklike setting. Driveway in to level building site. Strategically located between recreational lake, tennis, soccer, theatre and Ganges paved road. \$33,000 mls.

FINN RONNE
537-5568 or 537-4072

ARVID & KERRY CHALMERS 537-5568 or 537-2182



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
Fax Number 537-9797

CUSTOM DESIGNED HOME



Romantic 3 bdrm. home on approx. 4 acs. of privacy & sunshine, quality construction. \$142,000. A RARE OPPORTUNITY!

FULFORD HARBOUR



3 bdrm. home, Fulford Creek frontage & next to salt water. AN OPPORTUNITY TO LIVE ON SALT SPRING & WORK IN VICTORIA. \$119,000.

WEEKEND OR PERMANENT LIVING



1 bdrm. near-new panabode. View; close to salt water. LIST PRICE: \$55,000.

VIEW, VIEW, VIEW



3 bdrm. approx. 2736 sq. ft. living with suite potential, 1 private acre, close to Ganges. \$144,900.

BED & BREAKFAST OPPORTUNITY



Fully finished and very well maintained, 5 bdrm. residence; view, domestic water, close to Island amenities and PRICED WELL BELOW REPLACEMENT AT \$97,500.

GIL MOUAT 537-9272

NEW QUALITY WTFT. HOME



West-coast contemporary split-level 1600 sq. ft. 2 bdrm. plus den. Double enclosed (attached) garage. Mudroom. Skylight, fireplace, oak floor in living room. Tinted double-glazed thermo windows across front. Jacuzzi tub in ensuite bathroom. Turnaround driveway. 200 amp. service. Steps to lower level and beach from generous size split-level sundecks. Construction just beginning! Priced to sell at \$185,000.

NORTH BEACH WATERFRONT



.64 acre level, nicely treed, serviced lot near store and wharf. Asking \$55,000.

LARGE LAKEVIEW FAMILY HOME



Solid 3 bdrm., split level, full basement on .78 ac. corner lot. Cement driveway. Garage/workshop. Cement decks. Rock fireplace shop. Cement decks. Rock fireplaces in dining room and sunken living room. Built-in counter top stove. Modern kitchen. All appliances included. Price \$115,000.

50 ACRE SEAVIEW FARM



Subdivided into 2 parcels! Private, sunny, quiet, level, mostly cleared! House is modern split level 4 BR. (2 up, 2 down), attractive, functional. Features large decks, heavy insulation, rock fireplace & 2 airtights and hot tub. Modern 3,000 sq. ft. pole barn for animals, several outbuildings with nostalgic charm. Asking \$380,000 for all or \$85,000 for 20 ac. with seasonal creek and \$295,000 for 30 ac. and buildings.

DICK TROY 537-2236

4 ACRE HOBBY FARM



This is a dream come true for horse lovers. All fenced & cross-fenced with a 2 bdrm., 2 bathroom home. \$149,900.

SPACIOUS HOBBY FARM



Two storey, 5 bdrm. family home with view of Trincomali Channel. The land is 3-1/3 acres, fenced & cross-fenced, with barn and outbuildings, large fenced garden area. Farm status applies to property taxes. This one owner home is 3650 sq. ft. including a sunroom, games room & rec. room, spacious main entry and two fireplaces. Lower level could be a spacious in-law suite or Bed & Breakfast accommodation. All viewings by appointment only. Offered at \$175,000.

WATERFRONT



West facing 168 acres, with approx. 1/4 mile of waterfront, sloping back to a 1,200 ft. high ridge with expansive seaviews. Water access only. \$220,000. Vendor financing available.

CONTACT RUSS CROUSE
Days 537-5515
Eves. 537-5203

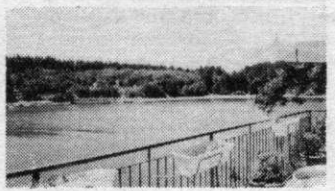
ANOTHER WORLD - Drive through this spectacular 24 acre parcel and feel the quiet tranquil setting for yourself. Seclusion, plus natural timber, ocean views, great building sites and good well. Build your dream! A must to see! Asking \$120,000 MLS.

NEW CUSTOM HOME



Call today for more information on this 3 BR. full basement home. Quality throughout with potential seaview. Asking \$145,000.

WATERFRONT AND MORE



* SW exposure
* 157 ft. lowbank waterfront
* Location perfect
* 4 BR. home
* Asking \$185,000 (offers)
MAGGIE SMITH 537-2913

WATERFRONT TO BUILD ON



2.93 ac. with 193 ft. of lowbank fronting on Ganges Harbour facing south. \$135,000.



4 bdrm. house, large rec. room, on 1 acre near Ganges. \$87,000.

JIM SPENCER 537-2154

A REAL STEAL!



Near new home on 2.8 acres. A well constructed family home in a rural setting. Three bedrooms, master bedroom features walk-in closet and 20 x 8 sundeck. Huge utility room with room for washer/dryer, freezer and lots of storage. Good exposure on a lovely rocky knoll. Some finishing to be done. Appraisal done April 88 - \$90,000. Asking \$84,900.

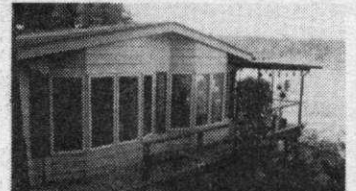
SUNNY MALIVIEW



Clean, 3 bdrm., one level home with new carpets and paint throughout. Large kitchen with eating area, living room with brick fireplace. Separate laundry room. Level half acre lot in a family neighbourhood. Close to Fernwood School, store and dock. Offers on \$74,000.

NORMAN ROTHWELL
537-5103

A SUMMER'S DREAM



* A lovely 3 bdrm. home
* A beautiful shell beach
* Sheltered moorage
* Your own dock
* Prestigious Scott Point
* Asking price \$270,000.

SUNNY MALIVIEW



* 2200 sq. ft., 3 bdrm. home
* Near schools and beach
* Exceptionally well kept
* Priced below appraisal

ECONOMY WATERFRONT!



* Diamond in the rough
* 3 bdrm. home, .40 acre
* Accessible 135' beachfront
* Short walk to town
* \$92,000.

SEAVIEW PLUS LAKEFRONT

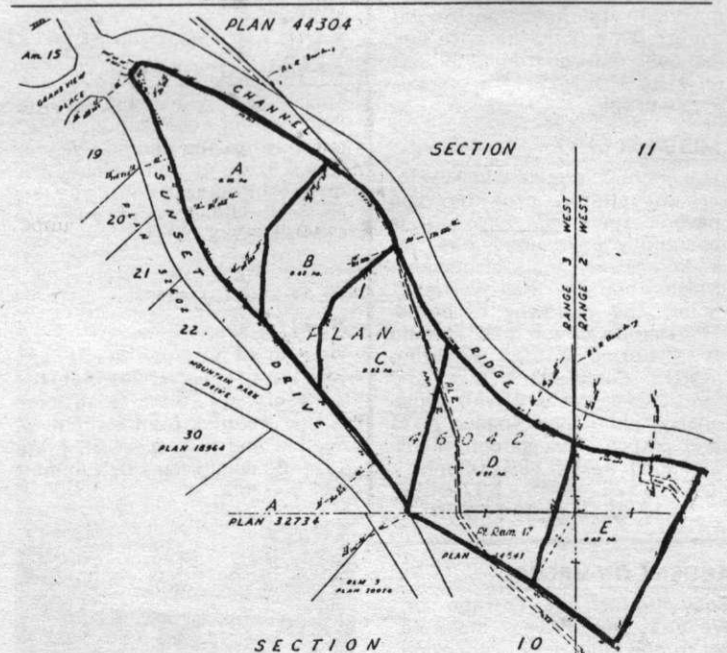
* Super combination
* 6 acres, drilled well
* \$62,500, try 15% down
* 6% financing

DUPLEX BUILDING LOTS

* .50 plus acres
* Sewer, hydro, water, cable
* Level & sunny
* Near all amenities

PAUL GREENBAUM 537-5064

* NEW * NEW * NEW *



5 to choose from - 2 acres each. Sea views, water, power, phone, paved roads, driveways and building sites, southern exposure, complete privacy. Price \$49,000 each. 9% financing.

CALL MEL TOPPING - Eves. 537-2426 or Days 537-5515

SEAFRONT - PRICED TO SELL

2.24 acres, highbank, 2 bedroom home. Assessed at \$110,000. Asking \$99,900.

SKY VALLEY ROAD

Super seaview, 5 acres, cleared, drilled well. Vendor wants to sell. Asking \$62,500.

SEAVIEW HOME

1.16 acres, 3 bedrooms, paved drive, teak kitchen, carpet floors. Asking \$149,500.

5 ACRES

Between Fulford & Ganges. Asking \$39,000.

BOB TARA 653-4435

LAKEFRONT

.92 acres, 140' lakefront on Cusheon Lake. Asking \$40,000.

STRATEGIC LOCATION



3 bedroom home, short walk to ferry, tastefully decorated, 3.5 acre (subdividable), good barn, fenced & fruit trees. Asking \$225,000.

NORTH AMERICA'S *Finest!* REAL ESTATE MARKETING SYSTEM.