

## Water development needs legal tenure from Crown Lands

The ministry of crown lands is reminding oceanfront property owners that development on land below the high-tide line requires legal tenure from that ministry.

Ministry spokesman Keith Anderson said a notice placed in last week's *Driftwood* was a "friendly reminder" that land below the high-tide mark belongs to the province. Any development, including commercial activity, private moorage, dock, float or sea-wall, must have ministerial approval.

Anderson said the move allows the ministry to keep on top of what is happening, and gives it a chance to address potential conflicts before they occur.

Before legal tenure is approved, the ministry assures the development will not prompt conflict from neighbours, disrupt beach access or cause environmental damage, such as harming fish populations or shellfish beds.

In the past, field officers have been relied on to conduct visual inspections and note new developments.

"It's much simpler to manage if we know what's going on," Anderson said.

Application for legal tenure must be made to the Vancouver

Island region ministry of crown lands (851 Yates Street, Victoria, phone: 387-5011). There is a \$50 application fee.

Anderson said that unless a major problem arises, most applications are passed. Once an application has been made, a fairly in-depth look at the proposal is undertaken. A field inspector will go over the plans in his office and often attend at the site. The inspector may wish to discuss the proposal with the property owner, making suggestions for changes.

The application is further referred to the Islands Trust, the federal fisheries department and the Canadian Coast Guard.

Anderson said the ministry looks to keeping the development as narrow as possible — i.e., owning 200 feet of waterfront land does not mean the permitted development will be that wide.

"We encourage people to keep it small," Anderson said. "Of course, we recognize a 30-foot boat needs more space than a 15-foot boat."

Once the application is approved, 'rental' of the land will cost an average of \$40 to \$60 per year, depending on the size of the development.



*Fulford Marina is an example of commercial waterfront activity*

### On Outer Gulf Islands

## Building permit activity jumps above 1987 figures

While total values for building permits issued between April and June on Salt Spring Island have remained steady, permit activity on the Outer Gulf islands has jumped way above last year's statistics.

Salt Spring Island figures show a 15 per cent drop in the value of permits issued from April to June, compared to last year's figures. Total value in 1988 amounted to

\$2.6 million, as opposed to \$3 million the year before.

On the Outer Gulf Islands, however, figures show a 26 per cent increase in the value of permits issued between April and June. Total for this year is approximately \$2 million, compared to \$1.6 million in 1987.

In the year-to-date totals (January to June), Salt Spring figures are still way above last

year's totals, resulting from a hefty boom earlier in the year. As the statistics indicate, permits issued during that period were up 43 per cent over last year on Salt Spring: \$6.2 million compared to \$4.3 million in 1987. The Outer Gulf Islands show a three per cent increase, moving from approximately \$2.7 million in 1987, to \$2.8 million this year.

Details of Outer Gulf Island permit activity between April and June are as follows (January to June totals are listed in parentheses): three commercial, \$176,600 (six, \$268,184); 126 residential, \$1.8 million (189, \$2.76 million). Included in the residential building permits are 28 (39) single-family dwellings.

Details for Salt Spring are as

follows: three commercial, \$18,000 (nine, \$773,420); four industrial, \$76,072 (year's total is the same); 137 residential, \$2.5 million (251, \$5 million).

Residential permits issued between April and June included 21 single-family dwellings (33 to date), eight duplexes (year's total is the same) and seven mobile homes (nine).



## Your guide to Gulf Island properties

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- There's too much deck
- Buyers don't want studios anymore
- The price is too low

**ARGUE THIS OUT WITH DONNA REGEN — 537-2845**

**ONE OF A KIND**



Only the best of everything was used 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 inside with cedar shakes and shingles outside. There are some 2000' of sun decks 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. Price \$218,000 MLS.

**WALK TO THE HOPE BAY DOCK**

It's just a short walk to the Government dock at Hope Bay on North Pender from this very attractively treed .61 ac. parcel across the road from the sea. Driveway roughed in plus a 4 gpm. well. \$19,500 MLS.

**SOUTH SALT SPRING ACREAGE**

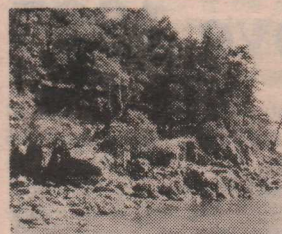
This 4.27 acre parcel is close to Beaver Point and Ruckle Park and there is beach access nearby. The property is open, sunny and has some arable areas and some rocky higher ground. It borders on a park for extra privacy. \$35,000 MLS.

PLEASE CALL DAVID DUKE AT 653-4538.

**VESUVIUS BUILDING LOT**

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

**PRICE REDUCTION!  
GANGES WATERFRONT**



1/2 acre of south facing waterfront providing excellent deep water moorage. South slope overlooking sea offers ideal solar and building site. Drilled well, pump and pumphouse, roughed in driveway and travel trailer included. Now \$105,000 MLS.

**WATERFRONT FARM AND/OR RETREAT ON 3 TITLES**



Wonderful private weekend retreat hidden away at the edge of over 1100' of tidal waterfront. Over 14 acres in total plus a year-round stream and a caretaker's cottage. Offers great hobby farm potential. 3 separate titles (9.37 acres of fields, 3.27 acres with houses, 1.73 acres of trees). \$170,000 MLS.

**NEW SMALL ACREAGE**

1.27 ac. south facing property on Cranberry Rd. on NSSWD, Maxwell Lake water, nestled amongst larger acreages. Private. \$23,900 MLS.

**BUILDING LOTS**

**DON ORE** - Outer Island views. This .46 ac. lot is on community water system close to village. \$29,900.

**REYNOLDS ROAD** - 2.95 ac. roughed-in drive on south island. \$35,000.

**SOUTHBANK DRIVE** - .72 ac. lot with roughed-in driveway to building site, southwest exposure. \$27,000.

**TRINCOMALI HEIGHTS** - .61 ac. on water system, lots of arbutus and rock outcroppings, good southwest exposure. \$28,500.

**SEMI-OCEANFRONT BUILDING LOT**

Facing Trincomali Channel and Wallace Island. Located on North Beach Rd. .96 ac. \$53,500.

**BUILDING LOT 1 ACRE**

**\$25,000** - 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.

**SANTY G. FUOCO  
537-2773**



**MASSIVE STONE FIREPLACE & STAINED GLASS WINDOWS**

Adorn this charming log home. Leaded doors, ceramic tile kitchen floor & counters, cosy airtight woodstove & vaulted ceilings complete this emotionally appealing home. Just listed at \$89,900.

**OH, THOSE VIEWS!**



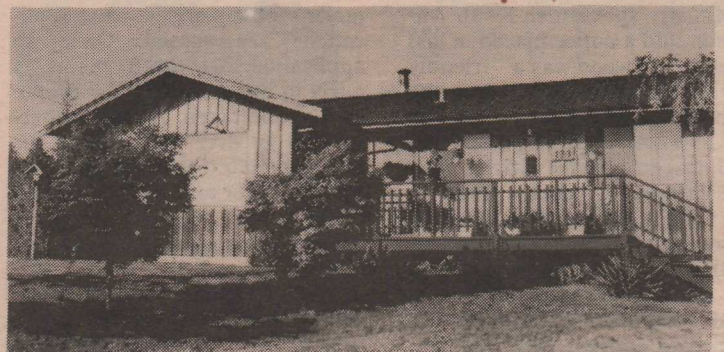
**HAVE YOU EVER DREAMED ATOP A MOUNTAIN?**

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.

**6 LOTS FOR \$33,000 or 2 TITLES FOR \$16,500 EACH**

**CHEAP — CHEAP — CHEAP**  
Each lot is .25 ac. Purchaser to provide own water & septic field.

**ONE LEVEL OCEANVIEW HOME - \$95,000 mls**



This very comfortable home features large living room, sep. dining room, good-sized kitchen, utility rm., 2 bdrms., fully developed lot with many trees, shrubs, easy care plus fenced veg. garden. This is a new listing and would appeal to those retiring to the island.

**NEW HOME UNDER CONSTRUCTION**



This home will be located on a small acreage (3.60 acs.) midway between Long Harbour and Ganges Village. Great S.W. exposure and view to be developed as home nears completion. Many features: 3 BRs., fam. rm. with fireplace, 2 car carport. Good opportunity to express your choice of finish. Completion expected mid-September. \$179,000.  
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**BE THE FIRST ...**



... to see this bright 2 bdrm. skylit home. It is situated on 5 acres which have been left in their natural state. Ideal for holidaying or retreat! Asking \$85,500 MLS.

Please call HENRI PROCTER for more details - 537-4273

**PENDER ISLAND LAKEFRONT**



Relax in the sunny southern exposure of this gently sloping lakeside lot. Only \$19,900.

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**IT'S NOT ORDINARY - IT'S UNIQUE**

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**PRIVATE WORLD**

Build your home in this peaceful, quiet location. Sunny and private 0.90 acre. Driveway in, piped water available. Oh yes, there's also a SEA VIEW! \$24,900 MLS. CALL PAT



**NORTH SECRETARY ISLAND WATERFRONT**

Beautiful 1.22 acre strata lot with approx. 146' of S.W. facing lowbank foreshore. Includes 1/4th share on entire 140 acre island with community system. \$40,000 MLS. CALL SYLVIA OR ARTHUR



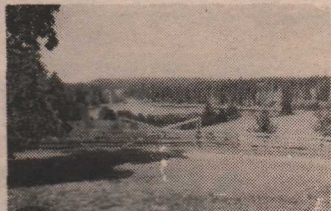
**VESUVIUS WATERFRONT ACRE**

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



**COSY HOME ON 1.80 ACRES**

This interesting home in Fulford Valley features large family kitchen with lovely pastoral and mountain views. The 1.80 acres are fenced, sunny and mostly level with fruit trees and good garden soil. This property is near Fulford tennis court and only minutes away from beach, marina and village. \$85,000 MLS. CALL DARLENE



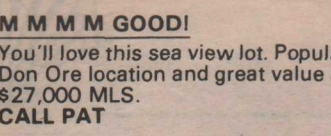
**LAKEFRONT ESTATE WITH 7 ACRES C4 ZONING**

There is tremendous potential on this 22.73 acres of beautiful farm property as it has 7 acres in C4 zoning allowing for a resort, campsites or restaurant. There is a large, comfortable 5 BR., 2 1/2 bath home with views over rolling fields to the picturesque lake. Excellent location, close to village. Asking \$450,000 MLS. CALL TOM OR ARTHUR



**6.83 ACRES OF WATERFRONT**

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



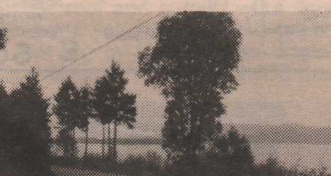
**M M M M GOOD!**

You'll love this sea view lot. Popular Don Ore location and great value at \$27,000 MLS. CALL PAT



**IDEAL FAMILY HOME**

3 BRs., 1 1/2 baths., living/dining room, plus family room, large daylight basement, quiet sunny ONE ACRE, almost new, some minor finishing needed - excellent value at \$89,000 MLS. CALL SYLVIA OR ARTHUR



**SEMI-WATERFRONT LOT**

Lovely sea views from bldg. site across quiet road from Trincomali Channel, on water system & hydro. \$55,000 MLS. CALL SYLVIA OR ARTHUR

**ACREAGE-SUNNY SOUTH END**

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



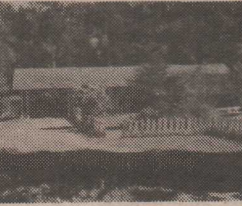
**COSY LITTLE CABIN**

Situated on 10.07 acres of super land, lots of timber, greenhouse, chicken houses, workshop and a cute little cabin. Offered for sale at \$59,900 MLS. CALL EILEEN



**SOUTHERN BEAUTY**

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



**BOOTH CANAL WATERFRONT 3.33 ACRES**

Tranquil, tidal waterfront. Wonderful bird and wildlife watching when tide is on the ebb. Come see this 3 bdrm., well-kept rancher on 3.33 level acres. \$110,000 MLS. CALL GARY



**FULFORD VALLEY**

39.85 acres of some of the finest agricultural land on Salt Spring. Located in the Fulford Valley, this property is offered for sale at \$180,000 MLS. CALL EILEEN

**CUSHEON LAKE ROAD**

A delightful location for building on this .48 acre lot overlooking Cusheon Lake. Warm swimming, fishing, canoeing just across the road. List price \$24,000 MLS. CALL JANET

**PARKLIKE ACREAGE**

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



**LOWBANK WATERFRONT**

Enjoy sea life, marine traffic, swimming, boating, fishing from this rare 0.47 acre with 100' of sandy beach. Beautiful views of Fulford Harbour, marina, stores and ferry terminal nearby. A bargain at \$59,900 MLS. CALL DARLENE



**ACREAGE IN FULFORD VALLEY**

Very nice 30 acre parcel in the lovely Fulford Valley. This property is one of a kind with large pasture area and a picturesque old barn. The remainder is gently sloping and well treed. \$180,000 MLS. CALL DARLENE



**PRICE REDUCED TO \$79,900**

Large 3 BR. family home, sunny & warm S.W. exposure. Centrally located close to tennis courts & golf course. On paved road. Asking \$85,000 MLS. CALL BECKY



**OCEAN VIEW HOME WITH TENNIS COURTS**

4 BR., 2 bath home overlooking Ganges Harbour. South exposure. Located close to public beach access. Walking distance to Ganges. Asking \$135,000 MLS. CALL BECKY



**WATERFRONT LOTS FOR BOATERS**

Don't wait till it's too late. Four of these sold last week at Musgrave Landing. 1/2 acre lots with marina included. Some of the most impressive scenery in the Gulf Islands. Priced from \$69,800 MLS. CALL BRIAN



**PRICE REDUCED TO \$64,900**

Where can you find 4 bedrooms, 3 bathrms., rec. room, sauna, separate garage and more for such a low price. If you want value for your dollar, let's view this double wide on a basement. MLS. CALL BRIAN



**WOW - WHAT A VIEW!**

It's panoramic and includes the outer islands, Active Pass, Ganges Harbour, Mt. Baker and more. Serviced with water, power and cable TV., 0.64 acre for \$58,000 MLS. CALL BRIAN



**TRINCOMALI SEAVIEW & SUN**

A well-built family home with full basement. Enclosed garage, workshop, woodshed, greenhouse, chicken house; plus chickens, fruit trees, excellent sunshine and lovely seaview. \$88,000 MLS. CALL ANNE



**EXQUISITELY APPOINTED HOME**

High quality - many specialized features and appointments. Sunny rural acreage. 2900 sq. ft. on one level. 4 BRs., sitting room, dining room, family room, large gourmet family kitchen. \$225,000 MLS. CALL ANNE



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**FULFORD HARBOUR**

I have recently sold these south end properties but I still have several qualified buyers who are still looking. If you are contemplating selling in the near future, please contact me for a current evaluation.

|   |   |
|---|---|
| <b>SOUTH RIDGE DRIVE</b><br>4.96 acres - \$39,900                               | <b>WEBSTER ROAD</b><br>Small contemporary home on 2+ acres - \$76,000 |
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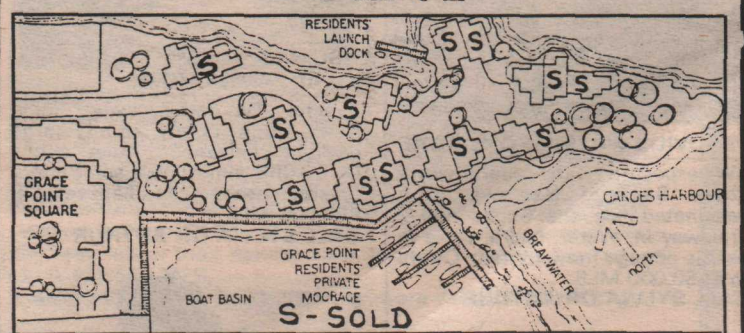


**BE CAREFUL ON POOL SLIDES**

If you enjoy pool slides, use feet-first entries. This is important because most slides are placed in shallow water areas. A head-first descent may result in serious injury. To protect your head, always slide feet-first.



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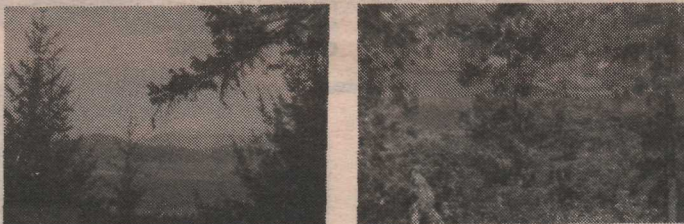


Write:  
**Ducks Unlimited Canada**  
1190 Waverley Street  
Winnipeg, Manitoba R3T 2E2

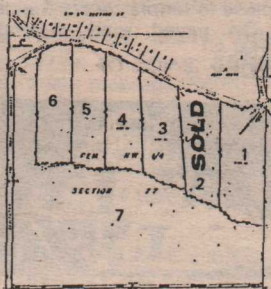


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ACREAGE WITH OCEAN VIEWS  
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Spectacular ocean and lakeviews. These properties offer sweeping views of the Gulf Islands, Mt. Baker and picturesque view of Cusheon Lake or Ford Lake. Plenty of arable land and timber on these sunny acreages.



- Lot 1 — 12.47 acres — \$59,000 mls.
- Lot 2 — 10 acres — SOLD
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- Lot 4 — 10 acres — \$65,000 mls.
- Lot 5 — 10 acres — \$66,000 mls.
- Lot 6 — 10 acres — \$72,000 mls.
- Lot 7 — 68 acres — \$180,000 mls.

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For convenience? Minutes to Ganges on quiet cul-de-sac, this 1332 sq. ft. 2 bedroom home has harbour and mountain view, stone fireplace, sundeck, full basement, soil furnace, attached garage on 0.27 acre. Four appliances. Asking \$82,000. 537-4220.

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**OCEANVIEW LOTS**

\* Prime parcel on Don Ore Rd., just a hop from Ganges. Fantastic Harbour and Islands views, all services available. Not many like this one left! Great value at \$36,500 mls.

\* One of the very few view lots left at Vesuvius, .75 acre of privacy in top area, plus cul-de-sac location. All services at lot line, and you can walk to ferry, store, beach or pub. Priced to sell at \$27,000 mls.

**HORSES, ANYONE?**

This 17 acre farm is made for them! Fenced and cross-fenced pastures, heritage pole barn (very sturdy), 2 BR. home with full basement and extra large and deep pond all combine to create a veritable paradise for your animals. Owner may help with financing. Terrific value at \$159,000 mls.

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**FARM**

50 acres of south facing view farmland. 4 bedroom cottage, good barn. About 15 acres in pasture. Excellent well. Seasonal creek & pond. Subdividable. For those looking for superior acreage, this is it. \$265,000 mls.

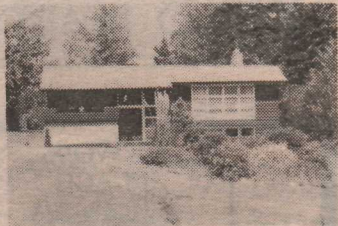
**ACREAGE**

Make an offer on this 5 acre parcel off Long Harbour Rd. Has 'potential'. Asking \$29,000 mls.

**VIEW ACREAGE**

10 acres of fantastic views. Driveway in & building site cleared. This is a bargain at \$53,500 mls.

**DAVID WILLIAMS**  
537-5568 or 537-9510 or 384-0230



**DON'T BE DISAPPOINTED BY A 'SOLD' SIGN**

Excellent family home with 2500 sq.ft. of living space. Nicely landscaped gardens. Potential duplex. Also ideal for bed & breakfast. Superb ocean view from living room and sun decks. \$95,500.

**MOST FOR THE MONEY**

½ acre of level nicely treed property. Good sunny area. Only a short walk to beaches. \$15,500.

**ONE OF A KIND**

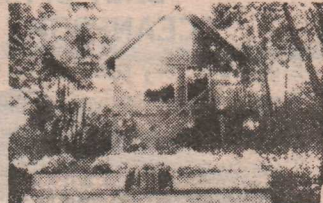
7½ acres of incredible view property. Very sunny, gently sloping pasture land. Great investment property. \$120,000 MLS.



**COUNTRY LIVING WITH REVENUE**

If you love flowers, a wide selection of fruit trees, and landscaped gardens then this 3-bedroom house on 3.5 acres is for you! A self contained, well established Bed & Breakfast brings a year-round revenue and several small outbuildings will house sheep, chickens and ducks if you so desire. The seasonal pond and creek add to this pastoral setting. This estate offers a little of everything! Don't pass this opportunity \$129,000 MLS.

For further information call  
**FINN RONNE**  
537-5568 or 537-4072



**YEAR 'ROUND VACATION HOME YOU WON'T WANT TO LEAVE!**

Creative placing of windows allows all day sunshine in this year-round vacation home. Nestled in the woods this 2 bdrm. wood home is just minutes from swimming, boating and fishing on St. Mary Lake. \$71,900 mls.



**CHARACTER HOME IN GANGES CORE AREA**

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



**LOADED WITH PEACE & QUIET ... THE SOUND OF THE BREEZE**

Sunny, southend 3.38 oceanview acres with spacious home. 2 level, 3 bdrm. home has a 3-car garage, workshop and a garage for motorhome. Waterfront and beach access too! \$174,500 mls.



**THE CHARACTER OF OLD — THE CONVENIENCE OF NEW**

This delightful home is almost 2000 sq. ft. on two levels. There are many features in the home like enuites with dressing room, centre hall plan, private family area and more. All services and it's close to beach and lake - great family area. Full price \$99,000.



**CUT & COSY COTTAGE — FULFORD**

This cottage was built to move. If you have a lot and can't afford to build then this may be the answer. \$12,900.

**PRICED FOR A QUICK SALE — SO DON'T BE A SLOW POKE!**

New listing just a few minutes walk from St. Mary Lake. Wood has been used extensively throughout this 2-storey Cape Cod style home. Large wooded lot ensures privacy. Call today. \$67,900 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.



**STRATEGICALLY LOCATED 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.



**JUST WHAT THE DOCTOR ORDERED — PEACE, FRESH AIR AND SUNSHINE**

Sweeping seaviews are enjoyed from this large home on private acreage. Would be perfect for family with live-in help, or suitable for a private clinic or group home. Come and look at the possibilities! \$179,000 mls.



**A BIG OLD-FASHIONED VERANDA FOR LOVELY SUMMER EVENINGS**

This refurbished spacious character home done in the 'arts and crafts' tradition (William Morris) sits on 2 ocean view acres. To return it to its 1912 glory, the old woodwork was uncovered; floors were stripped and finished and new wiring, plumbing plus a new roof and gutters were done. Private yet minutes from town ... curl up in front of the original fireplace this fall! \$139,000 mls.



**OWNER HAS BOUGHT**

Country home on 5 acres has attractive woodwork and finishing throughout. Pond and good arable area. Price reduction puts it below reproduction cost. Don't be a slow poke! \$112,900. \$107,900 MLS.

**NEW WATERFRONT LISTING!**

1.42 acs. in sunny Vesuvius. Sweeping views from this high bank property over Stuart Channel. Road roughed in to building site. Septic field for 3 BR. home. Approx. 175 ft. of waterfront on Vesuvius Bay. \$125,000.

**BEST BUY! NOW \$43,000!**

**30 GAL./MINUTE WELL!**

Incredible water supply for all your farm or market garden activities! Ideal 5 acres parked out & cleared, sunny & private yet close to village. Considerable development including 2 attractive building sites (home & cottage), driveway roughed in, 2 ponds, etc. Only \$47,000. Bring offers!



**FOR RETIREMENT**

\$76,900 mls. — Cosy 2 BR., no-step retirement home near Ganges. Large LR with brick FP, full length deck overlooking ocean view of Ganges Harbour, separate workshop. Only \$75,900 mls.



**VENDORS ANXIOUS TO RELOCATE**

Traditional elegance & maximum privacy are yours in this handsomely appointed custom home in St. Mary's Highlands. Enjoy the delightful views of St. Mary's Lake from the master bedroom or distant views of Porlier Pass from LR, DR, kitchen & family room. No stairs to climb! Now only \$139,000.



**BEST BUY IN WATERFRONT!**

Cosy 2 BR. skylit home with just a few steps to your own shale beach. Close to Vesuvius yet very private. Enjoy warm swimming & fishing. Moor your boat at your doorstep! Only \$119,000 MLS.

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



**LOCAL HARDWARE STORE**

Does an excellent business and has a secure long term lease. A great family operation. \$75,000 mls.

**LOG CABIN HIDEAWAY**

Tucked away on 2.5 acres in the southend, this 2 bdrm. cabin has a new roof and new gutters. \$59,000 mls.

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

# Become a UNICEF Volunteer



Ma Hla Hla, Burma

For both of you!



Andrea Martin Actress and Unicef Volunteer

## Unicef Canada



1-800-268-6364



## GRACE POINT

### SALT SPRING'S ONLY OCEANFRONT TOWNHOMES

Enjoy the very best of the Gulf Islands: superb waterfront location, private residents' moorage, spectacular harbour views, sunny decks just steps from the ocean. Twenty-one exclusive townhome residences now under construction for 1988 occupancy. Two bedrooms, dens, luxury features and exceptional design. Excellent choices still available from \$194,500.

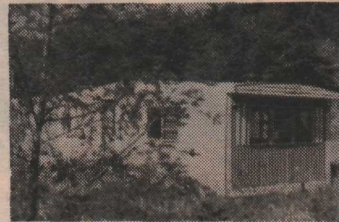


ISLANDS REALTY LTD.  
BOX 454, GANGES, B.C. V0S 1E0  
(604) 537-9981

**OVER 50% SOLD**

## SPENCER FOR HIRE

**MOBILE HOME** — 1970 - 66 x 12 - 2 bedrooms - \$12,000. Consider these combinations!  
1. Purchased with 1/2 ac. serviced lot - \$37,000  
2. With 2 ac. view property - \$46,000  
3. With 5 ac. treed hideaway - \$51,500.



Please call **JIM SPENCER** — 537-5515 or 537-2154

**NRS SALT SPRING REALTY LTD.** Box 69, Ganges, B.C.  
149 Fulford-Ganges Rd.



### 4 EASY STEPS TO QUALITY LIVING AT BRINKWORTHY PLACE

1. Call us for a tour of the new display home and social centre.
2. We will provide a market evaluation on your existing property (no obligations).
3. Through the Century 21 Marketing Plan we can find a purchaser for your property.
4. When you have a firm sale on your property, we will arrange to have your new custom home ready for occupancy.

CALL **TOM, BECKY** or **BRIAN**  
Coming soon — Open house, August 20th. More details next week.  
**THE MORE YOU LOOK, THE MORE YOU'LL LIKE THE NEW BRINKWORTHY PLACE**

1101 GRACE POINT SQUARE  
P.O. Box 454  
Ganges, B.C.  
V0S 1E0  
**537-9981**  
FAX #537-9551



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**BLANKET CLASSIFIEDS** 25 WORD AD ONLY  
**\$ 149<sup>00</sup>**

**Gulf Islands Driftwood**  
**537-9933**

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

## SMALL WORLD REAL ESTATE COMPANY INC.

**A PLACE TO SPREAD OUT AND GROW** — plus excellent long or short term investment. This 8.5 ac. with Residential zoning has arable soil, lots of water, sun all day, and wind protection. The pretty treed creek and deep pond add to the natural beauty. Distance views to south and west. Build your estate and hobby farm or subdivide several lots and keep a small piece for yourself. Easy access from two roads. \$129,900.

**TWO BEST BUYS ON THE WATERFRONT:**  
— 1.12 ac. w/140 ft. sandy beach & Mt. Maxwell water — \$85,000  
— 1.8 ac. w/300 ft. sand & pebble beach & drilled well — \$90,000  
Both are easy to build on as they are mostly level. Each has good soil, some nice trees and privacy.

**LOOKING FOR A PRIME, LONG TERM INVESTMENT?** Here are 35 acres of Commercial Zoning with very interesting potential. Suitable for holding or immediate first phase development. Ask for details.

**LAKEFRONT RESORT** with family home. Prime sunny, sandy beach. A pleasant way to insure your future. Ask for details.

2 - 2 BR. homes on paved road between lake & sea, close to school, store & gas station. One has sea view, the other a large wooded lot. Live in one and collect excellent rent from other or rent both and hold a good investment in your future. Separate titles. Both for \$92,500.

**NEW ON THE MARKET** — 2 BR. single-storey duplex. Very private w/large wooded lot. 4 appliances, skylight, deck. Ideal for young couple or retirement - \$53,500.

**PRESTIGIOUS HOME SITE** — Maracaibo free hold — 2 ac. south facing. Paved road, natural landscaping. 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.

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

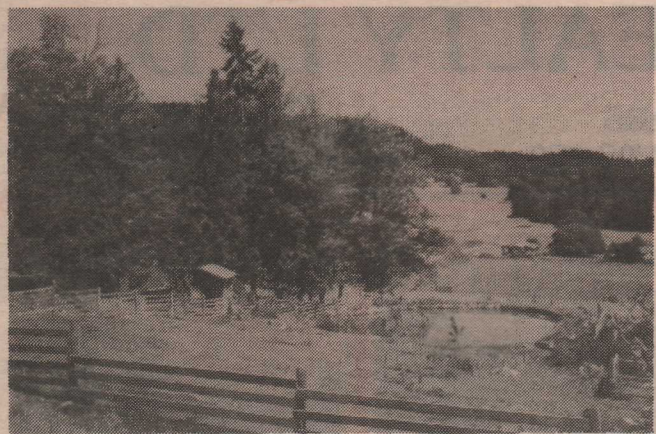
**GALIANO ACREAGES** — 9 plus ac. w/spectacular views. On paved rd. Access to beach. \$58,000.

**THORBURN PLACE** — piped water, paved road.  
— 5 acres - \$22,000  
— 10 acres - \$29,000

Vendor anxious to sell - bring your offer.

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 sun decks 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

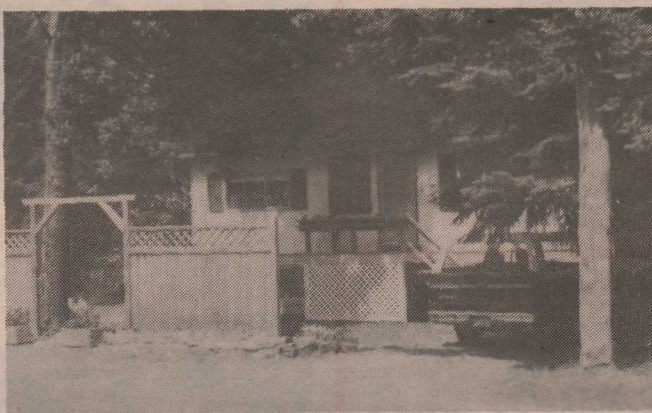


**537-5537**



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

**EASY LIVING**



**READY TO RETIRE?**

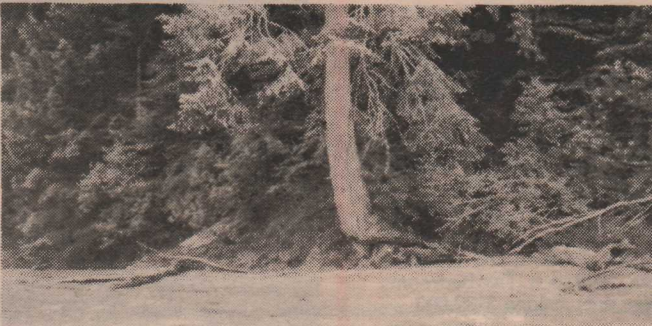
First time investment? Need a central location? Like to swim? This lovely little home is for you. Give me a call - I'd love to show it to you. \$79,900.

**PHYLLIS FETHERSTON**  
537-5537, 537-2095

**ACREAGE - ACROSS FROM THE BEACH**

- Over 1 1/2 acres of parklike property
- Located in the Maracaibo neighbourhood
- Serviced by a good well with hydro and telephone to property line
- Paved road
- Across the road from the swimming, beachcombing and moorage provided by Long Harbour
- In an area of good homes
- Offers to \$35,000

**WATERFRONT**



**WITH THE BEST MOORAGE ON THE ISLAND!**

- One acre in Long Harbour
- Good well
- In an area of attractive homes
- B. C. Government Assessment - \$55,000
- Anxious vendor
- Offers to \$57,500

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

1. Waterfront lot - 1/2 acre Booth Canal - \$38,000
2. 69 acres - subdividable into 12 lots - \$120,000
3. 2.4 acres - terrific oceanviews, good area - \$53,000
4. 20 acres - subdividable into 4 lots - \$75,000
5. Commercial - 6 lots McPhillips Ave. - \$540,000 **SOLD**
6. Commercial property in Ganges - .90 acre - \$200,000
7. Excellent West Coast style view home on 1.16 acres - \$139,000
8. Hobby Farm - 5 acres, barn, 3 bdrm. home, fenced - \$120,000
9. How about a 3 bdrm. home on 1/2 acre - \$54,000. Mobile conversion in perfect shape!

**KEVIN BELL**  
537-5537 (o) or 537-5833 (h)

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.

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**FULFORD HARBOUR**

**IT'S HARD TO BELIEVE BUT ...**

over 2.5 acres of land with vendor financing at 10% interest over 4 years and a good well.

**ONLY \$25,000 CONTACT:**

**DENNIS O'HARA**

653-4633 (24 hours)  
537-5537 (Ganges Office)  
Miller & Toynbee Realty Ltd.

**A GEM! IMMACULATE FAMILY HOME**



Beautifully kept inside and out, this home is a joy to show. 2200 sq. ft. of quality construction on two levels plus crawl space. 3 bdrms., separate laundry room, huge family kitchen with Franklin stove, enclosed double garage with loft, greenhouse. Level, arable .64 acre with established garden and mature shrubs overlooking a lovely pastoral view of one of the island's largest family farms. Owners have been transferred. Price reduced to \$119,900 (MLS) but try an offer!

**DONNA REGEN, C.G.A.**  
(604) 537-2845



**GULF ISLANDS REALTY LTD.**

Box 750, Ganges, B.C. V0S 1E0 537-5577

**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.

CANADIAN CANCER SOCIETY SOCIÉTÉ CANADIENNE DU CANCER



BRITISH COLUMBIA AND YUKON DIVISION

**CANADA YOUR CARE IS SHOWING.**



Community water and sanitation projects - part of today's CARE package. For your continuing financial support, thank you, Canada.

**CARE IN ACTION**

TO MAKE YOUR TAX-DEDUCTIBLE DONATION, WRITE TO CARE CANADA, P.O. BOX 9000, OTTAWA K1G 4K6.



# 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

### A MUST TO SEE

If you are looking for seaview acreage then call today to view this 24.3 acre parcel. Drive through the natural timbers by way of an easy access road. Drilled well, choice building site, and a tranquil setting. Build your dream home from the timber on this property. Asking price \$120,000.

### MOVE RIGHT IN



- 1400 sq. ft. modern living
- daylight basement
- 1/2 acre on quiet cul-de-sac
- three bedroom, 2 1/2 baths, large kitchen

**MAKE YOUR OFFER TODAY**

### INVESTORS



Don't miss this one. Great revenue from this strata duplex on fully serviced lot. Three bedroom, large living room and dining room. Full bath plus large utility room. Walk to ocean. Call today for further information. Asking \$139,000.

**MAGGIE SMITH 537-2913**

### BED & BREAKFAST



Family home, 5 bedrooms (2 for B & B), 5 sunny acres, view & pond. Beaver Pt. area. Excellent family business at \$149,000 MLS.

### OCEAN & LAKE VIEWS



Architect designed 3 bdrm. home, beautiful atmosphere, lovely landscaped lot enjoying sunshine & privacy; domestic water. Good value at \$149,000. NOW PRICED AT \$139,000.

### WATERFRONT & MOORAGE



Long Harbour protected moorage, approx. 37 acs., 1385' waterfront, excellent beach with lowbank; excellent views of Ganges Harbour & Ganges Hill; sunshine with privacy; an IDEAL WATERFRONT ESTATE: possibly subdividable as freehold or strata. LIST PRICE \$429,000.

**GIL MOUAT 537-9272**

### DON'T LET THIS ONE SLIP BY

- 2.8 acres, treed rocky knoll
- three bedroom house nearing completion
- price below appraised value
- \$82,900

### THREE GOOD BUYS UNDER \$75,000

- .57 acre in a developing neighbourhood in Ganges
- two bedrooms, basement
- paved drive, sewer
- \$73,000
- .49 acre across the road from St. Mary Lake
- two bedrooms, large living room
- established gardens, sundeck
- \$74,500

- 2 bedroom trailer, excellent shape
- 5 acres, city water
- close to school, lake and store
- \$62,500

### HE SAYS SELL

- level treed 5 acres
- roadway across entire length
- roughed-in building site
- \$39,000

**NORMAN ROTHWELL  
537-5103**

### ROOM FOR EXPANSION

New listing - 2 bedroom home with full basement, ready for expansion. The main floor is bright and features two bedrooms, living room with airtight heater and good-sized kitchen with separate eating area. Walk to the beach only a couple of blocks away. \$69,000.

### S. W. FACING WATERFRONT



30 acres!!! One of Salt Spring's last large waterfronts - at Musgrave Landing. The frontage is level and lowbank with expansive views of Sansum Narrows and Vancouver Island. The back of the property offers alternative building sites with impressive ocean views. \$139,000.

**STRICK AUST 537-5828**

### SEAVIEW HOME



Immaculate home in the Hundred Hills area, 1400 sq. ft. Two bedrooms with large den. Asking \$139,000.



Three bdrms., oak cabinets, carpet floors, heatilator fireplace, large sundeck on 2.3 acres. Asking \$149,000.

### GIFT AND CRAFT SHOP

High traffic area, good lease on waterfront property. Excellent opportunity to be your own boss in an ever-increasing business. Asking \$20,000.

**BOB TARA 653-4435**

### BEST BUY WATERFRONT



- walk to town
- .63 acre, 2200 sq. ft. home
- with guest suite
- near sailing club
- watch boats go by
- excellent value
- \$139,000

### GORGEOUS OCEAN VIEWS



- overlooking Active Pass
- well-built 3 bdrms.
- "A" frame style
- rec. room and workshop
- private, parklike .79 acre
- asking \$79,500

### AFFORDABLE STARTER



- \$45,000.00
- could be weekend getaway
- .50 acre, mini farm
- seasonal creek
- 2 bdrm. cabin
- near Walker Hook

**PAUL GREENBAUM 537-5064**

### PROPERTY TO BUILD ON



An excellent selection of serviced lots and small acreages to choose from. Prices range from \$23,000 and up.



Waterfront acreage to suit your needs - look now while the selection is at its best. Priced from \$135,000 and up.



Call me and inquire about the business opportunities on the island and you will be surprised!

**JIM SPENCER 537-2154**

### WATERFRONT



Tidal waterfront hobby farm with barn & animal area separated from waterfront home. Small boathouse at water's edge. Offered at \$110,000.

### SPACIOUS HOBBY FARM



Two storey, 5 bdrm. family home with view of Trincomali Channel. The land is 3 - 1/3 acs. 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 sun room, 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.

### FULFORD VALLEY



3 bdrm. family home on 10 acres of excellent soil. Extra large garage plus a large workshop. Offered at \$167,000. Viewing by appointment only.

**CONTACT RUSS CROUSE  
537-5515 or eves. 537-5203**

### LARGE LAKEVIEW FAMILY HOME



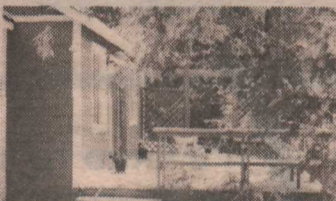
Solid 3 bdrm., split level, full basement on .78 ac. corner lot. Cement driveway, garage/workshop, cement decks. Rock fireplaces in dining room and sunken living room. Built-in counter top stove. Modern kitchen. All appliances included. Price \$115,000.

### NORTH BEACH WATERFRONT



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

### COTTAGE ON 1 1/2 ACRES



Ideal weekend and vacation studio of 360 sq. ft. with large deck on sunny 1.59 acres. Has own drilled well, power, phone and seasonal creek. Pleasantly wooded and close to beach access. Easy to rent in off season. Only \$48,500.

**Please call DICK TRORY at 537-2236.**

### WATERFRONT - SCOTT PT.



FRANK LLOYD WRIGHT GLASS HOUSE - designed by a well known local architect on prestigious Scott Point, Long Harbour. 1300 sq. ft. upper level, 500 square feet lower level. THIS CUSTOM DESIGNED HOUSE, built to the highest specifications, is a showplace. Three of the four sides, including that facing the sea, are of thermal glass, permitting closeup views of the ferries, yachts, and other pleasure boats that pass back and forth. ENTRANCE is on Marina Crescent, with 164 feet of lowbank waterfront. It has a unique kitchen designed to catch the sunlight in all seasons; dining room, laundry room, living room with Cathedral entrance and fireplace; two bedrooms and two

bathrooms containing shower and bath tub, many closets, custom-built shelves and skylights. A DECK COVERS three-fourths of the house. Lot size is .63 acre, with a shake roof. House is blended to the site, landscaped by nature, with a mini-forest of young Douglas fir screening it from the sea. Lower level is a counterpart of the upper level, 85% finished, capable of being an entire sunlit apartment by itself. EASY ACCESS is possible with addition of moorage. Vancouver Yacht Club marina is half-mile away. **PRICE LOW IN RELATION TO ITS SUPERB QUALITY - \$295,000.00.**

**MEL TOPPING 537-2426**

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