

Area building boom expected to continue

Building permit values continue to show significant growth in the Capital Regional District (CRD), a semi-annual report from the district indicates.

The report says the value of building work is up 39 per cent in the first six months of this year, compared to the first six months of 1987. The CRD incorporates the "core municipalities" (Esquimalt, Victoria, Oak Bay and Victoria), the Saanich Peninsula, the Western Communities (Colwood and Metchosin) and the southern Gulf Islands.

Current construction trends, the report continues, are expected to continue through the next 12 to 18 months.

"Fairly steady development is anticipated to continue in the Gulf Islands, with major construction continuing to be in the residential sector," the report notes.

For the entire CRD area, residential construction has shown a two per cent decline in the first six months of this year when compared to 1987 figures. Compared to statistics for 1986, however, the current total is up by 49 per cent.

The report notes the CRD Electoral area (which includes the Gulf Islands) has experienced significant increases in residential permit values.

The total value of industrial construction permits, meanwhile, is up by 141 per cent in the period from January to June, 1988, in comparison to the same span in 1987. The City of Victoria continues to hold the highest share of the regional total in this area; however, Central Saanich, Colwood and Sidney have gained the most in construction value.

Commercial construction, the report says, has accounted for the majority of growth in the construction industry this year. Major increases in this area has been in Victoria, which accounts for 88 per cent of commercial building permits issued.

Institutional permit values have increased by 35 per cent overall in the first six months of this year, compared to the same time last year.

"Outside of the core area," the report says, "the largest growth in institutional construction has occurred in Langford and on Salt Spring Island."

The report also notes an increase in multi-housing applications, indicating some applications planned for Ganges are being held up due to a moratorium on additional water hook-ups in this area.

Construction activity of all kinds — residential, commercial, industrial — is booming in the Capital Regional District. Steady development is anticipated to continue in the Gulf Islands for at least the next 12 to 18 months.

Fire-fighters worry about homes in well-treed areas

Urban homes in forested areas have become an increasing problem for forest service fire-fighters, according to a recent report from the provincial ministry of forests and lands.

The report says many British Columbians favour homes which back onto forests, or other natural areas which are closely skirted by trees. For the homeowner, it's a "dream" living arrangement, but for the B.C. Forest Service it has the potential to become a nightmare.

A total of 500 people were

Homes near forests have potential for 'nightmares'

evacuated from their homes last year in the face of forest wildfires. A further 200 individuals were placed on evacuation alert.

Many of the homes threatened by fire were built in what is now being referred to as *interface zones*: urban areas of residential development near forests or other natural growth.

Because many of the fire

dangers attached to living in these areas can be reduced, the B.C. Forest Service has launched a two-pronged fire-preparedness program aimed at owners of urban homes, and at community fire-fighting agencies serving these areas.

The wild land interface program — entitled *Wildfire Beware and Prepare* — features two video

presentations. One is aimed at residents, and the other at fire-control agencies. The videos show the respective groups how to reduce fire risks and make evacuation plans.

The public and local fire-control agencies throughout the province can arrange to see the videos, and obtain a *Wildfire Beware and Prepare* kit, by contacting the

nearest forest district office. For Salt Spring, the closest forest district is located in Duncan: the number to call is 746-5123.

Colin Effa, superintendent of fire operations, recently said the information provided by the program will become increasingly important this summer, particularly in the province's south-central areas.

Drought conditions everywhere create fire potential, he stressed, echoing a warning by Forests Minister Dave Parker that fire dangers are not isolated in the B.C. interior.



Your guide to Gulf Island properties

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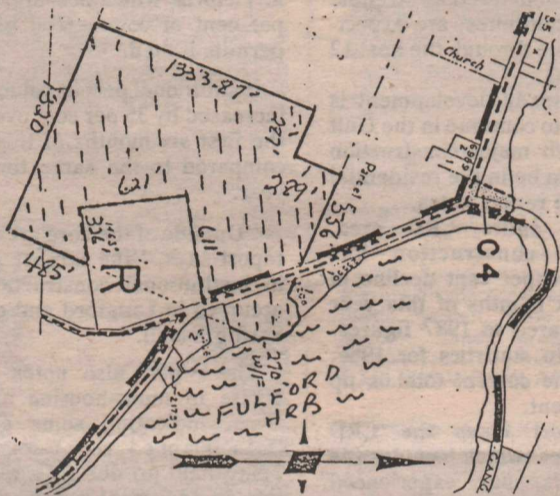
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Fulford Harbour Waterfront Acreage



Great opportunity to enjoy the open space of acreage along with the wonders of oceanfront — many options: develop, subdivide or joint ownership. Approx. 37 ac. of upland property with approx. 2 ac. of lowbank waterfront. Not many of these unique properties available. \$270,000 MLS.

ACTION WANTED



MAJOR PRICE REDUCTION COTTAGE IN THE WOODS

At an affordable price, this 2 bdrm. cedar home is situated on a prime natural lot on the sunny north end. Now **\$57,000.**

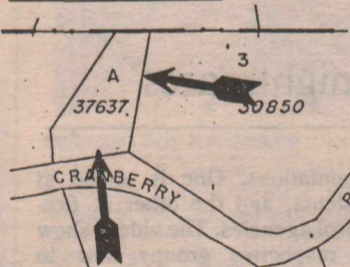
SEMI-WATERFRONT HOBBY FARM? WHY NOT? WALKER HOOK ROAD



24.8 ac. with over 900' of oceanfront agricultural zoned, with some good arable land that needs clearing. \$125,000.

For more information, or appointment to view, call: **SANTY G. FUOCO, 537-2773.**

THINKING SOLAR?



JUST LISTED - 1.28 ac. south facing lot, building site cleared, views of mountains and valley on community water system. \$23,900 MLS.

SUPERIOR VIEW LOT



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

SOUTH ISLAND ACREAGE



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

AFFORDABLE OCEANVIEW CHARACTER HOME



Large bright rooms, 2 bdrms. and den up, possibly 2 bdrms. down. Brick fireplace, hardwood in liv. rm. \$67,500. REDUCED TO \$64,900 MLS.

"SOLVANG" (Sunny Meadow) BED & BREAKFAST



\$229,000 mls. — Previously a long term care home, this property offers a 1300 sq. ft., 3 bdrm. owner's apartment PLUS: 6 bdrms., 4 bathrms., 2 bedsitting rooms each with bath and a self-contained cottage with bath. All immaculate. The grounds are lovely and it's an easy walk to town. Furnished and equipped. Ready to go. Unlimited potential!

A VERY SPECIAL HOME



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. Early possession possible. \$119,000 MLS.

COMPACT SPOTLESS OCEANVIEW BUNGALOW

\$79,900 mls. — Just minutes from town. This 2 level home offers 2 bdrms., bathrm. up and large family room, utility room, bathrm. plus large workroom which could be a 3rd bedroom down. Privately located at end of quiet cul-de-sac. Immediate possession possible.

DONNA REGEN, CGA (604) 537-2845

JUST GIVE ME LAND!

In a quiet area of Salt Spring. Approx. 5 acres of varied terrain, from rocky knolls for sunbathing to good soil for gardening. Sleeping cabin allows you to enjoy this property 'till you build. All this and highbank waterfront too. Best moorage on Salt Spring is just 1/2 block away. Asking \$74,900 mls.

FINALLY FREEDOM!! BE YOUR OWN BOSS

Now is the time to take over this **THRIVING BUSINESS**, featuring catalogue sales outlet, together with gift & card shop. Ask **JAN** about expansion opportunities and Christmas planning. \$79,900 - for your freedom!

YE OLDE SWIMMING HOLE

On 5 acres just minutes from Ganges. Ideal site for solar oriented home - lovely meadow, woodlot, creek, park-like setting and arable soil. All this and **VENDOR FINANCING TOO!** \$55,000.

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.

SATURNA ISLAND:

WATERFRONT - \$39,500?

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

GALIANO GOLFER WANTED!

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

For free catalogue, call **JAN MACPHERSON - 537-9894.**

STEPS TO THE BEACH

From this private 3 bdrm. home. Situated on .75 of an acre with a creek at your deckstep. Asking \$77,500 MLS.

HOUSE ON ACREAGE

This is a comfortable skylit 2 bdrm. home with a luxurious bathroom. It is situated on 5 acres that have been left in their natural state. Asking \$85,500 MLS.

PLEASE CALL HENRI PROCTER AT 537-4273 FOR MORE INFORMATION.

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.

PERFECT PENDER RETREAT



This well built 21' x 28' arched A-frame cabin is set in the trees, has sundecks on 2 sides and some sea glimpses. It comes with propane stove, 3-way fridge and all the plumbing fixtures to use when hooked up to the available sewer. Price reduced - now just \$29,500.

TWILIGHT ISLAND

The pure white shell beaches of this jewel-like island are less than 2 miles from the docks on Saltspring. There's a two year old, 880 sq. ft. cabin, a separate sauna building, a flushing outhouse plus a propane toilet inside, huge sundecks on both sides of the cabin and a new deep water dock. Clams, crabs and fish are literally "at your doorstep." There's a propane stove, fridge and lights, plus a 110 volt light plant. All major furniture and the generator is included in the price of \$165,000.

BRAND NEW!



Just moments away from Ganges and set in a sunny fertile clearing among stately cedars, firs and maples. This delightful new Cape Cod style home has 3 to 5 bdrms. A very few interior details remain for the new owners to finish to their choice and there is tremendous landscaping possibilities for this parklike setting. \$115,000 mls. **Please call DAVID DUKE at 653-4538.**

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Salt Spring Island**

Established Mobile Home Park in good location mid-way between Fulford Harbour & Ganges. 23 occupied pads, 3 RV sites plus residence home/office, bachelor suite & laundry. TURN-KEY operation, good cash flow. To view, CALL ED



**ST. MARY LAKE
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Exceptional 3000 sq. ft. executive home situated on 3.8 private acres. Southern exposure, very warm with walk on waterfront. Architect designed, sunken living room, rock F/P, w/w throughout with solarium, breakfast nook. Separate 1 BR. beachfront guest or rental house. Gardener's delight, large fenced garden, established berry bushes, and a variety of producing fruit trees. A very special lakefront opportunity. \$375,000. CALL ED



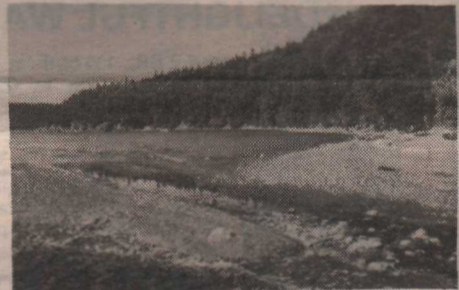
**TUDOR COUNTRY
HOUSE**

European influence with extraordinary attention to quality and detail. 2900 sq. ft. of one level living with 4 BRs., attractive country kitchen, separate living and dining room, den, tower entrance, 2 car garage. A pleasure to show. \$225,000 MLS. CALL ANNE



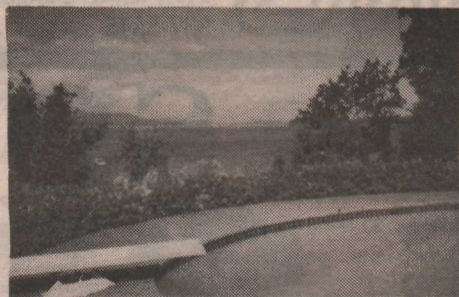
**MAJOR PRICE
REDUCTION**

EXECUTIVE SEAVIEW RETREAT
Enjoy breathtaking seaview panoramas of Active Pass and the Gulf Islands from this superb 3 BR. and family room contemporary West Coast executive home. Full ensuite, family room, spacious living & dining areas plus detached 2 car garage. Minutes from Ganges Village. Community water, paved driveway, cablevision. Fully landscaped, well maintained. LIST PRICE \$189,500 — \$169,500. CALL TOM



**AFFORDABLE
WATERFRONT**

ONE ACRE high bank W/F with easy access to super beach, minutes away. Warm swimming, superb sunsets, NEW DRILLED WELL - 2 gpm. \$84,900 MLS. CALL SYLVIA OR ARTHUR



**SUPERB ACREAGE
— WATERFRONT —**

4.2 acres of total privacy with a 2700 sq. ft. renovated home, heated pool, landscaped grounds with orchard, 110' of walk on beach for excellent swimming and a protected bay for good moorage. All this for \$425,000 MLS. CALL EILEEN



**SUPERIOR SOUTHEY
POINT SEAFRONT**

Spacious one-level home facing west on wooded 2 acres on the prestigious sunset side. Two bedrooms, two baths. Perimeter decks command fabulous views over very private beach to Vancouver Island mountains. Good summer moorage, warm swimming. \$349,000 new MLS. CALL TOM



**WESTON LAKE
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An exciting new home with charming Old World atmosphere on 19.82 acres with barn and stabling for 4 horses, large separate workshop with loft, pasture, woods and lakefront for fishing and swimming. Spacious rooms throughout, 3 BRs. all ensuite, large billiard room, sunny mezzanine family room, and many other special features are part of this unique home. For further information, please: CALL ARTHUR OR SYLVIA



**ROLLING FIELDS &
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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. CALL TOM OR BECKY



**PRICE REDUCTION
Waterfront Acreage**

1.95 acres with approx. 200 ft. of foreshore, S.W. exposure overlooking Ganges Hbr. Drilled well, roughed in driveway and building site, hydro and cablevision at road. Close to the village and Vancouver ferry. Now listed at \$139,000 MLS. CALL SYLVIA OR ARTHUR



**GULF ISLAND
FARM**

Carefully renovated older 3 BR. farmhouse and outbuildings on 20.53 cleared and arable acres fronting 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 SYLVIA



**NEW LISTING
BOOTH CANAL
WATERFRONT**

NEW LISTING - 3.33 ACRES - Here is your opportunity to buy waterfront at a residential price, complete with a 3 bdrm. charming rancher. This is level acreage with large trees and wildlife is right there at your door when the tide is on the ebb. Listed at \$110,000 MLS. CALL GARY

SYLVIA or ARTHUR GALE

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BRIAN BETTS

537-5876

ED DAVIS

537-2626

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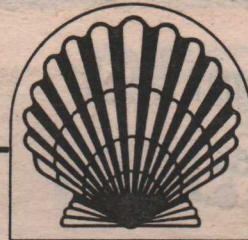
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FULFORD HARBOUR

This view and a home of over 2200 sq. ft. of finished quality is offered for sale for the first time. This property is meticulous in every detail. Offers to \$138,000.



CONTACT: DENNIS O'HARA
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YOUR GUIDE
 to Gulf Islands properties



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CHANNEL RIDGE — LOT 4 — 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.

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VESUVIUS WATERFRONT

1.42 acres on Margaret Drive with 175 ft. south-facing waterfront. Superb view building site with roughed-in driveway. Septic field for 3 BR. house. Services available. \$125,000 MLS.

NOW'S YOUR CHANCE!

To own 5 acres of arable sunny property near Ganges. Corner property has roughed in through driveway, overflowing Artesian well (30 gpm), 2 building sites overlooking pond. Property is all ready for your home, cottage & barn! Just reduced to \$43,000.

PRESTIGE AREA - LUXURIOUS VIEW HOME

Super views of St. Mary Lake & Portier Pass. Delightful home built by a master builder with all the finest materials & designed by a Vancouver architect - for a discriminating owner. \$139,000 mls.

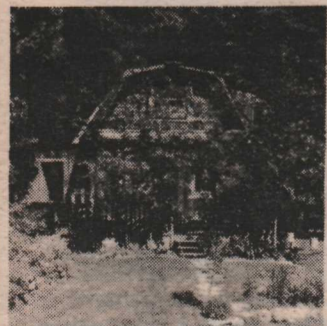
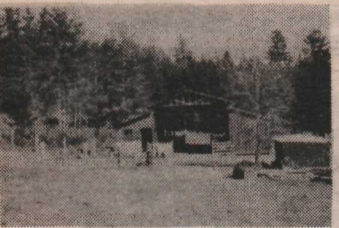
ANN FOERSTER
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60 ACRE FARM & LOG HOME

You will discover a world apart on this carefully developed island property. Approximately half in cropland and pasture and half in managed forest, all work has been done with an eye to beauty and to a long tenure on the land. Included are a log barn, guest cabin, many outbuildings and much fencing, a complete road system, 3 ponds, a creek, some farm machinery and a small herd of cattle. \$425,000 mls.

ALDERCROFT FARM



COTTAGE & OVER 50 ACRES

- * 4 bedroom cottage
 - * 50.15 acres
 - * subdividable
 - * large barn
 - * good soil
 - * partly fenced & cleared
 - * seasonal creek, pond
 - * southwest view
 - * 7 gpm well
 - * group purchase or retreat?
- ASKING \$265,000 MLS.

DAVID WILLIAMS
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or 1-384-0230

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.

WILF BANGERT
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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.



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.

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* needs listings of LOTS, ACREAGES and RESIDENCES;
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* call **WYNNE DAVIES** for a current evaluation or discussion on property trends in your area.



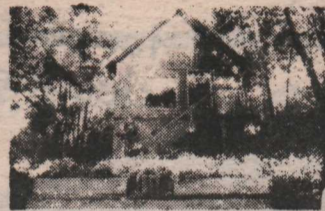
SPECTACULAR LAKEFRONT WITH LAND AS PRETTY AS A PARK

Overlooking Cusheon Lake, this view home has some fine outbuildings and fenced garden areas. Asking \$75,000 mls.

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WYNNE DAVIES



TAKE IT EASY THIS LABOUR DAY!

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.



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 ensuites 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.



CUTE & 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.



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.

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 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 R.R.1. \$21,900.
- 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.
- 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 acre retreat - outstation on Prevost Island just off the tip of Salt Spring Island, at Long Harbour. Seclusion, great moorage for boaters. Don't miss it! \$145,000 mls.



RETREAT TO YOUR OWN HIDEAWAY

Here is 2 acres of sun and woods surrounding your private retreat. A cute and cosy cottage finished in wood with a loft bedroom - a great starter or hideaway. Just \$53,000 will take it away.

ENGLISH COUNTRY GARDEN

This secluded acreage boasts a 2 bdrm. home, greenhouse, decks, carport all finished to a "T". If you want privacy, gardens, seclusion and sunshine all on 3.26 acres this is your answer. \$81,900 mls.

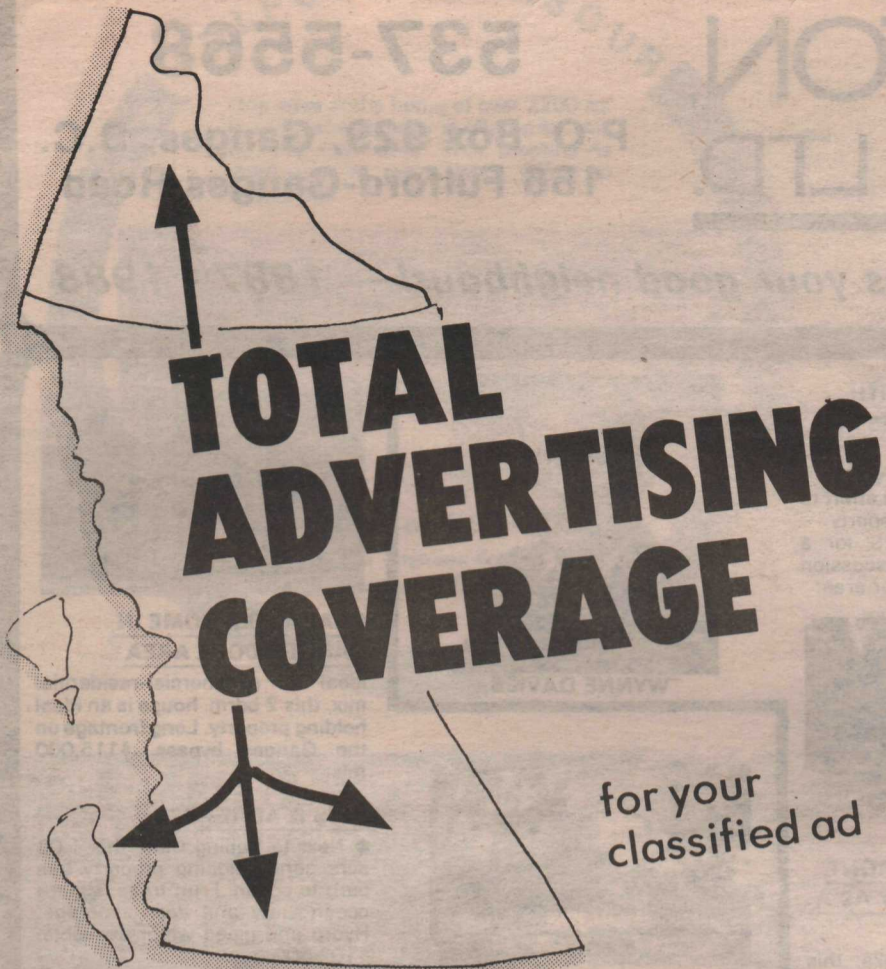


LOCAL HARDWARE STORE

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.



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A VERY CHARMING HOME - \$89,000



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

GULF ISLANDS REALTY LTD.

VESUVIUS - MOBRAE LOT



Vesuvius-Mobrae area — gently sloping view lot with just under an acre in space. Tall cedars, potential pond site and piped water. \$22,900 mls.

Call ARVID CHALMERS 537-2182 or Pemberton, Holmes Ltd. 537-5568.



SMALL WORLD REAL ESTATE COMPANY INC.

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 some good soil, some nice trees and privacy.

Looking for a PRIME, LONG TERM INVESTMENT? Here are 35 acres of Coml 4 with very interesting potential. Suitable for holding or immediate first phase development. 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.

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

PRESTIGIOUS HOME SITE — Maracaibo freehold - 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 & piped water, \$46,500.

GALIANO ACREAGES:

Georgia View - 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:

SMALL WORLD REAL ESTATE CO. INC.

P.O. Box 1022, Ganges, B.C. V0S 1E0 (604) 537-9977

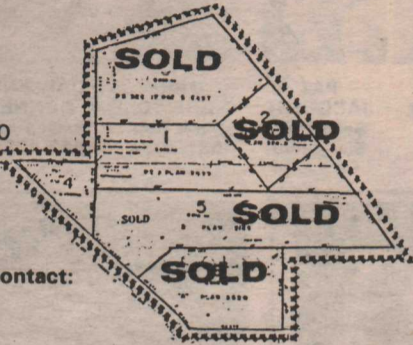
JESSIE (PAT) JAMES (604) 537-5224

DON'T BE DISAPPOINTED BY A "SOLD" SIGN

**HERE IT IS!
SALT SPRING ISLAND'S MOST SOUGHT AFTER VIEW**



- LOT 6 - Architect designed home and 6.6 ac. of the finest view acreage, \$350,000
- LOT 1 - 7.57 view acs. with pasture - \$120,000
- LOT 2 - 3.5 acres and house - \$75,000
- LOT 3 - 9 acres, pasture, barn, view - \$90,000
- LOT 4 - 1.97 acres, fantastic views - \$90,000
- LOT 5 - SOLD



For information regarding these properties, contact:
FINN RONNE or ARVID CHALMERS.



**PEMBERTON,
HOLMES LTD.**
537-5568
P.O. Box 929, Ganges, B.C.
156 Fulford-Ganges Road



NEW ON THE MARKET!

Beautiful small development, less than 3 miles from Ganges, with southwest exposure. A short, 10 minute stroll takes you to the ocean shore and to one of Salt Spring's finest dining places. A private system supplies ample, good water, and hydro and telephone will be at the lot line. The following is being offered now:

1. 8 acres of well-treed land with superb ocean views, as well as several potential building sites. Total privacy! \$82,000.
2. 12-year-old character home on 1 1/2 acres. This unique home just has to be seen! Fruit trees and good garden. Nice mountain views. \$89,000.

These two properties are very sunny, and their ideal location makes them extremely desirable. For more information, please call:



ANN FOERSTER or WILF BANGERT
537-5156 537-5692
PEMBERTON, HOLMES LTD.
537-5568

537-5537



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

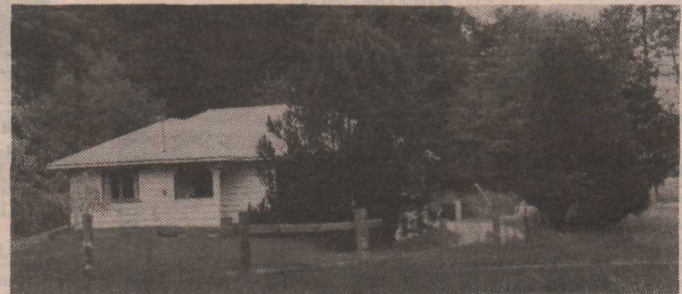
5 ACRES WITH A VIEW



This photo is taken from a neighbouring property to show the view that can be had from the sunny 5 acre parcel now for sale in the North End. Take note: good wells have been drilled in this area. Asking \$45,000.

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

ATTENTION HORSE LOVERS



A home for you and your horse. Older 3 bedroom bungalow within walking distance of the village and schools, and 1.65 acres of lush green fenced pasture. A shed at the rear of the house would make an excellent home for the horse. Offers to \$98,000.

CHECK THESE LOTS — .67 acres, close to the ocean - \$26,000
or semi-waterfront .45 acres - \$55,000.

PHYLLIS FETHERSTON — 537-5537 or 537-2095

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)

NRS SALT SPRING REALTY LTD.
SERVING SALT SPRING ISLAND FOR 61 YEARS
149 Fulford-Ganges Rd., Box 69, Ganges, B. C. V0S 1E0
(formerly Salt Spring Lands Ltd.)



HOUSES FOR SALE

3 bedroom, family home in Ganges. Priced well below replacement cost at \$85,000 MLS.



Private plus all the built-in comforts you can imagine. 2 outbuildings, gardens & deck on 2.21 acres. \$132,000. ***



The ultimate hobby farm, ready for horses, all fenced. Barn, orchard, home & much more. \$149,900. ***



Cottage & studio on level, sunny, serviced lot. \$69,500.

JIM SPENCER 537-2154

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.

SECLUSION



2 BR. home plus 12' x 24', 2 room guest cottage, on 3.47 acres of private, parklike setting. Home has cement pad, plus roughed-in plumbing for a 624 sq. ft. addition. 5 gpm. well. Close to Long Harbour Ferry Terminal. Offered at \$84,500.

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

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

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

537-9981
FAX #537-9551

Century 21

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WE SET THE STANDARD

THE LARGEST
REAL ESTATE
ORGANIZATION
IN THE WORLD
EACH OFFICE IS
INDEPENDENTLY
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OPERATED

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Century 21 Real Estate Corporation

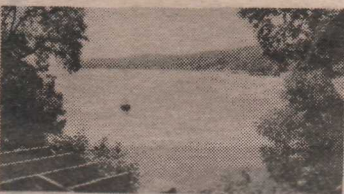


ARTHUR GALE Sales Rep. 537-5618	SYLVIA GALE Sales Rep. 537-5618	ED DAVIS Sales Rep. 537-2626	EILEEN LARSEN Sales Rep. 537-5067	BECKY LEGG Sales Rep. 537-5870	BRIAN BETTS Sales Rep. 537-5876	JANET MARSHALL Sales Rep. 537-5359	PAT JACQUEST Sales Rep. 537-5650	GARY GREICO Sales Rep. 537-2086	DARLENE O'DONNELL Sales Rep. 653-4386	ANNE WATSON Sales Rep. 537-2284	NEVILLE ATKINSON Sales Rep. 537-2591	TOM HOOVER Principal Agent 537-5918
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IF ROLLS ROYCE BUILT HOMES

... they simply could not surpass this elegant, custom 2 level masterpiece on 5 acres. Tremendous master bedroom & bath. Spectacular ocean view. Listed at \$450,000 MLS. **CALL BRIAN**



GOLD COAST WATERFRONT

Could be two separate living quarters. On 2 levels with 6 bedrooms, 2 fireplaces, 2 kitchens, hot tub, 2 car garage, small white shell beach, terrific harbour view. Walk to town. Offered at \$325,000 MLS. **CALL BRIAN**

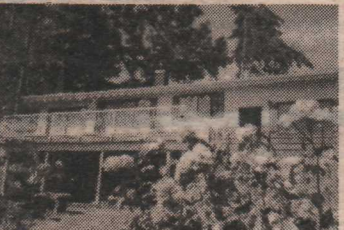


PRIVATE ISLAND

Probably the very finest island available in the Gulf and San Juan area. Over 50 acres of unspoiled natural beauty. Captivating beaches. 2 1/2 miles from Sidney. \$1,000,000 U.S. funds. MLS. **CALL BRIAN OR ED**

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**



SUNSHINE AND VIEW

This family home with garage and basement looks over Trincomali Channel and basks in year round sun. For further appeal there is a workshop, storage shed, greenhouse and chicken house with inhabitants. \$88,000 MLS. **CALL ANNE**



SEAVIEW HOME — PRIVATE AND SUNNY

Attractive 3 bdrm., 2 bathrm. home on ONE ACRE in excellent location with views down Sansum Narrows. Large living/dining room with feature fireplace and sliding doors to pretty garden. New sundeck off kitchen. Small greenhouse and garden shed. \$134,000 MLS. **CALL SYLVIA OR ARTHUR**

WOODED 10 ACRES

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



DELIGHTFUL RANCHER

3 bdrm., 2 bathrm. home with spacious living/dining room, fireplace, family room with door to sundeck, kitchen with breakfast area, large utility room. Beautifully landscaped, paved driveway, extra height carport for RVs with small workshop attached. Asking \$155,000 MLS. **CALL SYLVIA OR ARTHUR**



HARBOUR VIEWS

Two floors of gracious living with hardwood floors, wrap-around decking, landscaped grounds, offered for sale at \$134,000 MLS. **CALL EILEEN**



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**



NEW * NEW * NEW VESUVIUS BAY CHARACTER

Looking towards Stuart Channel is this hillside view home with sleeping cabin set on a wooded 0.94 acre which backs on Duck Creek. \$73,000 MLS. **CALL ANNE**



STROLL TO THE BEACH

From this 4 BR. 1 1/2 bathroom home. Located on a nice & sunny corner lot on a dead-end street. Walk to public beach 1 block away. \$97,000 mls. **CALL BECKY**



TRIPP RD. — LOVELY 1/2 ACRE

Lake & mountain view lot. Close to golf, tennis, lake & ocean beaches. Fully serviced, community water & cable TV. \$39,500 MLS. **CALL ED**



OCEAN VIEW LOT

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

A SUPERB ISLAND RESIDENCE

Beautifully designed 3000+ sq. ft. home situated on 19.20 acres to take full advantage of the sweeping sea and mountain views and the southern exposure. 3 bdrms., 2 bathrms. on main level and separate 1 bdrm. guest suite on lower level. Quite outstanding. \$349,000 MLS. **CALL SYLVIA OR ARTHUR**



SEASIDE LOCATION

This well established retail business offers a variety of goods for sale, handcrafted by local artisans. For further information please, **CALL EILEEN**



BED & BREAKFAST & FISHING!

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

SUNNY PRIVATE SETTING

Your new home will enjoy a private, peaceful site on this Mountain Park lot. Just waiting for you and your dreams. \$27,500 MLS. **CALL PAT**



HAPPY HOURS FOR HAPPY FAMILIES

This spacious home has many features that will provide enjoyment for your family. Indoor pool, large area of level land for outdoor games, sauna, recreational room and games room. All this, conveniently located to the village! \$145,900 MLS. **CALL PAT**

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**



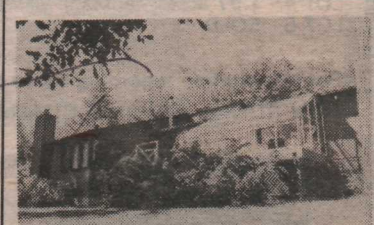
PEACEFUL LOCATION

Recently renovated energy efficient 2 BR. rancher on sunny, quiet 3/4 acre, steps from ocean beach. Fruit trees, berry bushes and excellent garden soil. \$89,500 MLS. **CALL ED**



HOBBY FARM SPECIAL

10 acres of great land with outbuildings galore for your animals and a cute little cabin to live in while you build your dream house. \$59,900 MLS. **CALL EILEEN**



HIDDEN EXTRAS

Separate bedroom wings, office, sunken living room, fire pit conversation area, 2 full bathrooms, car port, garage, cement driveway, completely fenced and landscaped 0.90 acre, plus distant ocean view are just a few of the hidden extras in this home. Asking \$139,000 MLS. **CALL BECKY**



SAILS IN THE HARBOUR

Relax at home while enjoying the marine traffic in Ganges Harbour. Comfortable, well developed home in a pretty garden setting with lovely views from solarium, living and dining rooms and kitchen. Don't miss this one. \$124,000 mls. **CALL PAT**



ST. MARY'S LAKEFRONT PRICE REDUCTION — OWNER MUST SELL!

Breakfast on the shore of tranquil St. Mary Lake. A vacation atmosphere year round. Move right in to this large south facing, 3 bdrm. home. Artist's studio could be a self-contained in-law suite or bed & breakfast. \$146,000 MLS. **CALL GARY**



FIRST CLASS VIEW — PRICE REDUCED

- Close to Ganges
- In-law suite
- Fruit trees, flowers and garden area. This large home with high ceilings is south facing, overlooking active Ganges Harbour. A level concrete driveway, garage, 2 bdrms. up plus glassed sunroom makes this an ideal family home. \$84,900 MLS. **CALL GARY**