

## Small fix-up touches go long way towards hiking sale changes

Homeowners looking to sell their homes should be prepared to spend time and money "sprucing up" the building.

As local realtor Santy Fuoco notes, something as simple as a fresh coat of paint can, in some cases, add a few thousand dollars to the selling price of a home.

A home must appear neat and tidy to the potential buyer, Fuoco said. First impressions are as important as cleanliness, order and scent.

Fuoco offers the following tips on how to best prepare a house for a sale:

The yard is the first area the potential buyer observes. It should be neat and tidy. The lawn should be cut, leaves and garden refuse contained out of sight, shrubs and hedges trimmed, fences repaired, and decks and patios cleaned. Any clutter or garbage should be removed or placed out of sight.

• A fresh coat of exterior paint, or possibly just new trim, will give the house "a lift" in appearance. On the inside, any paint cracks or holes should be filled and the rooms which need it should be repainted, preferably with a neutral colour. Water stains should be repaired and painted; most importantly, water problems should be repaired.

Have the heating system checked to assure all is functioning well; have the chimneys cleaned and any faults corrected.

Fireplaces are a great selling point, Fuoco says. Make sure they are in good working order, with a clean chimney and working damper.

Most potential buyers are energy-conscious and look for features like double windows, weather-stripped doors and good insulation. They look for airtight stoves which are properly installed and CSA-approved, because

insurance companies are strict about these points.

• All plumbing should be in good order and functioning perfectly. Fix any leaking taps and check that grout around the bathtub and shower is in good shape. If it is not, redo it and — after a week — spray it with a special silicone formula. This will cut down or eliminate black spots (mould) in the grout.

• If necessary, carpets and drapes should be cleaned professionally. Hardwood and linoleum floors

*'Concentrate on cleaning, painting, decorating and keeping up the garden....'*

should be surface-treated as recommended.

• Windows, sills and doors should be cleaned. Assure that door-knobs function and that doors open and close smoothly. Fuoco suggests spraying door hinges with a silicone formula to assure squeak-free movement.

• If appliances are to be included in the house sale, they should be in good working condition. Fridges should be defrosted; ovens cleaned.

• Any clutter should be removed. Fuoco recommends having a gar-

age sale prior to placing the house on the market. This in itself, he advises, will give the home a better reception.

Laundry should be washed, folded and put away.

• Although the homeowner normally does not include the furniture in a sale, all items should be nicely arranged and polished or dusted.

"The home should say," Fuoco advises, "Welcome, we are proud to show you our home."

• While pets are great for pet owners, Fuoco says, the prospec-

tive purchaser may not be a pet-lover. Litter boxes should be sprayed and kept clean and fresh. A non-pet owner is highly sensitive to pet odours.

• Check for any pests. If such a condition is suspected, do something immediately, or have a pest control company check out the situation.

• Regarding septic tanks and disposal fields, tanks should be pumped every two or three years, or when septage reaches a depth of 1.5 feet.

• Finally, Fuoco suggests having

a reliable tradesman undertake an inspection of the home to determine the existence of any defects which need attention.

As a general note, Fuoco says, kitchens and bathrooms should have the priority if any improvements are to be made. He notes, however, that any major expenditure just prior to resale may not be justified.

"Concentrate on cleaning, painting, decorating and keeping up the garden and the general tidy appearance of the home," he advises.



## Your guide to Gulf Island properties

COMPLIMENTS OF:

**HOME**  
FINDER'S GUIDE

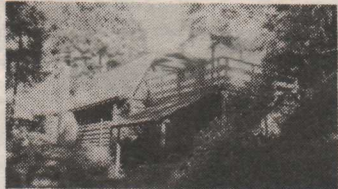
# YOUR GUIDE to Gulf Islands properties



For Complete Moving Services  
Local or Long Distance

Call  
**McCully Moving Ltd.**  
537-5491

**REDUCED TO SELL - \$75,000**



ONE BEDROOM - 900 sq. ft. log home, 11.31 acs. in a natural treed state but less than 5 mins. from town. View to Ganges Harbour from cabin. View from future building site better than 100 Hills.

**BRAND NEW BEAVER POINT HOME**



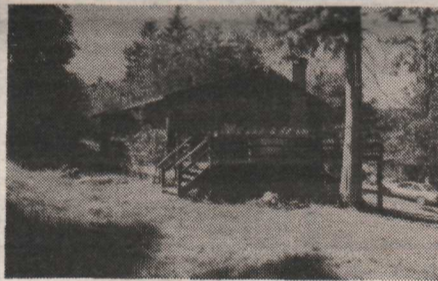
Set in its own private setting, it enjoys a pleasant pastoral view. The modern kitchen features a separate eating area, the living room contains an efficient airtight heater and the master bedroom includes a 4-pce. ensuite bathroom. Future expansion is possible in the attached double garage. \$139,000.

**CUSHEON LAKE - 3 BDRM. PLUS SUITE**



This large home offers over 2300 sq. ft. of gracious, lakefront living. Large living room, separate dining room and bright kitchen and sun room ... plus ... a self-contained in-law suite. The lot is sloping and offers a high view over the lake and the farm beyond. \$135,000.

**VACANT NOW! 4 BDRM. HOME**



Enjoy the warmth of a natural log home with feature fireplace and large living room and recreatio room. This home includes a full daylight basement, and is situated close to the Ganges village. \$79,000.

CALL STRICK AUST - 537-5515

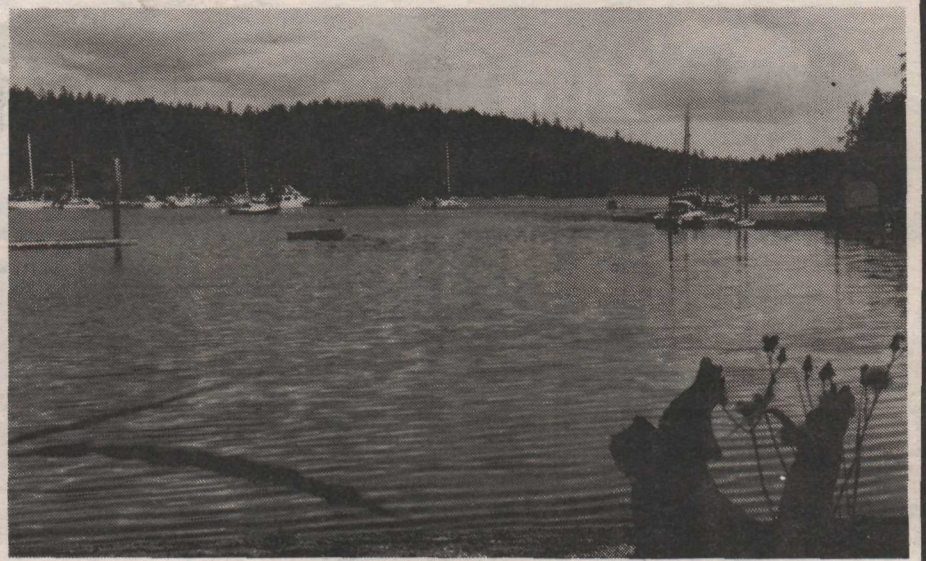
**NRS SALT SPRING REALTY LTD.**  
P.O. Box 69, Ganges, B. C. V0S 1E0  
537-5515

## RARE GANGES WATERFRONT LOT



Only very rarely does an undeveloped waterfront property become available in Ganges Harbour. This 1/2 acre south facing parcel has deep water moorage potential off its 90' frontage. Beautifully treed in evergreens and arbutus, the terrain lends itself to a solar and/or subterranean home. There is a well, pump, pumphouse, driveway, travel trailer and a "camping shelter" included in the price of \$105,000.

For more information, call **DAVID DUKE 653-4538**, home or:  
**GULF ISLANDS REALTY LTD. 537-5577**, office



## SAFE & SECLUDED LONG HARBOUR WATERFRONT

**1.87 ACS.** — Excellent, year round moorage can be yours as a bonus when you purchase this well built, one level rancher. 1400 sq. ft. of easy care home allows you to fully enjoy the swimming & fishing from your own beach doorstep. Your own wood lot provides all the fuel for the fireplace with heatilator and outside access to firewood. The dining area is separate and next to the well designed kitchen which includes a built-in dishwasher. 2 bathrooms, one with Jacuzzi on timer. The ensuite off Master bedroom boasts an oversize glass enclosed shower. A 10' x 20' new boathouse/workshop completes this well priced waterfront home. MLS. LIST PRICE \$225,000.



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



**GARY GREICO**  
Gulf Islands Specialist  
537-2086 (res.)



## British Columbia Lung Association



**PEMBERTON, HOLMES LTD.**

537-5568

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

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

# OPEN HOUSE

**SUNDAY, September 11th**  
**12 - 3 pm. — 168 Maliview**



### 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.

**Arvid & Kerry Chalmers**  
537-5568 or 537-2182

# GULF ISLANDS REALTY LTD.

P.O. Box 750, Ganges, B.C. V0S 1E0 — PHONE (604) 537-5577

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



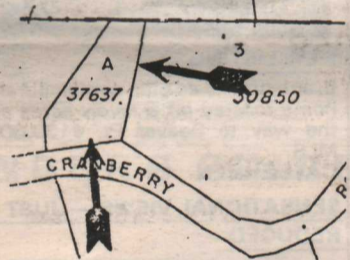
This very comfortable home features large living room, sep. dining room, good-sized kitchen, utility rm., 2 bdrms., fully developed lot with many trees, shrubs, easy care plus fenced veg. garden. This is a new listing and would appeal to those retiring to the island.

**NEW HOME UNDER CONSTRUCTION**



This home will be located on a small acreage 3.60 ac. 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.

**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.

**NEW - WALK TO LONG HARBOUR FERRY**



This 1.09 acre lot is cleared, with several good access areas, ideal for recreation purposes with water view building site. Vendor to drill well. \$24,900 MLS.

**SECLUDED ACREAGE YET CONVENIENT**



This near 5 ac. parcel located on little used Central Ave. off Quebec Dr. offers seclusion plus lots of cedar, possible pond, plus lots of sun. \$42,000 MLS.

Call **SANTY G. FUOCO** 537-2773

**SUPERB PRIVACY SUPERB SUNSETS SUPERB QUALITY**

**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 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. Price \$218,000 MLS.

**A PENDER PERFECT**

**RETREAT CABIN**

A well built arched A-frame cabin in the trees. Sundecks 2 sides and some sea glimpses. Propane stove, 3-way heater. **PLUS** your very own "beater" truck to the ferry & back. All this for only \$29,500 mls.

**FIVE SECLUDED ACRES**



At the end of a quiet road and on the top of a rocky knoll with pastoral views - an ideal building site for those looking for peace & quiet. \$37,500 mls.

**HERE'S VALUE!**



**THETIS ISLAND BED & BREAKFAST OPPORTUNITY**

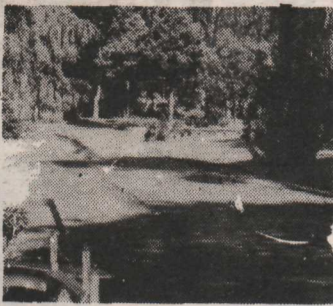
Just a few steps away from the Govt. dock & ferry landing and a beautiful SW facing beach, is this large 5 BR. home ideally suited for a B & B. There's a full master BR suite on the main floor (including a den), 4 BRs up with space for more. All on an easy care SW facing 1/2 acre lot with an easement access to protected moorage in Telegraph Harbour. \$79,000 mls.

For more information, call **DAVID DUKE 653-4538**

**INTRODUCING 3.45 acres lowbank TIDAL WATERFRONT**

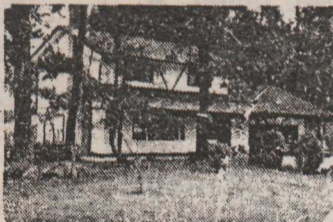
Situated on Booth Canal, the acreage is varied from meadow to majestic maples, rich soil for gardeners and an ideal pond site. There are 2 good building sites, one at the water's edge and another somewhat removed, ideal for guest house. Power will be easily accessible, the roadway is now under construction. New MLS. Asking \$59,500.

**"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 bathrooms, 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. ~~\$110,000~~ REDUCED TO \$115,000 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.

**COUNTRY**

A lovely 1/2 acre lot, easy to build on, in prestigious Sunset Drive overlooking the rolling hills of Channel Ridge Farm. Vendor may carry. \$29,900 MLS.

**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.

~~\$29,900~~ - .87 acre, potential, oceanview, piped water, hydro, adj. lot available.

~~\$29,900~~ - .92 acre, potential oceanview, piped water, hydro, adj. lot available.

Each lot reduced to **\$28,900 MLS.** with \$8900 down, vendor will carry at 9% for one year.

**THIS LOT SHOULD HAVE A VIEW SIMILAR TO THIS**



.52 acre with S.W. exp., magnificent Sansum Narrows view and piped water. The best available. Now priced at \$69,900 MLS.

**STARTER/RETIREMENT RANCHER**



One level living close to town. Some oceanview. Thermo windows. Woodstove, stove, fridge, drapes. On an easy care 1/2 acre serviced lot with piped water. \$71,500 MLS.

**MT. BAKER & HARBOUR**

**VIEW - \$79,900 MLS. (offers)**



Cute, clean and compact - 2 bdrms. and 4 pce. bath up. Large family room, utility room, 3 pce. bath, huge workroom (could be 3rd bdrm.) down. Privately located at end of quiet cul-de-sac. Near village on piped water. Immediate possession possible.

**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.

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

**SUNRISE COTTAGE**



**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.**

**CREEKS, 3 POND SITES - IDEAL HOBBY FARM SITE!**

Rarely do you find: arable soil, meadowland, woodlot, timber, parked out areas, creek with 3 pond sites, on 5 acres located just minutes from Ganges. Ideal site for grade-level entry into solar oriented home overlooking "the kingdom." \$55,000.

**SATURNA BUILDING LOTS**

Walk from the ferry to these well treed gently sloping properties offering glimpses over Boot Cove. **WELL PRICED! \$17,500 EACH.**

**VIEWS ATOP MT. BELCHER**

4 1/2 acres of privacy, seclusion and views. Ideal estate setting. "Perc tested." \$55,000.

**CASH FLOW**

**BUSINESS OPPORTUNITY**

Gift & Card Shop with catalogue sales outlet offers great growth potential & opportunity for island self-employment. \$79,000.

**MASSIVE STONE FIREPLACE & STAINED GLASS WINDOWS**



Adorn this charming lot home. Leaded doors, ceramic tile kitchen floor & counters, cosy airtight woodstove & vaulted ceilings complete this emotionally appealing home. Vendor has bought. **NOW MUST SELL!**

**SATURNA ISLAND: WATERFRONT - \$39,500!**

Yes, believe it! Parklike, due south exposure and sunny and level. One of the few inexpensive waterfront properties available. View whales, freighters, marine activity from this lovely setting. (NOTE 1987 PRICE).

**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 back yard! \$21,000.

**MT. BELCHER VIEW LOT**

In area of fine homes, this lot is suitable for a post & beam or 2 level rancher overlooking the views. **ONLY \$26,500!**

**FOR FREE CATALOGUE, CALL JAN MACPHERSON 537-9894.**

**"EXPERIENCE MAKES THE DIFFERENCE"**

THE LARGEST STATE

GULF ISLANDS DRIFTWOOD 8861 7 1988

# ISLANDS REALTY LTD.

P.O. Box 750, Ganges, B.C. V0S 1E0 — PHONE (604) 537-5577

## 255,000 - ONE LEVEL OCEANVIEW HOME



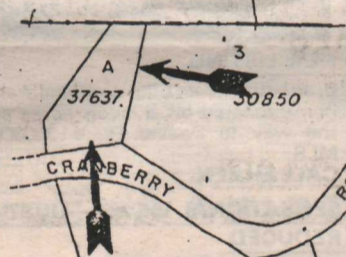
This very comfortable home features large living room, sep. dining room, good-sized kitchen, utility rm., 2 bdrms., fully developed lot with many trees, shrubs, easy care plus fenced veg. garden. This is a new listing and would appeal to those retiring to the island.

## NEW HOME UNDER CONSTRUCTION



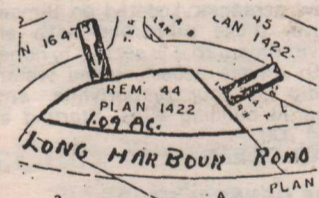
This home will be located on a small acreage 3.60 ac. midway between Long Harbour and Ganges Village. Great S/W exposure and view to be developed as home nears completion. Many features: 3 BRs, fam. rm. with fireplace, 2 car carport. Good opportunity to express your choice of finish. Completion expected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

## THINKING SOLAR?



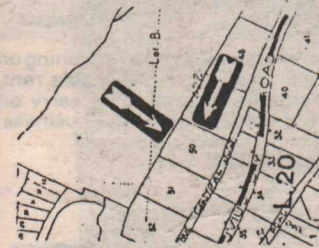
JUST LISTED - 1.28 ac. south facing lot, building site cleared, views of mountains and valley on community water system. \$23,900 MLS.

## NEW - WALK TO LONG HARBOUR FERRY



This 1.09 acre lot is cleared, with several good access areas, ideal for recreation purposes with water view building site. Vendor to drill well. \$24,900 MLS.

## SECLUDED ACREAGE YET CONVENIENT



This near 5 ac. parcel located on little used Central Ave. off Quebec Dr. offers seclusion plus lots of cedar, possible pond, plus lots of sun. \$42,000 MLS.

Call SANY G. FUOCO 537-2773

## SUPERB PRIVACY SUPERB SUNSETS SUPERB QUALITY

### 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 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. Price \$218,000 MLS.

## A PENDER PERFECT RETREAT CABIN

A well built arched A-frame cabin in the trees. Sundecks 2 sides and some sea glimpses. Propane stove, 3-way heater. PLUS your very own "beater" truck to the ferry & back. All this for only \$29,500 mls.

## FIVE SECLUDED ACRES



At the end of a quiet road and on the top of a rocky knoll with pastoral views - an ideal building site for those looking for peace & quiet. \$37,500 mls.

## HERE'S VALUE!



## THETIS ISLAND BED & BREAKFAST OPPORTUNITY

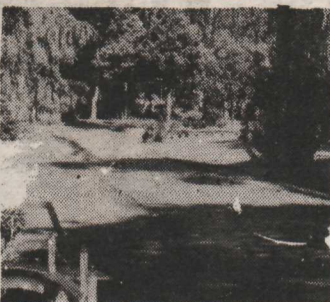
Just a few steps away from the Govt. dock & ferry landing and a beautiful SW facing beach, is this large 5 BR. home ideally suited for a B & B. There's a full master BR suite on the main floor (including a den), 4 BRs up with space for more. All on an easy care SW facing 1/2 acre lot with an easement access to protected moorage in Telegraph Harbour. \$79,000 mls.

For more information, call DAVID DUKE 653-4538

## INTRODUCING 3.45 acres lowbank TIDAL WATERFRONT

Situated on Booth Canal, the acreage is varied from meadow to majestic maples, rich soil for gardeners and an ideal pond site. There are 2 good building sites, one at the water's edge and another somewhat removed, ideal for guest house. Power will be easily accessible, the roadway is now under construction. New MLS. Asking \$59,500.

## "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 bathrooms, 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~~ REDUCED TO \$115,000 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.

## COUNTRY

A lovely 1/2 acre lot, easy to build on, in prestigious Sunset Drive overlooking the rolling hills of Channel Ridge Farm. Vendor may carry. \$29,900 MLS.

## 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.

~~\$29,900~~ - .87 acre, potential, oceanview, piped water, hydro, adj. lot available.

~~\$29,900~~ - .92 acre, potential oceanview, piped water, hydro, adj. lot available.

Each lot reduced to \$28,900 MLS. with \$8900 down, vendor will carry at 9% for one year.

## THIS LOT SHOULD HAVE A VIEW SIMILAR TO THIS



.52 acre with S.W. exp., magnificent Sansum Narrows view and piped water. The best available. Now priced at \$69,900 MLS.

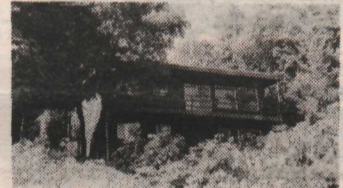
## STARTER/RETIREMENT RANCHER



One level living close to town. Some oceanview. Thermo windows. Woodstove, stove, fridge, drapes. On an easy care 1/2 acre serviced lot with piped water. \$71,500 MLS.

## MT. BAKER & HARBOUR

VIEW - \$79,900 MLS. (offers)



Cute, clean and compact - 2 bdrms. and 4 pce. bath up. Large family room, utility room, 3 pce. bath, huge workroom (could be 3rd bdrm.) down. Privately located at end of quiet cul-de-sac. Near village on piped water. Immediate possession possible.

## 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.

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

## SUNRISE COTTAGE



## 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.

## CREEKS, 3 POND SITES - IDEAL HOBBY FARM SITE!

Rarely do you find: arable soil, meadowland, woodlot, timber, parked out areas, creek with 3 pond sites, on 5 acres located just minutes from Ganges. Ideal site for grade-level entry into solar oriented home overlooking "the kingdom." \$55,000.

## SATURNA BUILDING LOTS

Walk from the ferry to these well treed gently sloping properties offering glimpses over Boot Cove. WELL PRICED! \$17,500 EACH.

## VIEWS ATOP MT. BELCHER

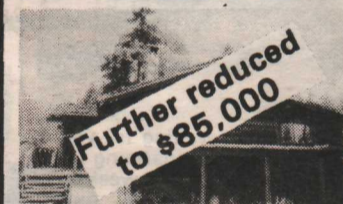
4 1/2 acres of privacy, seclusion and views. Ideal estate setting. "Per tested." \$55,000.

## CASH FLOW

### BUSINESS OPPORTUNITY

Gift & Card Shop with catalogue sales outlet offers great growth potential & opportunity for island self-employment. \$79,000.

## MASSIVE STONE FIREPLACE & STAINED GLASS WINDOWS



Further reduced to \$85,000

Adorn this charming lot home. Leaded doors, ceramic tile kitchen floor & counters, cosy airtight woodstove & vaulted ceilings complete this emotionally appealing home. Vendor has bought. NOW MUST SELL!

## SATURNA ISLAND: WATERFRONT - \$39,500?

Yes, believe it! Parklike, due south exposure and sunny and level. One of the few inexpensive waterfront properties available. View whales, freighters, marine activity from this lovely setting. (NOTE 1987 PRICE).

## 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 back yard! \$21,000.

## MT. BELCHER VIEW LOT

In area of fine homes, this lot is suitable for a post & beam or 2 level rancher overlooking the views. ONLY \$26,500!

FOR FREE CATALOGUE, CALL JAN MACPHERSON 537-9894.

## 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.

## HOUSE ON ACREAGE

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

For further information, please call HENRI PROCTER 537-5577 (o) or 537-4273 (h).

"EXPERIENCE MAKES THE DIFFERENCE"



## BRINKWORTHY PLACE

2 Display Homes ready for your viewing. Both with ensuite bathrooms, backyard patio, storage rooms, 2 bedrooms, fridge, stove and dishwasher.

Phase 1 fully reserved. Phase 2 available for reservations.  
Call us for more details and a personal tour of Brinkworthy Place.  
Call TOM, BECKY or BRIAN

Salespeople on duty Tuesdays 10 am. - 2 pm. or Saturdays 10 am. - 2 pm.

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

537-9981  
FAX #537-9551



THE LARGEST  
REAL ESTATE  
ORGANIZATION  
IN THE WORLD  
EACH OFFICE IS  
INDEPENDENTLY  
OWNED AND  
OPERATED  
Member - International  
Franchise Association  
Member - National  
Franchise Association  
Member - International  
Real Estate Franchise  
Association  
Member - International  
Real Estate Franchise  
Association



## 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  
653-4633 or 537-5537

Miller & Toynbee Realty,  
Box 8, Ganges, B.C. V0S 1E0

## ENJOY THIS EXPOSURE IN SUNNY VESUVIUS



**\$89,000 MLS.** — This location offers a 1176 sq. ft. home with fireplace, wrap-around deck, landscaping and garden, on a very manageable .41 ac. with garden shed and attached greenhouse. Ideal retirement. For more information, call:

SANTY G. FUOCO — 537-2773

GULF ISLANDS REALTY LTD.

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

## MILLER & TOYNBEE

Box 8, Ganges, B.C. V0S 1E0 — 537-5537

### HOME ON 5 ACRES

3 bedroom home, double carport, deluxe fireplace, wrap around sundeck, 40 GALLON PER MINUTE WELL. 3 miles from town, with garden area, fencing and barn. \$120,000.

### 20 ACRES — SUBDIVIDABLE

Close to Ganges, this could be an excellent holding property or used as first class usable acreage. \$75,000 - offers!

### WATERFRONT FOR \$38,000

One-half an acre of easy access waterfront on Booth Canal's sunny side. Piped water, close to Ganges and the golf course.

### A LOT WITH A LOT GOING FOR IT!

Over half an acre within walking distance to the ocean and serviced by water, sewer and cablevision. A duplex or mobile home is permitted here and the price is only \$21,500.

FRANCES EIDE — 537-5537 or 537-9350



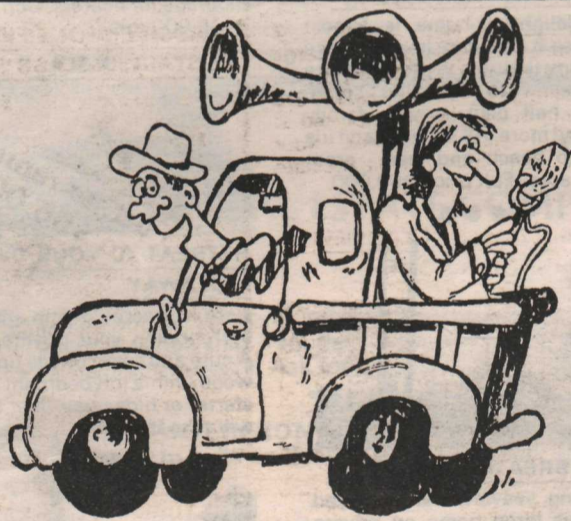
Sweeping view of Ganges Harbour from nice two level home in choice area close to town - \$115,000.

### COMPARE THESE PRICES:

- \$35,500 - 4.97 acres, Richard Flack Rd. Lot 3.
- \$35,500 - 4.97 acres, Richard Flack Rd. Lot 4.
- \$22,000 - 1/2 acre building site, Head St., Walker Hook
- \$17,000 - 1/2 acre building site, Head St., Walker Hook
- \$54,000 - Mobile home on level 1/2 acre lot in good location
- \$69,000 - 3.5 acre parcel with home, barn & workshop

For more information, contact:

PHYLLIS FETHERSTON — 537-5537 or 537-2095

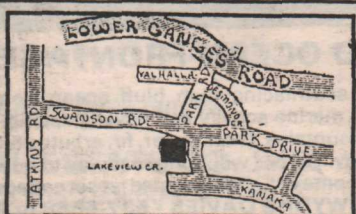


## WORD IS OUT!

Don't make your move  
until you've seen  
**PARK PLACE ESTATES**

12 DELUXE TOWNHOMES  
OFFERED FOR YOUR CONSIDERATION BY  
NRS Salt Spring Realty Ltd. — 537-5515  
NORMAN ROTHWELL - 537-5515

ParkPlaceEstates





# 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

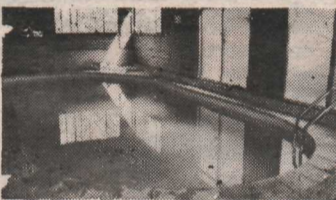
### SCARCE WATERFRONT ACREAGE NEAR VESUVIUS

Sweeping views from this highbank waterfront property to the southwest. Driveway roughed in from Margaret Drive to building site. 175 ft. accessible waterfront. Only \$125,000.



### THE HARD WORK IS DONE!

Interesting hobby barn acreage in secluded, sunny location near Ganges. Excellent overflowing well feeds into irrigation pond. Roughed-in driveway has access onto 2 paved roads. Well developed sites (2) overlook pond. Property is zoned rural allowing a house and 600 sq. ft. guest cottage. Pleasantly treed in cedar, maple & fir. \$43,000.



### BEAUTIFUL INDOOR SWIMMING POOL

So many delightful features to this large family home that you will have to view it to appreciate them all. 15' x 30' indoor heated pool, large billiard room plus rec. room, sauna, wet bar — all on the lower level. Three large Brs., including master with walk-in closet & ensuite. Sunken LR, separate DR & convenient kitchen, plus huge deck (over pool) on the main. Double attached garage. All set on 2.55 ac. arable garden, orchard and pasture. Close in yet secluded. Just listed at \$145,900 mls.

ANN FOERSTER  
537-5568 or 537-5156

### SPECTACULAR VIEW ACREAGE

#### LOT 1

This lot has superb views over the Gulf Islands and Mt. Baker. \$59,000 mls.

#### LOT 4, 5, 6

Panoramic views of Mt. Baker, Gulf Islands and is also looking upon the picturesque setting of Cusheon Lake. \$65,000, \$72,000 mls.

#### LOT 7

This 68 acres has various building sites that have views into Ford Lake valley and spectacular views of Mt. Baker, San Juans and the Gulf Islands. \$180,000 mls.



### FUNKY COTTAGE WITH ACREAGE

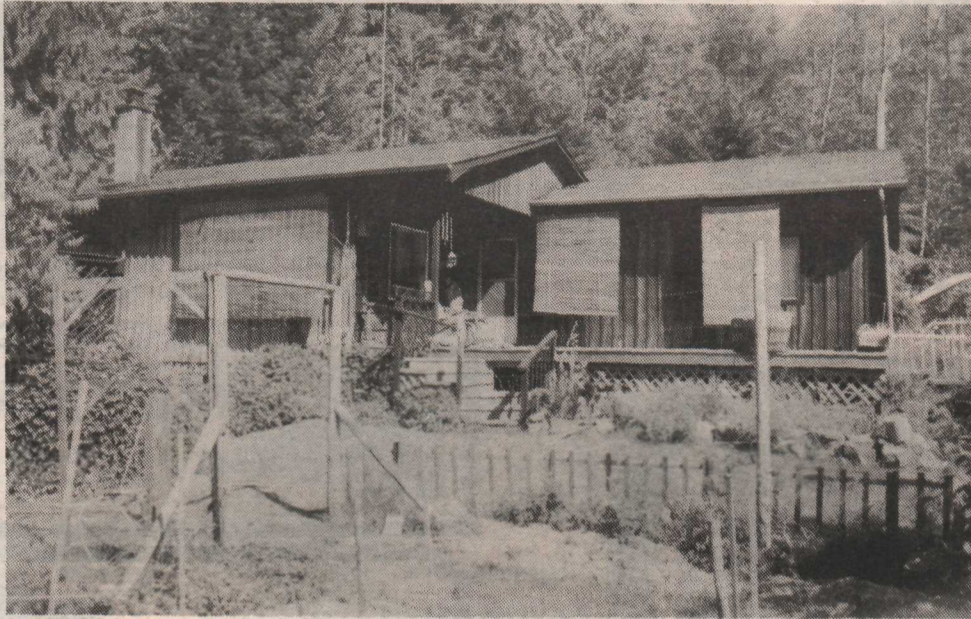
This charming custom-built cottage offers 2 BR., beamed vaulted ceilings, arched and leaded stained windows, hardwood floors, 2 woodstoves. 7.25 acres within walking distance of Blackburn Lake. \$89,900 mls.



### 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. Super oceanview from living room and sundecks. \$92,500 mls.

FINN RONNE  
537-5568 or 537-4072



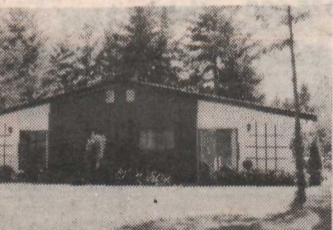
### ENGLISH COUNTRY GARDEN

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.



### STILL AVAILABLE

But for how long? A lot of interest in this one so it may sell before you act. \$134,500 MLS.



### NEW LISTING

Maliview duplex. In immaculate condition inside & out. Great investment. 2 bdrm each side, stoves, washer & dryer one side, orchard at back. Garden sheds. \$98,000 MLS.



### OCEANFRONT RETREAT

30 acres on Nelson Island. Spectacular property with good, sheltered moorage. Vendors say they will look at any offer. Asking \$115,000 MLS.



### NEW LISTING

Weird but wonderful house overlooking Ganges Harbour on Old Scott Rd. It needs some TLC & finishing touches, but the 1 1/2 acre lot alone makes it worth your attention. Asking \$65,000 MLS.



### VIEW ACREAGE

10 acres of view on top of the world (well, 6000 ft. anyway). Well priced at \$69,000.



### 27 PLUS ACRES

With log home, barn, cabin, outbuildings. 8 acres in pasture. Good soil, pond, old orchard. \$260,000 mls.

DAVID WILLIAMS  
537-5568, 537-9510 or  
1-384-0230



### LOCAL HARDWARE STORE

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



### 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.



### 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.



### WANT BREATHING SPACE?

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.

ARVID & KERRY CHALMERS  
537-5568 or 537-2182



### 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



### 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 RR1. \$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.



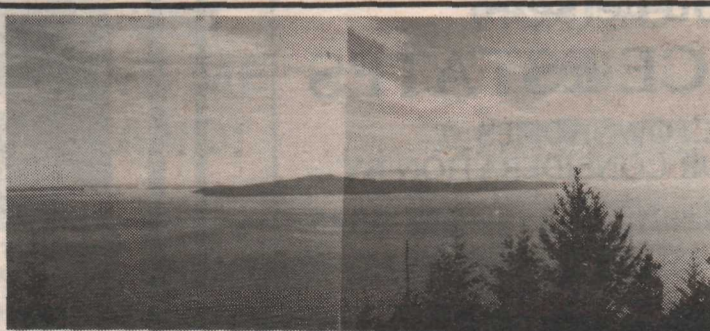
### LOADED WITH PEACE & QUIET ...THE SOUND OF THE BREEZE

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.



### WELCOME HOME!

Log home finished in traditional style, open plan living and family style kitchen with wood cookstove. This three bdrm charmer sits on 1 1/2 secluded acres with fenced pasture. First time offered, be first to inspect it. \$89,900 mls.



### PENDER ISLAND OCEAN FRONTAGE

\$97,000 mls. — 10 acs. of southfacing high bluff ocean frontage overlooking Swanson Channel, marine activity and naval shipping. San Juan Islands and the Olympic Mountains. Giant cedar, fir, arbutus & Gary oak. Drilled well and hydro ready. Owner will bring roadway to building site. Ideal area for an executive home or a sophisticated jet set cottage - or both. To see this gem, speak to WYNNE DAVIES - 537-5568 or 537-9484.

**ANY WAY YOU LOOK AT IT ...**



This sparkling new 3 to 5 BR. home with a separate studio on 1.33 sunny fertile acres has charm, location and a great deal of liveability for variety of new owners. \$115,000 MLS. COME SEE IT TODAY!

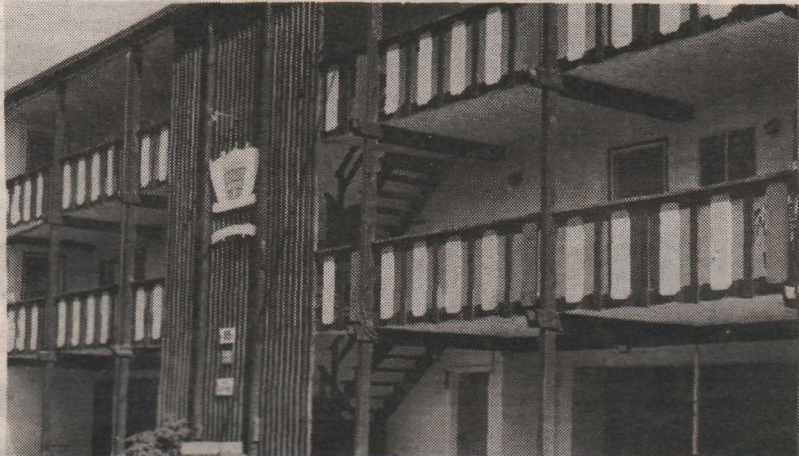
**Call DAVID DUKE: 653-4538 or 537-5577**  
GULF ISLANDS REALTY LTD., P.O. Box 750, Ganges, B.C.

**LISTINGS WANTED!**

- \* WATERFRONT
- \* ACREAGES
- \* SEMI-WATERFRONT
- \* RESIDENTIAL
- \* RECREATIONAL
- \* COMMERCIAL

MARKETING - NRS. PLUS MLS.  
COMPLIMENTARY EVALUATIONS  
**PAUL GREENBAUM — 537-5064, 24 hrs.**  
NRS Salt Spring Realty Ltd. — 537-5515

**FOR SALE BY OWNER**



**FIRST OFFERING BEFORE GOING TO MARKET!**  
**HMS Ganges Apartments** — 115 Crofton Rd., Ganges, B.C.

- \* 9 suites grossing \$42,000
- \* Price based on 10 x net earnings
- \* An excellent investor's tax haven

**A. P. LLOYD — 537-2670**  
R. R. 3, Crofton Rd., Ganges, B.C. V0S 1E0

**PUT YOURSELF BEHIND THIS COUNTER**



Yes, you too can produce these fine bakery products with a minimum of training — this bake-off unit is available for sale. It is in a good traffic location and offers good hours for the new owner. Only \$39,900 MLS.

**SANTY G. FUOCO — 537-2773**

**GULF ISLANDS REALTY LTD.**

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

**SMALL WORLD REAL ESTATE COMPANY INC.**

**BUSINESS MINDED?** Work in pleasant surroundings, with year round clientele. Retail & small mfg. requires 2 people to operate. Steady growth. \$89,500 plus very active stock. Ask for details.

\*\*\*

**BEST BUY ON THE WATERFRONT** - 1.8 ac. w/300 ft. sand & pebble beach and drilled well. Easy to build on. Mostly level. Good soil, some nice trees and privacy. \$90,000.

\*\*\*

**LOOKING FOR A PRIME, LONG TERM INVESTMENT?** Here are 35 acres of Com1 4 with very interesting potential. Suitable for holding or immediate first phase development. Ask for details.

\*\*\*

**4.7 ACRES** — Wooded, private, south end - \$45,000.

**4.7 ACRES** — Wooded, private, south end - \$45,000.

\*\*\*

**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.

\*\*\*

**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**



**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 \$198,500.

**Century 21**  
ISLANDS REALTY LTD.

**CONTACT: TOM HOOVER**

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

**OVER 60% SOLD**



# 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.)

Phone 537-5515  
 Victoria Dir. Line 656-5554  
 Fax Number 537-9797

### OCEANFRONT HOUSE —



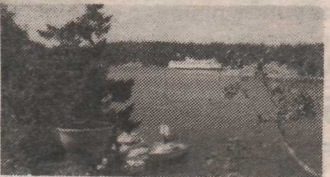
**\$92,000** - Bring your hammer and paint brushes. Needs some TLC, but potential is there, or just sit on beach and watch the boats go by. Priced to sell.

### PRESTIGIOUS MARACAIBO



**\$124,000** — South west exposed 1.95 acres with 200' lowbank waterfront, year round moorage, plus recreational facilities are yours year round.

### ABSOLUTELY PERFECT!



Scott Point dream, features 3 bdrm., 2 full baths, 1/2 basement, plus good size workshop, situated on parklike .70 acre, with nature at your doorstep. Plus your own year round, sheltered moorage, from your own 74' dock. Open to offers.

Buying or Selling  
**CALL PAUL GREENBAUM**  
 537-5064

### ESTATES



Waterfront on Scott Point, architect-design, skylights, good moorage, large sundeck, 3 bdrms, quality home. \$295,000.



9 acres with warm, sunny exposure, view of Ganges Harbour, Golf Course, farms, total privacy. 2500 sq.ft. home architect-designed, plus guest cottage. Quality home designed for country living. Price \$225,000.



7 acre farm, sea views, private, large ranch style house, outbuildings. An excellent purchase, \$179,000.

CALL MEL TOPPING  
 537-2426

### MOUNT BELCHER HEIGHTS

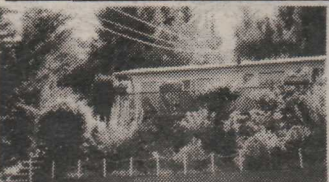


This 3 bdrm., 3 storey A-frame has a glorious view overlooking Ganges Harbour on 3/4 acre with garden area and shed. Only \$79,500.

### MT. BELCHER HEIGHTS

1 acre lot with views of Active Pass. Level and excavated ready for your "dream home." All services including septic field. Try your offer to \$39,500.

### CHARMING, CUTE & COSY



All this and a view of St. Mary Lake too. Very neat yard area. 1400 sq. ft. on one floor. Must be seen to be appreciated. Asking \$105,000.

### SUNSET DRIVE

1.46 acres with 106' lowbank waterfront and a south westerly exposure. One of the few nice waterfront acreages left. Very good building site, fairly clear with a few mature trees and with a 180° view potential. Asking \$145,000.

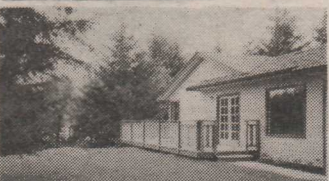
CALL MARION MARKS  
 537-2453

### BEAT THE BUILDING BLUES



Lovely new custom home, 3 bdrm., 1400 sq. ft. modern living. Daylight basement, 2 1/2 baths, finished double garage, vacuum system, paved driveway, landscaped. Immediate occupancy. Make an offer today.

### CIRCLE THIS ONE



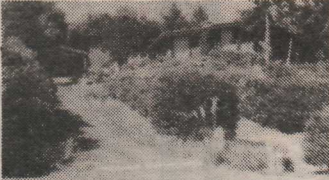
Don't miss this one. Great revenue from this strata-duplex on fully serviced lot. Each side of approx. 1400 sq. ft. offers 3 bdrms., large living room, one with oceanview, full bath plus large utility room. Nice yard with garden and private sundeck. Walk to ocean. Asking \$139,000 complete. Rent one side or both. Good investment property.

### JUST LISTED - OCEANVIEW

Delightful 2 bdrm. home with spacious kitchen plus separate eating area. Large living room and dining room features large rock heatilator fireplace. Lots of windows, basement with laundry area. Paved driveway. \$85,000.

MAGGIE SMITH 537-2913

### SALT SPRING WAY SEAVIEW



2 bdrm. home, large den, stone fireplace, landscaped lot, paved driveway and carport. Immediate occupancy. Asking \$139,000.

### CLOSE TO FERRY



3 bdrm. home, very tastefully decorated on 3.5 acres, small orchard, arable, barn and fenced. Asking \$225,000.

### OWN YOUR OWN BUSINESS

Craft and gift shop, high traffic area, good base. Vendor says sales volume has increased tremendously and has other commitments. Will look at offers. Asking \$20,000.

### REVENUE PRODUCING

Vendor has purchased in another area. 3 bdrm. home, studio, cabin, 1-4 plex on 5 acres producing \$1,325 per month. Asking \$147,500.

BOB TARA 653-4435

### VIEW OF N. SHORE MTNS.



Panoramic seaview with ships constantly passing by your window! Inside totally remodelled. Convenient landscaped 1/2 ac. near safe boat access. Quiet, charming countryside island location. Reduced to \$82,500. Try your offer.

22 1/2 ACRES - \$12,500 DOWN



Wonderfully quiet acreage. Parklike setting. Ideal for hobby farmer or horse fancier. Close to ferry terminal and only minutes to Ganges. Driveway winds past 2 excellent building sites down onto field. Phone & power available. Take over \$75,000 mortgage at 10 1/4%, \$812/mo. Adjoining house & acreage may be purchased with this lovely acreage. Price \$87,500.

### YEAR ROUND COTTAGE



Professionally constructed 384 sq. ft. well insulated (6" walls) cottage with 80 sq. ft. sleeping loft on 5 acres level land mid-island. Many special features: thermal windows, skylights, long-lasting metal roof, parquet floors, wood heater, modern bathroom and kitchen. Fridge, stove, radar range. Washer & dryer included. Asking \$74,500.

Please call DICK TRORY for appointment to view at 537-2236.

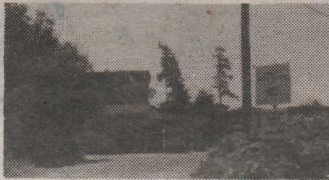
### PROPERTY TO BUILD ON



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 537-5515**

### \* PARK PLACE ESTATES \* NOW UNDER CONSTRUCTION



Twelve townhouses located within walking distance of town. These homes are designed to provide the ultimate in secure, care-free lifestyle. Each home, with its private courtyard entrance, is either 1204 sq. ft. or 1262 sq. ft., is situated in an estate setting. Included are such features as direct access garages with door openers, propane fireplaces, sunshine ceiling in the kitchens and many items that are usually offered only as options. Priced from \$114,500 to \$118,500. For a private viewing, please call:

**NORMAN ROTHWELL**  
 537-5103  
**COMMITTED TO GIVING YOU THE BEST SERVICE**

### 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 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 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 FARM



In the heart of the Fulford Valley lies a mini-farm of 10 acres in hay field. The landscaped yard has mature walnut & oak trees. The home is a solid 3 BR. bungalow with basement. At the end of a paved laneway is a 28' x 44' garage. The property also enjoys a 166 sq. ft. barn/workshop. Offered at \$167,000.

CONTACT RUSS CROUSE  
 537-5515 or 537-5203

### LAKE, POND & PASTORAL VIEW



5 acres, sunny, private. Large family home, 5 bdrms. located on Beaver Pt. Rd. close to schools & ferry. Presently used for Bed & Breakfast. List price \$139,500.

### NEW HOME UNDER CONSTRUCTION



Energy-efficient one level home, S.W. exposure, Elizabeth Dr., 2 car garage, piped water, opportunity to select finishing material for your personal touch. LIST PRICE \$129,900.

### WATERFRONT & MOORAGE



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

GIL MOUAT 537-9272