

Architectural design work

Computer programs aid new home planning

When people decide to have a house built for themselves, they normally take a building contractor and architect to the site and explain what they want. That scenario is changing today, thanks to the growing use of computers.

It is now possible for people to take a building contractor and architect to a site, tell the professionals what they want — and help in the computer-assisted design (CAD) work.

CAD systems of varying complexity and purpose are now on the market for the use of both layman and professional architect. One recent release is a program called *Style*, designed by Vancouver architect Gene Radvenis and developed with the aid of The Hulbert Group.

Style, for use on IBM and compatible equipment, takes the wishes of the future home-owner and the dimensions of the building site into consideration, then supplies from its memory banks a choice of general home designs suitable for the property.

The architect then incorporates specific dimensions and interior considerations into the home design, and the computer generates a new or changed design from those specifications. Landscaping, driveway, pool and other property features can also be added.

Once a preliminary plan for home and site is completed, *Style* allows the architect to "walk" his client through the home. The room-by-room, three-dimensional tour lets the client acquire a feel for the home, and if changes are requested, architect and computer can make the necessary adjustments in seconds.

That done, the computer program will respond by outlining any problems the proposed changes will cause, and suggest



alternatives to eliminate those problems.

Aside from letting clients "see" how their home will look, the computer program lets them see the effect surrounding buildings will have on the house, the effect the house will have on surrounding buildings, the

amount of light to be received at different times of the day, and views. The home can also be shown from different perspectives — from the air, the sidewalk, the rear and the front.

Radvenis told *Driftwood* he has since made improvements to *Style*. The version now on the market, he

said, provides a complete wire-frame perspective — i.e., all structural lines are included in the three-dimensional picture a client views — but is not capable of removing those lines. It is also somewhat hampered by limited resolutions and medium-quality graphics, he said.

A newer version written by Radvenis but not yet on the market has eliminated those drawbacks, he said. It is able to remove some of the wire-frame lines and offers a much higher resolution.

"I've put in a lot of improvements and am rewriting a whole new version," he said, adding that he believes even further changes are desirable.

Radvenis, who uses the updated *Style* program in his architectural practice, primarily for initial renderings, said there are many CAD programs on today's market to aid home-builders and designers.

"They (CAD programs) are a great help to architects, for visualizing the early stages of a design, for renderings and as a modelling tool," he said. "Anyone with a CAD system and a personal computer can do it."

The New Home Warranty Program of B.C., meanwhile, says the growing popularity of personal computers has spawned a range of home-related programs that go far beyond the house-design systems used by Radvenis and other architects.

For instance, it says, programs are now available to connect personal computers with in-home utilities, allowing heat and light systems to be controlled by telephone.

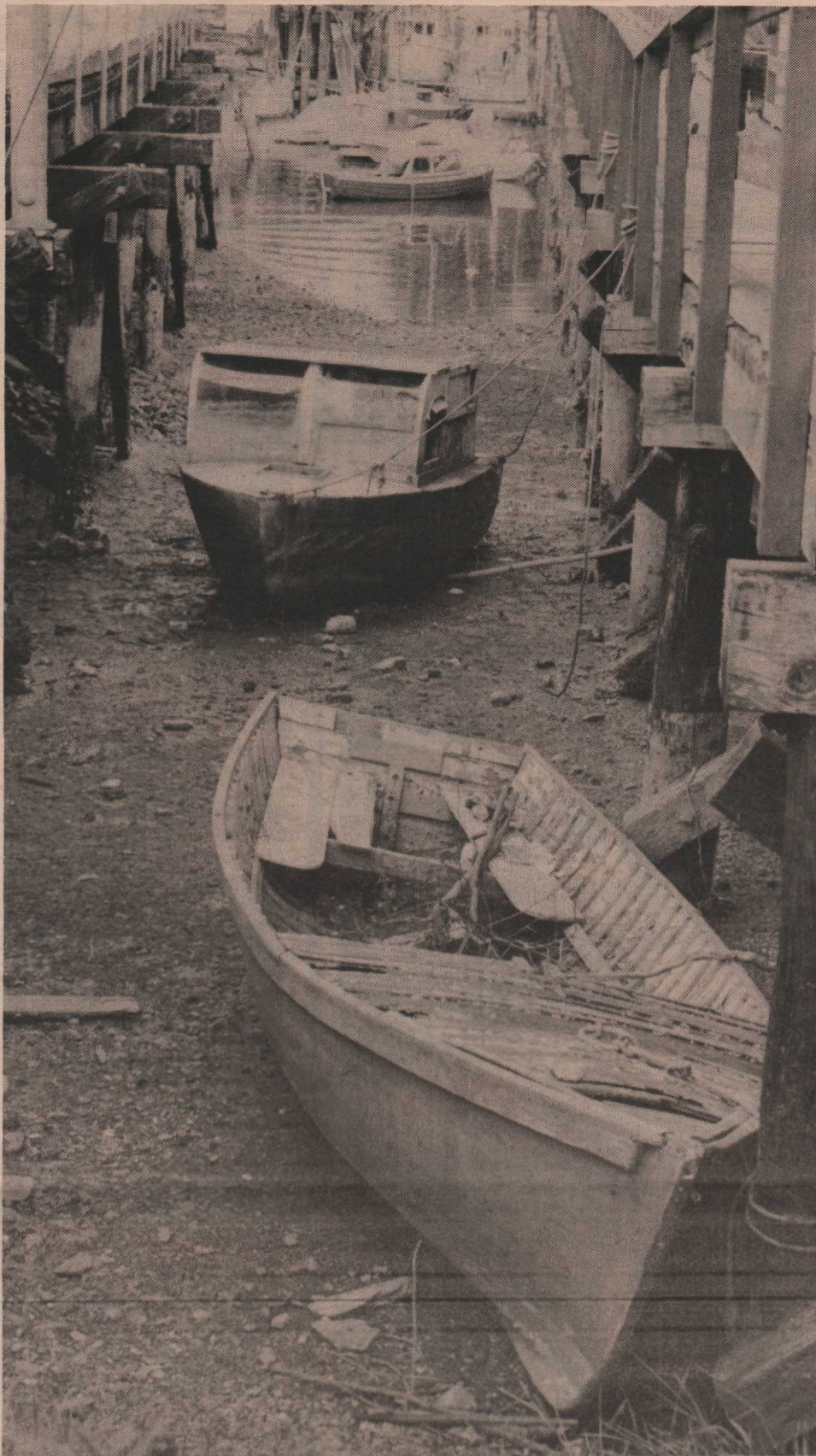
Those development are hardly new, however. Warranty Program officials note that for the past 10 years or so, many sprinkler, lighting, air conditioning and heating systems have been computerized, and a recent increase has been seen in the number of computerized security and communications systems being built into new homes.

"Most computerized systems are luxuries, for computer buffs," it adds. "The general view of developers is that it will be a long time before we see fully-computerized homes."

**HOME
FINDER'S GUIDE**

Your guide to Gulf Island properties

COMPLIMENTS OF:



Fulford Harbour boats sit on mud flats during low tide



180' waterfront - home on west side of island. Sunny, southwest exposure with views down Sansum Narrows. Quiet avenue. Private and beautifully landscaped. This one level easy care home has views from most rooms. Solarium helps heat home in winter and has views. Large living/dining room. Family room has ensuite (poss. 3rd bdrm.). W. W. and oak floors. Two bedrooms, 4 piece bathroom. A solar panel helps heat water for the hot tub and house. Guest cottage with views, sundeck and nestled amongst arbutus trees. Greenhouse, cider making room, and much more. Steps down to the beach and landing dock. Buoy. **\$349,000.**

BRENDA CORNWALL — 537-2702

NRS SALT SPRING REALTY LTD.
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537-5515

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 are at the lot line. The following is being offered now:
 ● 8 acres of well-treed land with superb ocean views, as well as several potential building sites. Total privacy! **\$85,000.**
 ● 12-year old character home on 1½ 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
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THE LIVING IS EASY

Brinkworthy Place is a planned adult community in a beautiful natural setting, featuring 35 sunny acres of open space, greenbelt areas, residential gardens and walking paths. Just minutes from all village shopping and amenities, hospital, boating, golf course and ferry transportation, Brinkworthy Place offers a relaxed lifestyle and friendly atmosphere. The Park's new centrally located Clubhouse features lounge with fireplace, games room, library, craft room and community kitchen. If you've been looking for a quality lifestyle in a friendly community setting - at an affordable price - Brinkworthy Place was designed for you.

Phone Tom Hoover - 537-5918, Brian Betts - 537-5876
 or Becky Legg - 537-5870

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**THE KNOPP RESIDENCE - Salt Spring Island
 "GRACIOUS ISLAND LIVING"**



This estate home is situated on 5 acres of private waterfront. The home is finished in the highest quality, with the finest architectural detail and appointments. The grounds are professionally landscaped and there are paddocks for the horses. There is a large 4 stall horse barn with hay storage on the second floor. A carriage house with caretaker's accommodation completes the picture. Waterfront, ocean views, deep water moorage and just minutes from Ganges. Truly an island hideaway. **\$795,000 MLS.**

Contact **ARVID CHALMERS**
 at 537-5568 or 537-2182
 "Multiple Listing Service
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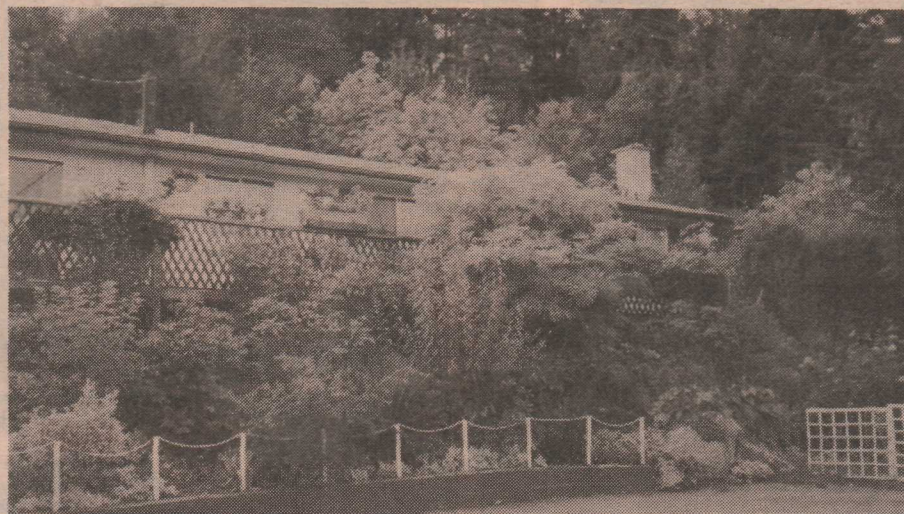
Red Cross Water Safety Says:



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.

LAKEVIEW RANCHER - RETIREMENT PERFECT



Don't miss this immaculate two bedroom home with views of St. Mary Lake. Large family room has sliding glass doors to private patio, plus large deck. All the work is done, new paint and carpet. Just move right in! Even a workshop to the creative purchaser. Asking price: \$105,000. For more information, please call:

**MAGGIE SMITH — 537-2913 (24 hrs.)
or 537-5515 (office)**

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

"The House That John Built"

OPEN HOUSE — This Sunday 2 - 4 pm.

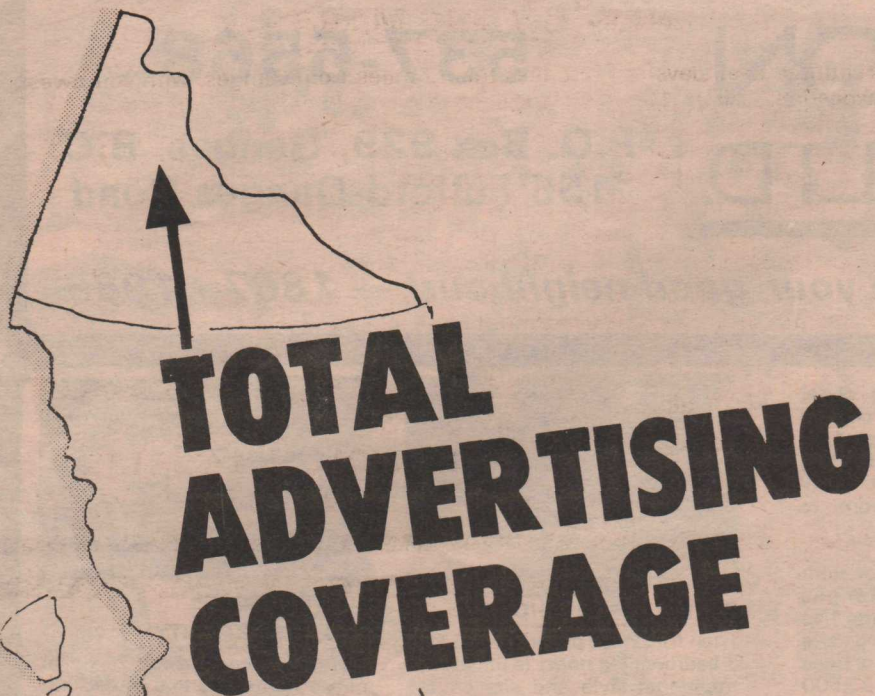


SALT SPRING ISLAND

Situated on 7.25 acres, this charming custom-built cottage offers 2 BR., 1 full bathroom, beamed vaulted ceilings, arched windows, full height rec room down & 2 wood stoves. Within walking distance to Blackburn Lake for swimming & just a hop, skip & a jump from Ganges town centre. **\$89,900 MLS.**

Contact **FINN RONNE** for further information:
Res. 537-4072 Bus. 537-5568

PEMBERTON, HOLMES LTD.



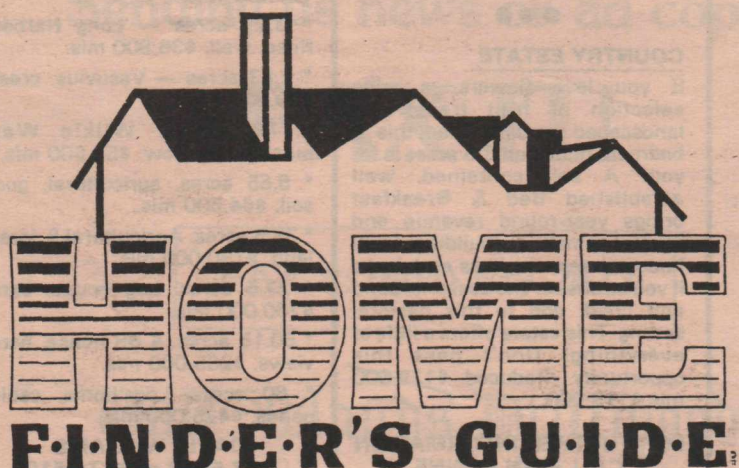
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Gulf Islands Driftwood
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YOUR GUIDE
to Gulf Islands properties



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PEMBERTON, HOLMES LTD.

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156 Fulford-Ganges Road

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



HAPPY FAMILY LIVING

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.

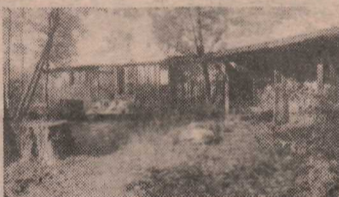
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THE OCEAN IS AT YOUR DOORSTEP...

Waterfront home with open plan living and dining. Beams, cedar, skylights and more is tucked away on a secluded dead end. See this 2 bdrm beauty with its sand and shell beach! \$175,000 mls.

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BACK ON THE MARKET!!!

Delightful hideaway retreat, totally secluded and private. Home overlooks Trincomali Channel and looks through to the mainland. Separate studio-workshop area. Call today. \$73,900 mls.

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DON'T DREAM TOO LONG!

This one will take you back to yesteryear. A traditional farm style home with open verandahs to take advantage of the ocean breezes and views of the sand and shell beaches. The home is beautifully built and has had new wiring installed and the plumbing has been upgraded. Almost 6 acres of land with protected moorage completes the picture. This is a once in a lifetime opportunity. ACT NOW! Full price \$395,000.

NEW WATERFRONT LISTING

1.42 acres 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! \$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, 1 pond, etc. Bring offers!

ANN FOERSTER
537-5568 or 537-6156



WHERE EVERYONE WANTS TO LIVE ... BUT FEW HAVE THE CHANCE!

Waterfront estate on Pender Island has 496 ft. of south west facing oceanfront. A Frank Lloyd Wright style architect-designed contemporary home sits on 10 forested acres. Detailed brochure available. Offered for sale at \$375,000 MLS.

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STRATEGICALLY LOCATED COMMERCIAL 1 ZONED PROPERTY

On McPhillips Ave, lot size 66'x198'. 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. \$129,000 mls.

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LOTS & ACREAGES

● Nicely treed, sunny lot on Hillview Place off Beddis Rd. in area of nice homes. Has potential ocean view and is just minutes from one of the finest sand and shell beaches on the island. \$25,900 mls.

● All the hard work is done! Seaview acreage with cleared building site. Sunny, quiet 4.96 acres close to swimming, boating and fishing at nearby St. Mary Lake. Driveway and hydro to house site. \$49,000. mls.

● Ocean view building lot with pleasant views of Ganges Harbour. Gently sloping site has driveway in and building site levelled. There are still lots of trees for privacy and seclusion. \$33,500 mls.

● Fantastic view acreage, Mt. Baker, Outer Islands and sea. Creek and park at rear of property. Access to beach and waterfront by reg'd easement. \$49,900 mls.

● 10 acres with creek frontage close to Blackburn and Cusheon Lakes. Ideal swimming and fishing. Hydro on the road, ready to go. \$55,000 mls.

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

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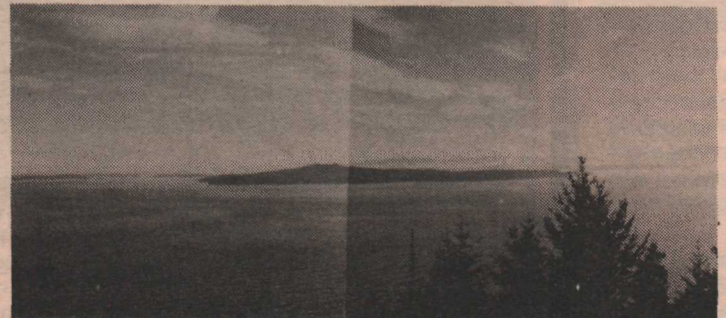


WALK DOWN MEMORY LANE

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.



This 2.55 ac. setting has been thoughtfully planned with arable garden, orchard and pasture. Secluded but close to Ganges, tennis, golf and beach access. Reduced to mid-\$140,000 range as owner wishes to move to their smaller house as the children have grown and gone.



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 these gems speak to WYNNE DAVIES 537-5568 or 537-9484.



DO YOU HAVE A HORSE?

Then this is the place for you! This 3 bedroom log home is finished in traditional style and sits on 1 1/2 secluded acres with a fenced pasture. Open plan living and family style kitchen with wood cookstove. \$89,900 mls.

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YOUR CHOICE!

Local hardware store for \$69,000 or rental business for \$40,000. Excellent business with a secure long term lease. Would make a super family operation. Enquire today.

SUPERB LAKE VIEWS

This 2 acre lakeview wooded building lot is situated at the end of picturesque Valley Rd. Serviced by power, water and phone. \$45,000.

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VIEW ACREAGE

Panoramic views of Mt. Baker, Gulf Islands and is also looking upon the scenic setting of Cusheon Lake. \$69,000 mls.

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GREAT FAMILY HOME

Spacious 4 BR home in good area for children. 2500 sq.ft. of finished living space. 1/2 acre of nicely landscaped level property. Very efficient heatilator fireplace. Good ocean views. Reduced to \$92,500.

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MOST FOR THE MONEY

1/2 acre of level nicely treed property. Good sunny area. Only 2 min. short walk to beaches. \$15,500.

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COUNTRY ESTATE

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 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. Reduced \$129,000 mls \$119,000.

FOR FURTHER INFORMATION
CALL FINN RONNE
537-5568 or 537-4072



DON'T PASS UP THIS OPPORTUNITY!

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.

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HARVEST HAPPY MEMORIES IN THIS OLD SCOTT RD. WATERFRONT ESTATE

This property boasts a character home, in-ground swimming pool, guest cottage and workshop. There is a sand, and shell beach and delightful gardens. See it today — it won't last long. \$595,000.

ARVID & KERRY CHALMERS
537-5568 or 537-2182

OLD SCOTT RD.

It may be rough & it needs a well and septic field, but what a location! Interesting cabin - 770 sq.ft. - on 1 1/2 acres overlooking Ganges Harbour. Many spectacular old growth firs. Access to waterfront across road. \$65,900 mls.

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RENTALS

3 cabins and a comfortable view & semi-waterfront home on over 3 acres. Make an offer on asking price of \$134,500 mls.

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FULFORD — SEMI-WATERFRONT

7.78 acres of view property on Fulford Harbour with a sand beach just across the road. Small cottage brings in a rental income or will provide a place to live while you build. Some arable cleared land and a good stand of trees. Good building site. Gravity fed spring water and additional water rights on a nearby creek. \$107,000 mls.

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LAND

- * 5 acres — Long Harbour Road. \$29,000 mls.
- * 3.11 acres — Long Harbour Road, well, \$36,900 mls.
- * 2.83 acres — Vesuvius, creek, \$39,900 mls.
- * 10 acres. Wilkie Way, outstanding view, \$53,500 mls.
- * 6.65 acres, agricultural, good soil, \$64,500 mls.
- * 33.5 acres. Agricultural & forest land, \$180,000 mls.
- * 27.5 acres. Log house, barn. \$260,000 mls.
- * 50.15 acres. 4 BR house, barn, views, \$265,000 mls.
- * 60 acres. Log home, cabin, ponds. \$425,000 mls.

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



Market mania

Flurry of activity in popular Farmers' Market held Saturday mornings in Ganges.

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156 Fulford-Ganges Road
P.O. Box 929, 537-5568
Ganges, B.C.

ANNOUNCEMENT



JENNIFER GILLETT

Arvid Chalmers, Manager of Pemberton, Holmes is pleased to welcome Jennifer Gillett. Jennifer recently fell in love with Salt Spring Island and moved here from Vancouver in July. Jennifer has been successfully selling real estate for over eight years and has a wide knowledge of real estate and marketing techniques.

Jennifer is full of energy and fun and loves people. She looks forward to a happy and busy career with Pemberton, Holmes.

Among her many interests are nature, theatre acting, fitness, running, socialising and cooking.

The 8th annual **TERRY FOX RUN** Sunday, Sept. 18



ST. MARY LAKEFRONT - PRICE REDUCTION - \$146,000 - Absentee owner must sell his island paradise. He has exchanged the smog of L.A. for tranquil days on the shore of St. Mary Lake. If you are looking for a home suitable for Bed 'n' Breakfast, "artist's studio" or have a "large family", you must see this one of a kind south exposure lakefront property.



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



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Space available each way 4 day service at very reasonable rates.
Phone **The Local Moving Company 537-5491**

WATER MORATORIUM OFF DEVELOPMENT OF THIS PROPERTY MAY NOW BEGIN — ACT NOW!



Zoned multi-family on 2.32 acs. Zoning permits 10 units per acre with 25% site coverage. Property features large pond, old orchard, older 5 BR. home plus views of Ganges Harbour. Private, yet close to village, hospital and doctor's offices. \$235,000.

SANTY G. FUOCO — 537-2773

GULF ISLANDS REALTY LTD.
P.O. Box 750, Ganges, B.C. V0S 1E0
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Gulf Islands Driftwood

YOUR COMMUNITY NEWSPAPER

TERRY FOX RUN



Catch the Dream...
Sunday Sept. 18

Real Property Law

Offers to Purchase — Conveyances — Mortgages
Subdivisions — Rights of Way — Foreclosures

TALK TO

Jonathan L. Oldroyd

BARRISTER & SOLICITOR

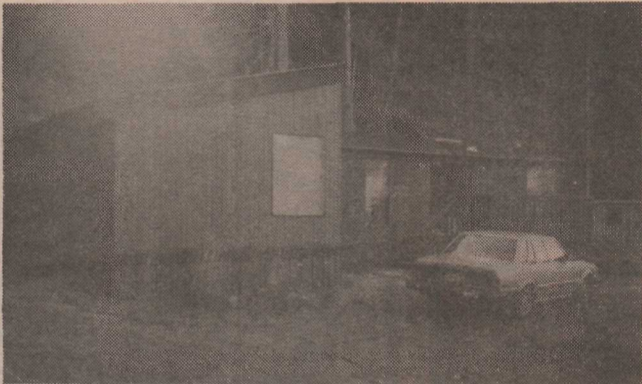
121 McPhillips Ave., Ganges

537-2752

GULF ISLANDS REALTY LTD.

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

Quality 2 BR. home on 5 unspoiled acres



Don't be deceived by the exterior, this home has many fine features, from the oversized bathtub, cedar panelled ceilings, skylights, large picture windows and quality finishing throughout. All this and on 5 acres too! Reduced from \$85,500 MLS. to \$81,500 MLS. Vendor financing available. Please call HENRI PROCTER for details. 537-5577 or 537-4273.

3 SUPERB WATERFRONT PROPERTIES DISTINCTIVELY MARACAIBO



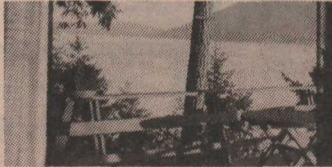
Oceanfront home with all the features you would dream about. Deluxe kitchen, fantastic master ensuite, superb jacuzzi and patio, well finished, with professionally landscaped garden, auto. watering system, dock and more. Now \$299,000 MLS.

SUNSET DRIVE WATERFRONT HOME - \$425,000



Over 2700 sq. ft. with room to expand, located on 4.2 ac. with 110' of lowbank oceanfront, in-ground pool fully equipped. Home has 3 - 4 BR, large 26 x 18 living rm. and 19 x 14 dining rm., both with own fireplace, master suite - 19 x 14 BR., 15 x 10 bathroom and 12 x 8 dressing rm. Many other features including landscaping around improvements and balance in natural state and more. This 3 acre parcel is nicely

SANSUM NARROWS SPECTACULAR - \$175,000



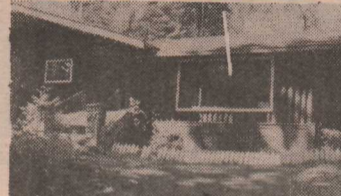
Vesuvius warmth & year round sunsets. Comfortable 1 BR plus sleeping loft cottage with potential building site for future permanent residence, 133 feet of ocean frontage, ocean side deck.

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 acs. of upland property with approx. 2 acs. of lowbank waterfront. Not many of these unique properties available. \$270,000.

REDUCED TO \$89,900 MLS. GOLFER OR LOG HOME ENTHUSIASTS TAKE NOTE!



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

CALL SANTI G. FUOCO 537-2773

PIERS ISLAND WATERFRONT



This is the view from this 1/2 acre west facing, level, treed lot where the sunsets have to be seen to be believed. Approx. 112' frontage on Satellite Channel, Piers Island has hydro, phone and water, plus docks, and boat storage facilities at Swartz Bay. \$48,000 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 plus a year-round stream and a caretaker's cottage. 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.

GALIANO ISL. WATERFRONT



228' of lowbank sculptured sandstone overlooking Sturdies Bay and the Gulf beyond. Watch all the Marine traffic in Active Pass and fish off the rocks - a natural clearing at the water's edge on the otherwise well-treed 2 ac. property is a perfect building site - driveway roughed in. Walk from the ferry terminal. PRICE REDUCED \$95,000 MLS.

NEW LISTING IN FULFORD

Almost 1 acre of treed property with several rocky outcroppings giving views over Fulford Harbour and of Mt. Bruce and Maxwell — the sunset view will be spectacular! This property in Reginald Hill has close access to small private beach and 74 acres of common property which includes a magnificent hilltop viewpoint and a large sheltered beach. Price? Just \$38,000 MLS. CALL DAVID DUKE 653-4538

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.

ATTENTION SOUTHERNERS!

1) WOODLAND WONDERLAND - 4.97 acres - parklike. Private. Perc tested & peaceful. \$39,900.
2) CEDAR GATE ENTRY - 6.37 acres, market garden type soil, seasonal creek, driveway & rocky knoll. Also \$39,900!

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.

CASH FLOW Business Opportunity

Gift & Card Shop with catalogue sales outlet offers great growth potential & opportunity for island self-employment. \$79,000. You'll kick yourself if you miss it!

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. Vendor has bought - MUST SELL NOW!
For free catalogue, call: JAN MACPHERSON 537-9894

AFFORDABLE OCEANVIEW CHARACTER HOME



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

MT. BAKER & HARBOUR VIEW - \$79,900 MLS. (offers)



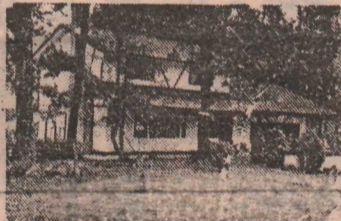
Cute, clean and compact - 2 bdms. and 4 pce. bath up. Large family room, utility room, 3 pce. bath, huge workroom (could be 3rd bdrm.) down. Privately located at end of quiet cul-de-sac. Near village on piped water. Immediate possession possible.

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.

A VERY SPECIAL HOME



You'll look a long time to find a property as well kept as this. 2200 sq. ft., 3 bdms., 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.

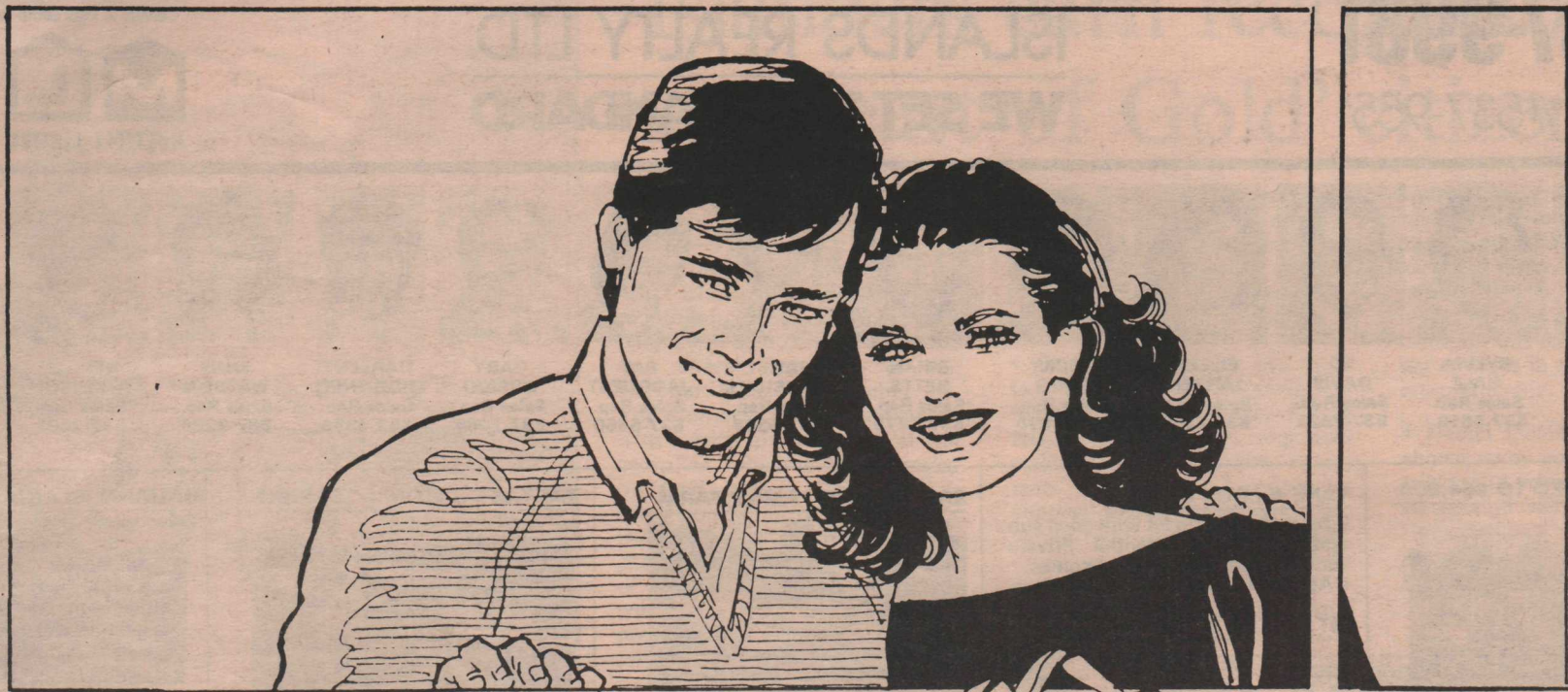
"SOLVANG" (Sunny Meadow) BED & BREAKFAST



\$229,000 mls. — Previously a long term care home, this property offers a 1300 sq. ft., 3 bdrm. owner's apartment, PLUS: 6 bdms., 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!

I can show you any property on the market that appeals to you!
DONNA REGEN, C.G.A.
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"EXPERIENCE MAKES THE DIFFERENCE"



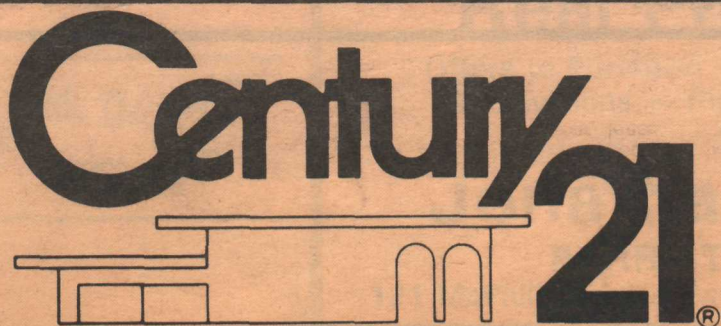
**You
are
cordially
invited ...**

to look inside this real estate special section where you'll find a group of great, professional real estate experts advertising and offering guidance and tips to help you make a better choice when you're ready to buy your home.

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PRICE REDUCED TO \$64,900



This double-wide mobile offers tremendous space for that growing family. Sitting on a full height basement, featuring 4 bedrooms, 3 bathrooms, large rec. room, greenhouse, garage, fenced yard. Located near Vesuvius. Call me to view today. MLS.
CALL BRIAN

ZONED FOR HOUSE AND GUEST COTTAGE

This 3 acre parcel is nicely wooded and has a drilled well in addition to a framed-up cottage. A quiet spot for that new home or finish the cottage for vacation or retreat. Asking \$39,500 MLS. Possible vendor financing.
CALL BRIAN

OCEAN VIEW — SUNNY, TOO



West facing 3 bedroom home on almost 3/4 acre lot with views of Stuart Channel. Home features rec. room, workshop, large deck and paved driveway. NEW WELL BEING DEVELOPED. Asking \$87,000 MLS.
CALL BRIAN

OLDE COUNTRY ESTATE



Potential with this beautiful 19.8 acres. Pastures & fields gently roll down 570 feet of lake frontage on Ford Lake. Excellent building sites overlooking the lake. Includes existing barn & outbuildings. Perfect for the hobby farm enthusiasts. List price \$195,000 MLS.
CALL TOM OR BECKY

POOLSIDE FUN



What a setting! 2.5 acres of level usable land with orchards, lawns & garden. Spacious family home with SUPER 15' x 30' INDOOR POOL. \$145,900 MLS.
CALL PAT

TAKE A LOOK AT ME!

0.90 acre building lot with good sun and great view potential. Private setting in an area of good homes. **CALL PAT**

MT. BAKER & THE ISLANDS



It's all here. A 2 year old custom home set on 5 acres of secluded OCEAN VIEW PROPERTY. Great hobby farm or bed & breakfast potential. \$149,500 MLS.
CALL PAT

FANTASTIC VIEW HOME VALUE!



Exceptional Ganges Harbour SEAVIEWS, easy care garden, and spacious cedar home. Delightful glass solarium allows many pleasant hours year round to soak up sun & sea. \$124,000 MLS.
CALL PAT

FAMILY SIZED HOME & PROPERTY



This nearly new 1386 sq. ft. home has a large bright basement for further development and sits on a sunny one acre with privacy and beach access near by. \$89,900 MLS.
CALL ANNE

SUNNY LAKESIDE LIVING

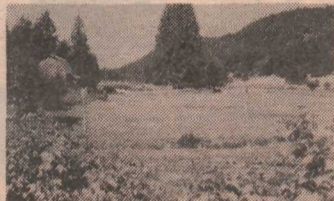


Sitting in the sun this cosy and comfortable home with private garden and wharf, two bedrooms, large living room, kitchen with oak cabinets and pleasant dining area provides all year round recreational living. \$93,500 MLS.
CALL ANNE

STROLL TO THE BEACH

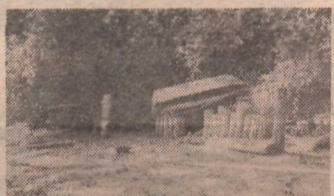
From this 4 BR., 1 1/2 bathroom home. Located on a nice & sunny corner lot on a dead-end street. Walk to public beach one block away. \$97,000 MLS.
CALL BECKY

SALT SPRING FAMILY FARM



Immaculate hobby farm in preferred area. 5 bedroom family home. Good barn. Pasture, stream, garden and orchard. Pastoral setting in quiet area. Includes stock and hay. \$217,500.
CALL TOM

COSY 2 BEDROOM COTTAGE



On 0.33 acre with nearly 100' of sandy beach at Fulford Harbour. This lovely property is near the ferry, marina, shops and enjoys terrific views of Fulford Harbour. \$119,500 MLS.
CALL DARLENE

NEW LISTING — VIEWACREAGE

Enjoy beautiful ocean views from your own secluded, private 23 acre estate. This Trincomali property is beautifully treed & is potentially subdividable. \$110,000 MLS.
CALL DARLENE

COSY HOME ON 1.80 ACRES

This interesting home in Fulford Valley features a lovely kitchen with lovely mountain views. The fenced, sunny and wooded property with fruit trees and soil. This property is a gem with tennis court and only minutes from beach, marina and village. \$85,000 MLS.
CALL DARLENE

CUTE & COSY — \$83,000 MLS.



Home in the woods - this 2 bdrm. home is located close to Ganges. 1.82 acres beautifully parked out with seasonal stream. Perfect for a quiet weekend retreat. List price: \$83,000 MLS.
CALL BECKY

MOBIFIED MOBILE — INEXPENSIVE LIVING

The interior has been re-done in this older but well taken care of mobile, with integrated addition. Located in a private area of Cedarview Park. Features a sun room and deck with privacy. If you have never purchased a home before, use your B.C. Govt. 2nd. Mortgage.
CALL GARY

FANTASTIC VIEW — TERRIBLE REVENUE



- View over Ganges Harbour
- In-law suite
- Garden, strawberry beds, fruit trees

Come view this large home with it's high ceilings, separate dining area, large living room and a cosy glassed-in sunroom. The home requires some work, but is priced accordingly and some lucky handy person will reap the benefits.
CALL ME TODAY — GARY

SUNNY & LEVEL

1/2 acre building lot in Vesuvius Bay area. Hydro, water and cablevision to property line. Location is very desirable area. List price \$25,000 MLS.
CALL BECKY

SENSATIONAL VIEWS — JUST REDUCED



Try your offer on these exceptional view acreages. Located on Sunset Drive, these properties have an environment that is second to none, with private access, piped water, hydro to your property line, and cleared building sites. Starting at \$64,700.
CALL EILEEN

NEW LISTING



Brand new open plan contemporary home located on 5 lovely acres on the way to Beaver Pt. \$130,000 MLS.
CALL EILEEN

THE GENERAL STORE



Prime location, 3 yrs. remaining on 5 year lease, very reasonable rent. Opportunity to expand or carry on with a proven successful business. For more details, please:
CALL EILEEN

GALIANO ISLAND



Farm acreage just minutes from Sturdies Bay ferry. 108 acres. Older home with cabin and garage. Approximately 83 acres farm zone. 25 acres rural zoning. Potential for some subdivision, possible seaviews. \$280,000 MLS.
CALL ED

GRACIOUS HOME & GARDEN



Basking in sun this open plan living, dining and kitchen extend into a "beautiful" and level garden which is further enhanced by a seaview. 1.09 acre of parklike privacy in an excellent neighbourhood. Greenhouse, wood shed & fenced vegetable garden. MLS. \$132,000.
CALL ANNE

HARBOUR VIEWS



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

OUTSTANDING VIEW ACREAGE



Select your own building site on this special 10 ac. property overlooking St. Mary Lake. Sunny S/W exposure. Value \$55,000.
CALL ED

SCOTT POINT WATERFRONT



Available immediately, 3 BR. post & beam designed home with large den or artist studio. Suitable for easy development of year-round protected moorage. \$194,500 MLS.
CALL ED