

'Empty-nester' market noticed

The "Empty-Nester" market is one of the largest real estate markets in the province and, with a high percentage of retirees living here, the same holds true for Salt Spring Island.

Individuals qualifying for the Empty-Nester market are those whose off-spring have left the family home, and who suddenly find themselves with a high-maintenance house and yard, high taxes and a rapidly-changing neighbourhood.

People in that situation often decide to change their living circumstances. Most have a large amount of equity built up in their house and therefore have several alternative living options available to them.

The Empty-Nester market, combined with a generally more positive attitude towards retirement, has caused builders and developers to look at ways of satisfying a growing trend away from single-family living.

As developers are noting, more and more people are opting for early retirement. Because many seniors are choosing to maintain good physical condition through retirement years, the housing needs for these individuals has changed as well. Retirement today often means the beginning of an active, dynamic life filled with travel or new hobbies.

The result of these trends towards early retirement and more frequent selling of the family home is the appearance of high-quality low- and high-rise developments, which allow residents to maintain their style of living while freeing them for other activities.

Mini-villages, condominiums and townhouses — where the emphasis is on luxury, comfort, quiet and security — offer one alternative to staying in a large home.

Some drawbacks should be considered, however, before taking the step towards a semi-

communal lifestyle. Most complexes do not allow pets, some expect a degree of involvement from residents as far as running the development is concerned, residents may experience a reduction in privacy, and there are usually rules to follow.

Benefits include easy access to neighbours, who are also available to watch other complexes as individual residents travel. Yard maintenance — if it is necessary — becomes minimal, and some developments offer amenities such as communal dining areas, organized activities, cleaning and laundry services, and close proximity to community facilities.

It is important for anyone in the position of selling his or her large home to assess needs and expectations before buying into an adult-oriented development.

As with any real estate purchase, there are the typical aspects to consider when purchasing a condominium, such as price, location and amenities.

If one remains unsure about whether or not to stay in a single dwelling home, there are numerous advisory services available to answer these questions. Telephone directories list retirement counsellors, financial counsellors, social groups and government services which will provide help.

Extremely high-quality developments with in-house medical services are also becoming more common. These development homes are more appealing than those available in the past, and offer better services and staffing than previous "retirement homes."

Greater protection is now available through legislation and national standards; however, it is advised that everything in a potential new home be checked carefully. Again, there are sources available through the telephone directory, of groups who would be able to help meet these needs.



Construction continuing

Work is proceeding on two more phases of the Grace Point project in downtown Ganges — construction of the townhouse units, and continuation of the public seawalk. Yet to begin is building of a smaller

commercial complex on land vacated by the Esso service station, whose building has since been demolished.



Your guide to Gulf Island properties

COMPLIMENTS OF:

MANOR HOUSE BY SEA & FIELD



Features: Approx. 1000' waterfrontage; pastures; timber, pond, creek, guest cottage; views. This 22 acre property has much to offer — the comfortable and spacious home is adaptable for B & B, a large family or for entertaining off-island visitors! For details, brochure and viewing, call:

JAN MACPHERSON — 537-9894 or

GULF ISLANDS REALTY LTD.

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

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:

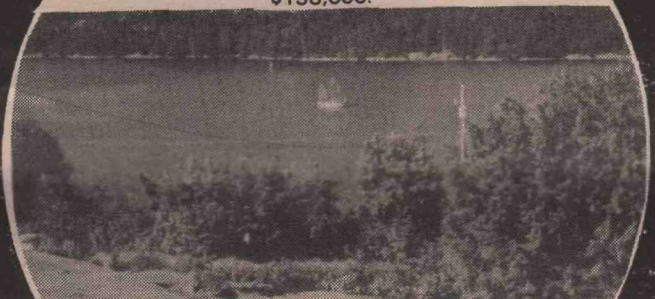
SANTY G. FUOCO — 537-2773

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FULFORD HARBOUR

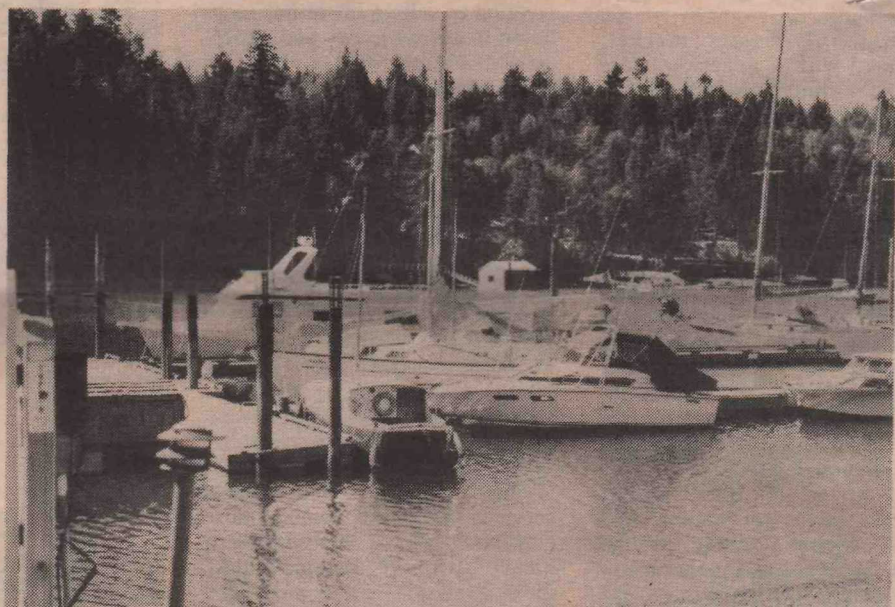
Peace & quiet best describe this area. Located on a dead end road, this well built home provides one of the finest views in the Gulf Islands. Guest cottage and several fruit trees complement this offering at \$138,000.



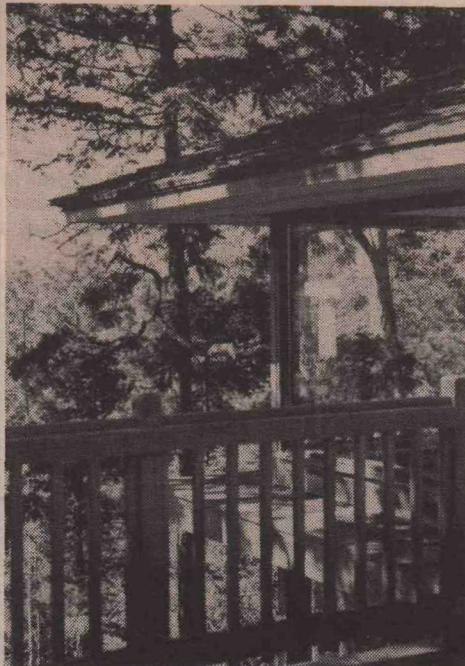
CONTACT: DENNIS O'HARA
653-4633 or 537-5515

NRS Salt Spring Realty Ltd.
Box 69, Ganges, B.C.
V0S 1E0

YEAR ROUND MOORAGE?



Plus tennis, miles of beach, over 200 acres of parkland ... just a few benefits of living in Maracaibo.



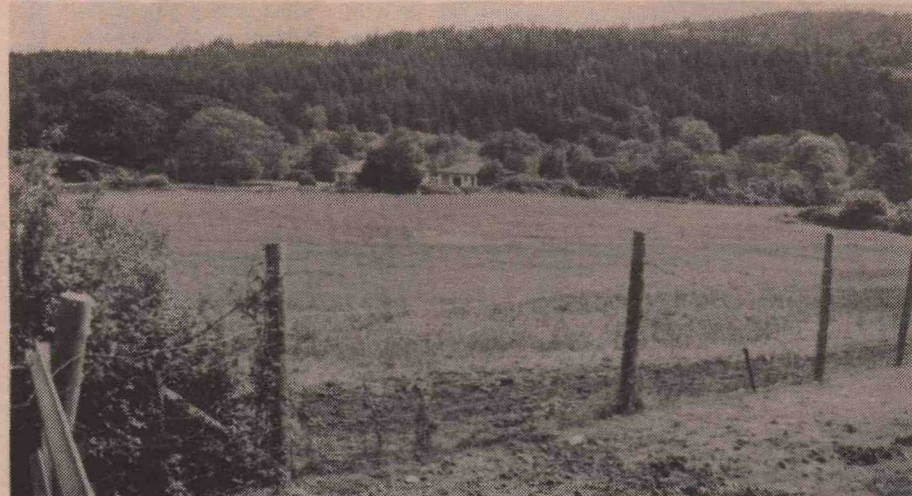
It would be a pleasure to show you this 5 year old Schubart designed home nestled into the landscape of a totally natural 1.64 acre parcel. 2000 sq. ft. of quality contemporary water view living offering all the touches sought by today's discriminating buyers. Priced at \$278,000 MLS.

CALL FOR A PERSONAL TOUR TODAY!

Donna Regen, CGA — 537-2845

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P.O. Box 750, Ganges, B.C. V0S 1E0
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FULFORD VALLEY FARM

Nestled around the farms of the Fulford Valley, close to the main road, lies a one-of-a-kind mini-farm of 10 acres with approximately 6 acres in hay field. The landscaped yard has mature walnut and oak trees. The home is a solid 3 BR. bungalow with basement. At the end of a paved laneway a 28' x 44' garage, a 1600 sq. ft. barn/workshop complement the property. Enjoy this peaceful lifestyle. Contact RUSS CROUSE for a personal tour. Offered at \$167,000.

NRS SALT SPRING REALTY LTD.

149 Fulford-Ganges Rd., Box 69,
Ganges, B.C. V0S 1E0 537-5515

RUSS CROUSE

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NEVILLE ATKINSON
Sales Rep.
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TOM HOOVER
Principal Agent
537-5918



ENJOY THE GOOD LIFE

Perfect set up for parties by the pool. Spacious home conveniently located to the village. Every opportunity for holidays at home. 15' x 30' indoor pool, sauna, rec. room with wet bar and 2+ acres of level, nicely landscaped property. \$154,900 MLS.

CALL PAT



BOOTH CANAL WATERFRONT HOME

Privacy and wildlife on 3.33 acres. Sunny, level and parklike with large trees. Well built 3 bdrm. rancher, with deck and carport. See it while you can and make your offer. Asking \$110,000 MLS.

CALL GARY



NEW WATERFRONT LISTING

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



GANGES WATERFRONT

Immaculate older 3 storey house enjoys warm southern exposure and a terrific view from almost every room. Large separate workshop and studio, established garden plus fruit trees. Within walking distance of village. Asking \$240,000 MLS.

CALL BRIAN



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.

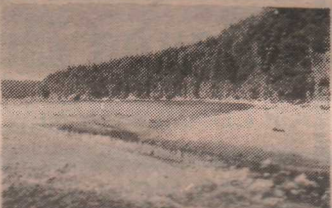
CALL ANNE



ST. MARY LAKE

Exceptional 3000 sq. ft. home situated on 3.8 private acres. S. 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, variety of producing fruit trees. A special lakefront opportunity. \$375,000.

CALL ED



EXCELLENT WATERFRONT — BRING US AN OFFER

Our vendor wants a sale due to other interests, so try an offer on this great ONE ACRE sunny, high bank W/F, with warm swimming beach minutes away. Superb views, drilled well - 2 gpm. Asking \$84,900 MLS.

CALL SYLVIA or ARTHUR



VIEWS OF CUSHEON LAKE

Easy built lot of 0.48 acre, close to swimming, fishing or canoeing on lake across the road. Driveway in and power on road. Not far from town. Asking \$24,000 MLS.

CALL JANET



PRICE REDUCED! LAKEFRONT ESTATE WITH C4 ZONING

22.73 acres of beautiful farm property includes 7 ac. zoned for resort, campsites, restaurant. Large, comfortable 5 BR, 2 1/2 bath home with pastoral views to lake. Near village. Now asking \$395,000 MLS.

CALL TOM, SYLVIA or ARTHUR



WOW! WHAT A BUILD!

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

CALL PAT



I BE THE FIRST!

Brand new 2 bedroom home. Skylights, Jacuzzi, sunken living room, brick hearth and outside chimney for airtight, plus finely finished kitchen cabinets. Tucked away from prying eyes off cul-de-sac. A good buy at \$87,200 MLS.

CALL GARY



GOLD COAST WATERFRONT

Could be two separate living quarters. On 2 levels with 5 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



SUNNY LAKESIDE LIVING

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

CALL ANNE



BUSINESS OPPORTUNITY

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



GRACIOUS HOME & GARDEN

Basking in sun this open plan living, dining & 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. \$132,000 MLS.

CALL SYLVIA or ARTHUR



SKY VALLEY RD. SECLUSION

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

CALL JANET



CASH IN YOUR CHIPS AND INVEST IN THIS!

2 rare C1 lots in Vesuvius Village with excellent rental revenue from 4-plex and 2 shops. Call for details. \$175,000 MLS.

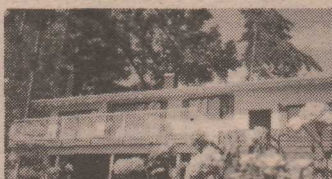
CALL PAT



WESTSIDE WATERFRONT

Soaking in sunshine on the west side of Salt Spring are these naturally beautiful Oceanfront properties. Year round moorage at Marina for property owners. Priced from \$69,800 to \$94,500 MLS.

CALL BRIAN



TRINCOMALI SEAVIEW & SUN

A family home with full daylight basement, enclosed garage, workshop, woodshed, greenhouse, chicken house plus chickens and fruit trees. This property is located on a quiet road, enjoys good sunshine and a seaview. \$88,000 MLS.

CALL ANNE



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



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 SYLVIA or ARTHUR



PARADISE FOR SALE

One level easy care home perched on the edge of a dream-like cove with sandy beach. Level lot with many fruit trees, shrubs and flowers. Workshop, pool & boat ramp. Don't miss it. \$260,000 MLS.

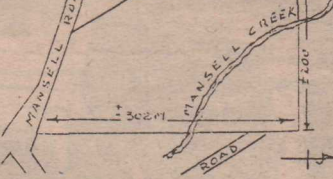
CALL BRIAN



GALIANO ISLAND

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

CALL ED



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

CREATE YOUR OWN DREAM PLACE

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

CALL PAT

MODIFIED MOBILE - INEXPENSIVE LIVING — NOW REDUCED TO \$15,500

For approx. \$300 per month and your B.C. 2nd mortgage, you can move into this well finished, well taken care of mobile located in private area of Cedar View Park. Own rather than rent!

CALL GARY

THETIS ISLAND



Where Eagles Soar and Otters Play ...

Enjoy your 156' of lowbank waterfront as you harvest clams and oysters. This one-of-a-kind cedar waterfront home, sits on 1 1/2 sunbaked acres on Thetis Island. Open-plan living with lots of glass to take in panoramic view, this S.W. facing beauty has seasonal moorage with year-round moorage nearby. Only 20 minutes to Vancouver Island by ferry! Values like this sell fast! CALL TODAY! \$170,000. Call 246-4842.

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.

From the **SMALL WORLD NETWORK** — **SCOTSDALE, ARIZONA** - Gracious 3000 sq. ft. home, on 1 1/4 ac. with I/G heated diving pool, gazebo, mature landscaping, security system, many luxuries in quiet setting on 17th Fairway of Orange Tree Golf Resort. Walk to tennis/racquet club. Room for expansion. Motivated vendor asking US \$345,000.

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

GALIANO ACREAGES
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.

JESSIE (PAT) JAMES — (604) 537-5224
SMALL WORLD REAL ESTATE CO. INC.

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Sending us news or ad copy?

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Gulf Islands Driftwood

YOUR COMMUNITY NEWSPAPER

PHASE 1 FULL



PHASE 2 NOW AVAILABLE

THE BENEFITS

- Many people have realized the benefits of Brinkworthy Living:
- CONVENIENCE OF LOCATION
 - QUALITY HOMES YOU CAN CUSTOM ORDER
 - A WARM AND FRIENDLY COMMUNITY ATMOSPHERE
 - EXCELLENT HOUSING VALUE AT PRICES FROM \$57,000
 - LOW MAINTENANCE

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FOR FURTHER INFORMATION, CALL:
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BRIAN BETTS — 537-5870

DELIGHTFUL LAKESIDE FAMILY HOME



West coast contemporary on the outside with a warm old world charm on the inside. This spacious 2375 sq. ft. home offers many possibilities and opportunities ... self-contained suite for visitors or as a B & B unit. There are 2 BR. & den or 3 BRs with a sundeck off the master; a separate bay windowed, wainscotted dining room, vaulted ceiling living room, efficient kitchen with huge pass-thru counter to a sun-filled skylite family room. Every room in the home is spacious and most have a peaceful lakeview. There's a workshop on the .84 ac. parcel and there's been extensive rock terracing and landscaping done. A pathway leads down to the lake shore where there's a substantial float and diving board. This is real value at \$133,000 and the owners have bought "off island" and are motivated!

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

ARE WE PROUD? YOU BET WE'RE PROUD!



Multiple Listing statistics just reported by the Victoria Real Estate Board show once again that Gulf Islands Realty Ltd. is still tops on Salt Spring Island in all categories for the first 8 months of 1988. Congratulations to these outstanding salespeople. **Toni Holmes, Agent-Owner and John Woodward, Agent-Manager.**
 Left to right: **Henri, Jan, Toni, David, Linda, John, Donna, Santy**

NEARLY 5 MILLION \$ IN SALES THIS YEAR!!
EXPERIENCE MAKES THE DIFFERENCE

GULF ISLANDS REALTY LTD.

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PEMBERTON, HOLMES LTD.

537-5568

P.O. Box 929, Ganges, B.C.
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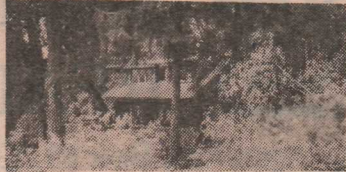
1887 - 1988 — 101 years as your good neighbour! — 1887 - 1988



WYNNE DAVIES

LET ME LIST YOUR
HOME OR PROPERTY
HERE, CALL ME
537-5568 or 537-9484

CHARACTER HOME ON SMALL ACREAGE



This well-built, 3 BR. home is located on 1.5 acres just 2 miles from Ganges. Very sunny and secluded with excellent garden and great water system. Fine mountain views, and in walking distance to SW facing beach. Home is only 12 years old and priced to sell. \$89,000.

PRIME VIEW ACREAGE

10.2 acres with unobstructed views over Stuart Channel, only 2 miles north-west of Ganges. This exceptional parcel is beautifully treed and almost in a park-like state, with several potential building sites vying for your attention. A good water system is in place, and Hydro will be at the lot line. A fine investment for those that treasure privacy! Offered at \$85,000.

WILF BANGERT
537-5568 or 537-5692

DON'T MISS THIS OPPORTUNITY TO OWN EXCEPTIONAL PROPERTY EASILY

- Ideal investment lot in commercial core of Ganges. Currently zoned residential but easily rezoned to Commercial 1. \$45,000 mls.

- 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.

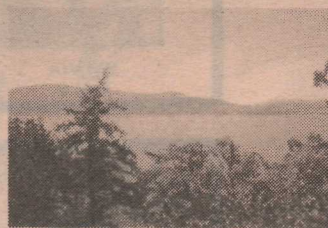
- Ocean view building lot with pleasant views of Ganges Harbour. Gently sloping site has driveway in and building site levelled. There are still lots of trees for privacy and seclusion. \$33,500 mls.

- 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. \$59,900 mls.



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.



ISLAND PARADISE

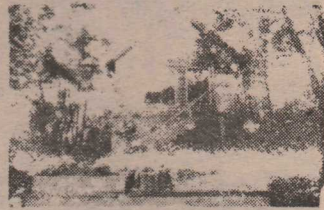
Situated in beautiful Vesuvius Bay, this is the ideal property for a vacation home. On the west side of Salt Spring Island, the lot has 192' of frontage on Stuart Channel. The property affords a sweeping view of the channel with its fascinating boat and ferry traffic, Vancouver Island and spectacular sunsets. Excellent building sites exist. An access driveway has been excavated, but the property remains in its virgin state.

- 1.42 acres
- 192 ft. waterfront
- electricity and water available at property line
- excellent building sites
- quiet cul-de-sac location
- lovely native trees
- View! View! View!
- Septic field for 3 BR. home \$125,000.

A SPECIAL HOME

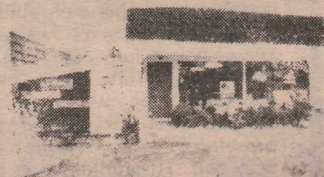
Exciting waterfront home in prestigious area - nearly 3000 sq. ft. of luxurious living area on 2 levels. Double garage, hot tub, dock & many special amenities. \$299,000.

ANN FOERSTER
537-5568 or 537-5156



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

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



STRATEGICALLY LOCATED COMMERCIAL 1 ZONED 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. \$129,000 mls.



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.



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.



CHARACTER PLUS!

2 bdrm. home just steps to St. Mary Lake. Separate studio and garage to suit the artist. Just over an acre of land, nicely wooded with mature trees. Piped water, hydro and apples on the tree. Full price \$82,500.



WALK DOWN MEMORY LANE

This refurbished spacious character home done in the 'arts & 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.



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.



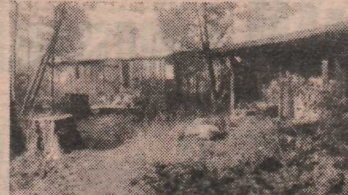
BEST BUY!

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.



NOT MANY OF US LEFT!

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.



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.

ARVID & KERRY CHALMERS
537-5568 or 537-2182

OLD SCOTT RD.

This 1 1/2 acres looks out over Ganges Harbour to the southwest. Many old growth fir. 770 sq. ft. house finished to lock up stage. Water access across road. \$65,900 MLS.

ALDERCROFT

Still available! One of the few large acreages available today. This beautiful property consists of over 50 acres of southwest facing view land.

- Zoned rural - it allows for the development of several smaller parcels (up to 10) without compromising the prime building site and farmland.

- Buildings include a comfortable 4 bdrm. cottage with all amenities and a well built barn adaptable to a variety of uses.

- Up to 3 houses can be built on the property without subdivision (group purchase?)

- Excellent well at 7 gpm.
- About 15 acres of cleared pasture and storage pond.
- Some timber
- Totally secluded yet not isolated - 3 miles from Ganges.

For those interested in a property which can be developed into an island holding of outstanding quality, this must be seen. Well priced at \$265,000.

RANCHER

Luxurious rancher on an acre. \$269,000 mls.

VIEW HOBBY FARM

Over 6 acres with well built rancher & good barn. All fenced. Creek. \$180,000.

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

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.

DON'T MISS THIS BUY!

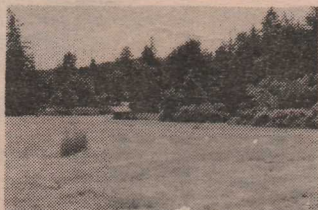


This unique home is nestled on a sunny, sloping .94 acre in a peaceful area. It features stained glass windows, kitchen cabinets with leaded glass doors, outdoor sprinkling system. Very efficient, attached greenhouse. Carefully placed windows allow all day sun. \$69,000.

MOST FOR THE MONEY

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

COUNTRY ESTATE



If you love flowers, a wide selection of fruit trees and landscaped gardens, then this 3 bdrm. 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 mls.

FOR FURTHER INFORMATION
CALL FINN RONNE
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**YOU WILL LOVE THE
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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.



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



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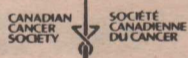
149 Fulford-Ganges Rd., Box 69, Ganges, B.C. 537-5515



Oh what a feeling!



There is light
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WE'RE BACK!

After 3 glorious weeks' holiday in fabulous N. Central B.C. we are rested, rejuvenated and raring to go! During our absence, many of our listings were sold by helpful colleagues. For a no-obligation evaluation of your home or property, call the re-charged Gales!



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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.
149 Fulford-Ganges Rd., Box 69, Ganges, B.C. V0S 1E0
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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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P.O. Box 750, Ganges, B.C. V0S 1E0 — PHONE (604) 537-5577

FERNWOOD FARM ACREAGE

2.7 sunny, level arable acres, includes woodlot. Short walk to school, ocean and store. Perc tested. \$34,900.

CASH FLOW

BUSINESS OPPORTUNITY

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

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.

For free catalogue, call
JAN MACPHERSON 537-9894

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.

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.

PRICE REDUCTION — LOG HOME NEAR ST. MARY LAKE

~~\$89,000~~ - \$84,900



This well-built log home has loads of room, including a room that could be used as a craft room, studio or large extra BR. (20' x 16'), plus 3 BR., large living room.

SOUTH ISLAND ACREAGE



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

NEW SMALL ACREAGE

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

BUILDING LOTS

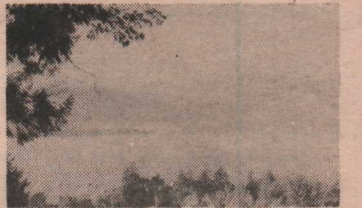
DON ORE - Outer Island views. This .46 ac. lot is in community water system close to village. \$29,900.

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

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

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

SUPERIOR VIEW LOT



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

SEMI-OCEANFRONT BUILDING LOT

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

SUNNY VESUVIUS BAY WATERFRONT



Not often does a waterfront lot come available in the bay. Now is your opportunity to own a piece of a much desired area. ~~\$99,500~~ MLS.

SANTY FUOCO - 537-2773

THETIS — "THE UNDISCOVERED" ISLAND

This sparsely populated residential island is just a short car ferry ride from Chemainus. (9 trips daily.) Being in the rain shadow of Vancouver Island this 3 by 5 mile island enjoys a dry warm climate. There are two protected marinas, a pub, restaurant, store, post office, volunteer fire department, and an elementary school. There is an excellent network of roads from which to explore this picturesque and tranquil island.

FAMILY HOME OR B & B?



Just a few steps away from the Govt. dock and ferry landing and a beautiful S. W. 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 BR's up with space for more. All on an easy care S.W. facing 1/2 acre lot with an easement access to protected moorage in Telegraph Harbour. \$79,000 mls.

ON TOP OF THE WORLD



There will be stunning views similar to this to the east, south and west from this centrally located 10 acre parcel on one of the highest points on Thetis. The high ground portion has views which will include Coastal Olympic and Vancouver Island Mountains and is heavily timbered. The lower portion has potentially arable soil and easy access to a beach and moorage. \$49,500 MLS.

For complete details on any of these unique THETIS ISLAND listings please call DAVID DUKE 653-4538.

THETIS ISLAND WATERFRONT

Approximately 1200' frontage at the head of Telegraph Harbour opposite the marina. The property is well treed in evergreens and the topography allows sea views to both east and west. Zoning is 2 acre min. so property has significant subdivision potential. \$149,500 mls. Vendors open to any reasonable offer.

STROLL TO SUNNY SANDSTONE WATERFRONT



Just 500' from this nicely treed 2 1/2 acre gently sloping parcel on the S.W. side of Thetis Is. is this shelving sandstone waterfront access ideal for a small boat, sunning and swimming. Views of Stewart Channel from the building site will be possible. ~~\$25,500~~ mls. NOW \$21,500 MLS.

THETIS ISLAND TIDAL WATERFRONT

Two adjoining parcels totalling 23+ acres selling as one unit, thus offering instant "subdivision" potential. A series of nicely treed SW facing benches end in 975' of tidal waterfront on Cufra Canal. Price \$66,000 mls.

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

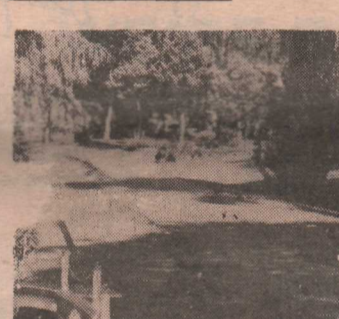


Cute, clean and compact - 2 bdrms. and 4 pce. bath up. Large family room, utility room, 3 pce. bath, huge workroom (could be 3rd bdrm.) down. Privately located at end of quiet cul-de-sac. Near village on piped water. Immediate possession possible.

15.9 ACRES \$53,500 MLS.

Your very own retreat - a magnificent 15.9 ac. parcel, heavily timbered, southern exposure towards Blackburn Lake. Offering TOTAL privacy. Trailer on property negotiable. Call for further details.

"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.

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 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.

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, CGA 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.

PENDER ISLAND

3.01 ACRES ON CLAM BAY RD

This property offers a variety of terrain not often found on a small parcel. An easily accessible rocky outcropping for a homesite, good garden potential, sunny and close to picturesque Port Washington. Offers to \$36,500 MLS.

CALL HENRI PROCTER FOR DETAILS 537-5577 (o) or 537-4273 (h)

YOU CAN'T JUDGE A BOOK BY ITS COVER! THIS IS A WELL CONSTRUCTED 2 BDRM. HOME ON 5 ACRES



This home offers the best of both worlds. It is situated on 5 unspoiled acres, is low maintenance and energy efficient. Skylights, cedar and a bathtub designed for luxuriating in make this an ideal spot for holidaying or retreat. Asking \$85,500 MLS.

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