

Windows help retain warmth

Windows are a major source of energy loss in many Canadian homes — but this may soon change, as a new heat-reflecting technology becomes more widely used by the home-building and renovations industry.

The new technology, called low-E (emissivity) glass, involves the application of an invisible, heat reflective coating on window glazing. The coating is applied by the manufacturer and reflects up to 90 per cent of the long-wave heat radiation — a major source of heat loss from windows — back into the house.

For homeowners, this results in a window with high thermal performance and virtually no condensation, basically providing the same energy performance as a standard triple-glazed unit.

In addition to reducing heating costs, low-E windows greatly improve the comfort of a home. Condensation is less likely to occur because the surface temperature of the interior glass stays closer to room temperature. This is a useful feature for spa and pool enclosures and other high-humidity environments, where window fogging can limit visibility and damage frames.

Low-E glass lets in almost as much light as ordinary double-pane glass. At the same time, it blocks a large portion of incoming ultraviolet rays that fade drapes, fabrics, carpets and furnishings.

Further advantages occur in the summer months, when low-E glass can reduce home cooling costs by reflecting radiant heat from the sun. (To maximize savings on air-conditioning bills, windows should still be shaded with awnings, shutters or landscaping.)

Low-E glass is manufactured with either a soft or hard coating. A soft coat is applied by spraying

the glass surface with tin oxide at the factory. The coating is fragile and the glass must be handled carefully until it is installed in a factory-sealed unit.

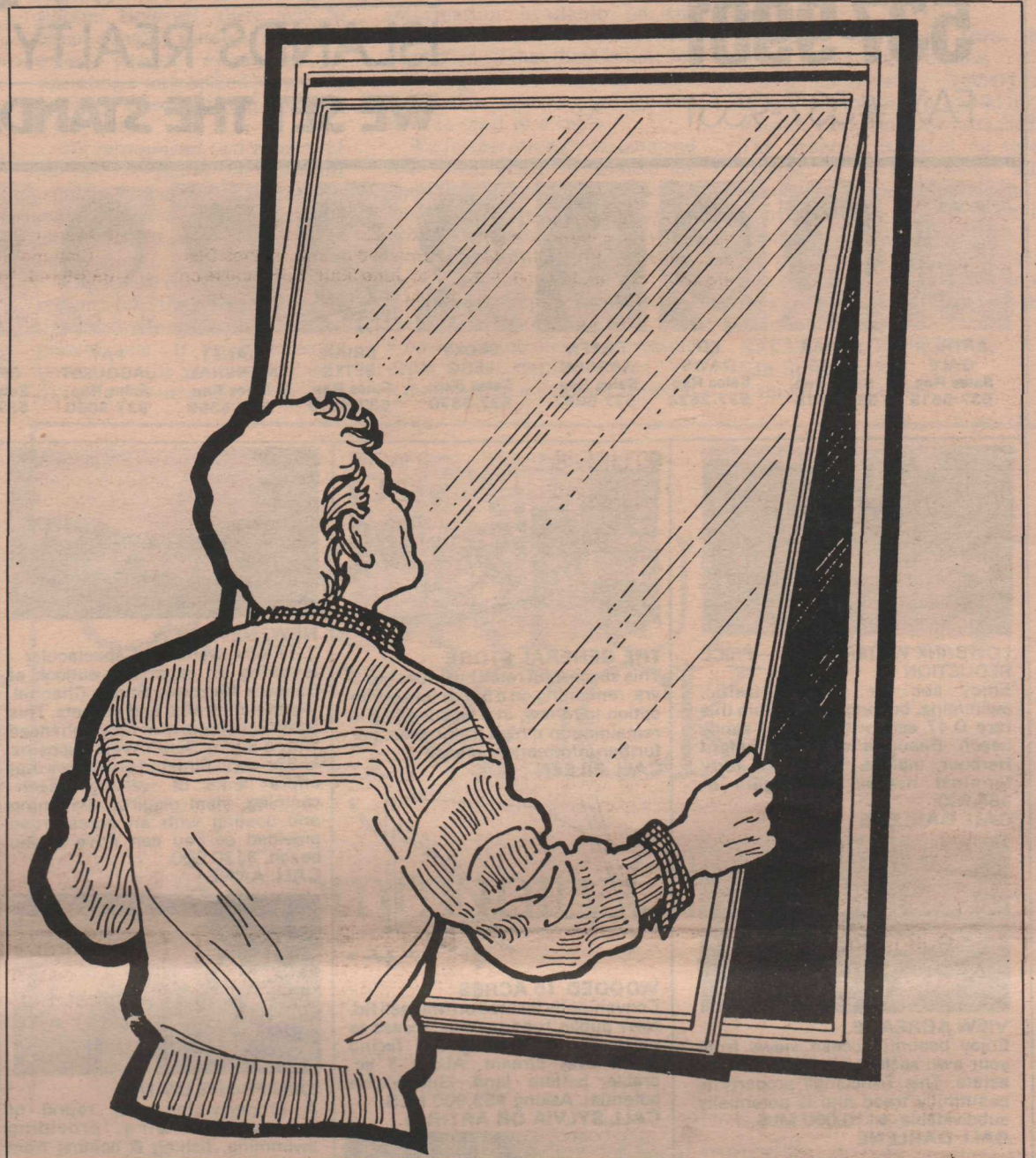
Hard low-E coating is applied to the molten glass as it comes out of the furnace, making it a part of the glass. This coating offers a durable surface and can be handled like regular glass. Hardcoat low-E glass is not yet as heat-reflective as regular glass; however, manufacturers are constantly improving the technology.

Some manufacturers offer low-E windows with an inert gas, usually argon, between the panes. This helps reduce thermal convection and conduction, two other sources of heat loss.

Complete low-E windows or individualized glazing units can be purchased from most window suppliers. The units can also be custom made to fit odd-shaped apertures. Depending on the manufacturer, costs may be up to 25 per cent higher than prices paid for conventional double-glazed windows.

The energy performance of different types of low-E windows can be compared by asking the supplier for each unit's low-E rating. One should also enquire about the guarantee on the glass: a low-E coating can deteriorate if the airtight seal separating the sheets of glass is broken. Coverage typically extends from a five- to 20-year guarantee.

While low-E coatings are a recent innovation, the concept is quickly catching on. Industry experts predict that within five years, 50 per cent of the residential market will consist of low-E windows. They also expect the market to completely replace conventional glass in the renovation market.



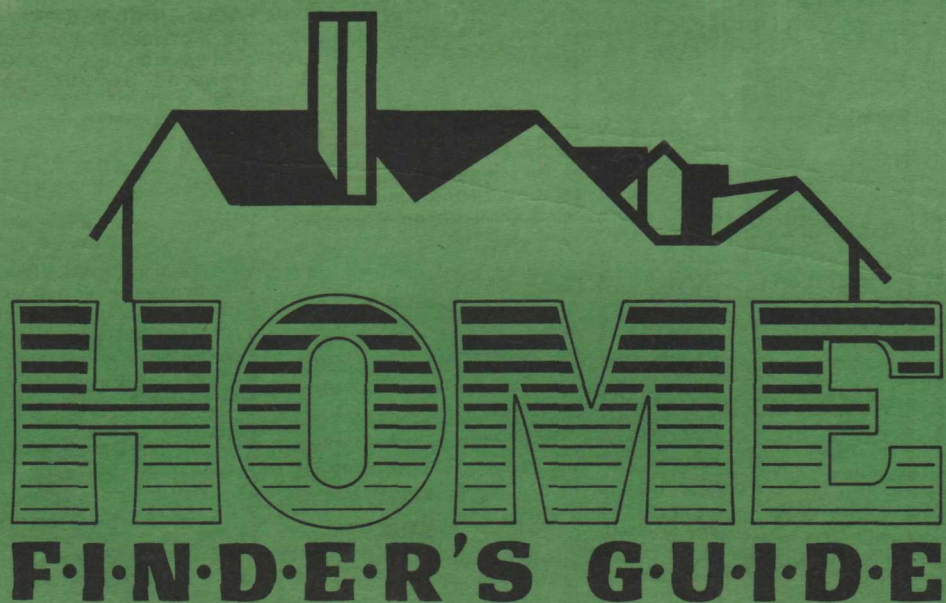
Data available from government

A wide range of information designed to help Canadians reduce home energy costs, increase comfort levels and incorporate energy efficiency into home renovation plans is available from Energy, Mines and Resources Canada (EMR).

Whether building or renovation plans include the control of air leakage, insulation instalment, the choosing of a home-heating system, fighting

condensation problems or buying new windows, EMR has numerous publications which will answer questions and lead to an informed decision being made.

All publications are offered free-of-charge to homeowners across Canada. Requests for information should be sent to Distribution, Residential Energy Management, Energy, Mines and Resources Canada, 580 Booth Street, Ottawa, Ontario, K1A 0E4.



Your guide to Gulf Island properties

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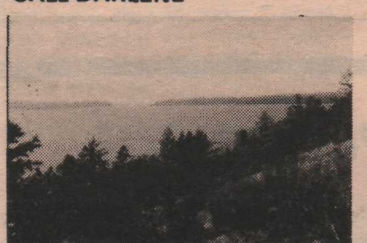
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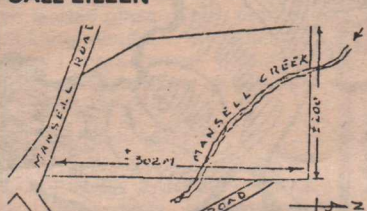
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Southfacing acre with superb views down Sansum Narrows and enjoying world class sunsets. Water system, hydro, cable and old orchard. \$125,000 MLS.
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5 beautiful acres, seasonal creek, arable soil and a new 2 level open plan home for \$130,000 MLS.
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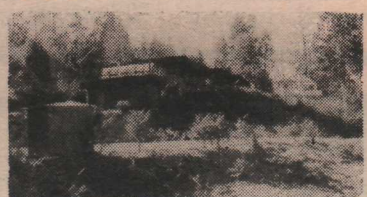
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This successful retail business has 3 yrs. remaining on a 5 year lease with option to renew, in a location that is remaining in a high traffic area. For further information, please ...
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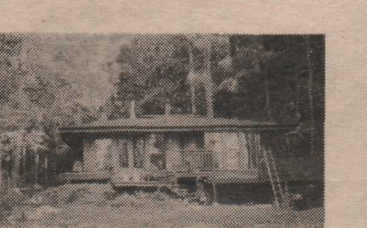
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Conveniently located on Mansell Rd. New public road permits access to quiet, sunny building site facing south over stream. About 3 ac. arable bottom land. Subdivision potential. Asking \$59,900 MLS.
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LOWBANK WATERFRONT
Cosy 1 BR. cottage on secluded walk on waterfront lot. Located at the end of private road, the property is almost level and has several mature fruit trees and large maples. Lots of potential! \$130,000 MLS.
CALL PAT



FOR YOUR FAIR LADY
A kitchen with spectacular views, a solarium to see the stars, a cosy fireplace for chilly evenings. Charm and graciousness throughout. Wrap it up for Christmas! \$124,000 MLS.
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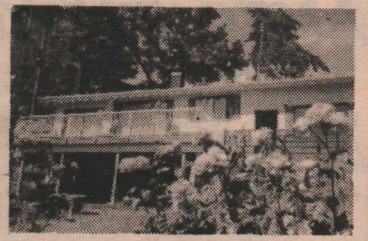
WALK TO THE BEACH
From this brand new 2 bdrm. bungalow, or sit and enjoy the sun and peek-a-boo ocean views from the wrap-around deck. Priced right at \$86,900 MLS.
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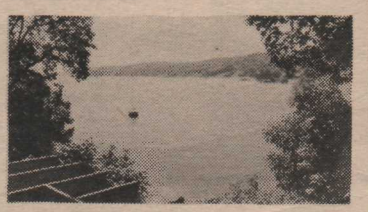
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2.33 acre waterfront spectacular - featuring an expansive outlook of Sansum Narrows, Stuart Channel, the marine traffic and sunsets. This beautiful property is fully enhanced with a sunny South West exposure and privacy. Situated on a shore that offers hours of walking, beach-combing, clam digging, swimming and boating with an access road provided so you can drive to the beach. \$130,000.
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A property for year round or recreational living; providing swimming, fishing & boating from your own wharf. Favoured by a sunny exposure this comfortable two bdrm. home sits in a private established garden. \$93,500 MLS.
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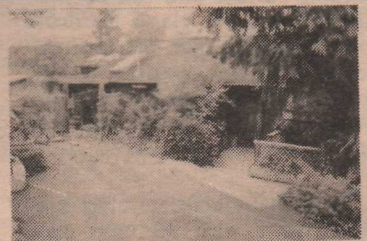


FAMILY HOME & PROSPEROUS GARDEN
Three bdrm. house with garage, full daylight basement, workshop, woodshed and chicken house. This is a sunny location with views over Trincomali Channel and the pleasure of an established garden. \$88,000 MLS.
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RICH & WARM WATERFRONT
If you're looking for a very large home or 2 homes in one, see this appealing Ganges Harbour beauty. Easy care property, with a perfect little beach right in front. Hot tub with a view. Asking \$325,000 MLS.
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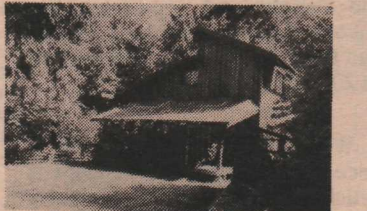
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You'll have to look far and wide to find another lot with the view potential of this one - at a similar great price! See it today! \$27,000 MLS.
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BETTER TAKE A LOOK
It's obvious a lot of talent went into building this 3 bdrm. bi-level home. Two separate decks, 2 bathrooms, large separate studio, professional landscaping, view of St. Mary Lake. Call for an appointment now. \$119,000 MLS.
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4 properties ranging from 11 to 133 acres in Sansum Narrows. A fishing and boating paradise for those seeking solitude on the waterfront at affordable prices and vendor financing. Priced from \$79,000 MLS.
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INTERESTING INTERIOR DESIGN
Vaulted ceilings, upper floor overlooking living room and rough woodwork makes this a unique home. This 2 bdrm. home is situated on 1.82 acres with bridged seasonal creek. Located close to Ganges. Asking \$83,000 MLS.
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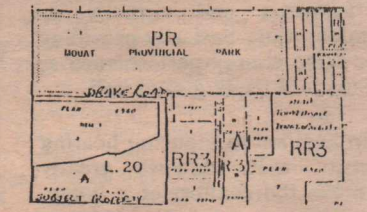


GOOD REVENUE POTENTIAL
From this side by side 2 storey duplex. 3 bdrms. and basement per side, 1.24 level acres with bright and sunny exposure. Good investment. Asking \$79,900 MLS.
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DISTANT OCEAN VIEWS
From this large 4 BR. family home. Newly renovated kitchen and utility room. Upper floor has been freshly painted and carpeted. Good value at this price. Asking \$79,500 MLS.
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EASY BUILDING
On this level & sunny building lot. 1/2 acre with hydro, water & cablevision to property line. Located on paved road in sunny Vesuvius area. Properties are starting to sell in this area so don't miss this one! Asking \$25,000 MLS.
CALL BECKY



JUST LISTED — VIEW ACREAGE
Great possibilities for this 10.53 acres almost right in Ganges Village. There is a seaview, possibility of being on the water system. Good investment potential. Listed at \$90,000 MLS.
CALL JANET



JUST LISTED - CLOSE TO TOWN
2 BR. home on 0.65 acre, close to village, possible seaview, needs some TLC. Good revenue potential, cable TV., 2 wells. Listed at \$59,900 MLS.
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SPECTACULAR SUNSETS
4.2 acres of privacy and seclusion. 110 feet of walk-on beach, 2500 sq. ft. home, in-ground pool, established orchard with a super location. \$425,000 MLS.
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WATERFRONT YOU CAN AFFORD - 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 access to warm swimming beach minutes away. Superb sunset views, drilled well. Asking \$84,900 MLS.
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Regrets

Sir,
 Editor's note: the following is an open letter to the B.C. Ferry Corporation, filed with this newspaper for publication.

Salt Spring Islanders are vitally concerned about any changes B.C. Ferry Corporation is planning for the island (Isabella Point, for example), as any small changes have enormous repercussions for not only residents, but also for tourists and any people doing business on the island. Our efforts to get information directly to the island have been constantly frustrated. Consequently, we were extremely pleased to have obtained a public meeting with B.C. Ferry Corporation on Salt Spring.

We are now disappointed to learn that the public meeting scheduled for October 19, 1988, has been cancelled by B.C. Ferry Corporation. The entire island was really looking forward to meeting with the corporation, to hear what the corporation has to say, and to give the corporation an opportunity to hear the views of the people you serve. The last two public meetings held here unanimously supported the concept of a meeting with the corporation to discuss the future of our island.

Our committee had reported to the island that we had succeeded in obtaining a public meeting with the corporation, but now we have to report a broken promise, and a total waste of a lot of time and effort expended by our committee volunteers. We regret the loss of what little credibility you had on the island.

We are concerned only with the needs and desires of islanders, and strive constantly to make these needs and desires compatible with the problems faced by B.C. Ferry Corporation. Unfortunately, we are faced with very little co-operation from the Ferry Corporation.

In light of the public meetings being held all over the province by B.C. Hydro, we cannot understand the reluctance of B.C. Ferry Corporation to meet with the people who are so drastically affected by every little aspect of your operation.

Be assured that we will be exploring every avenue in our effort to obtain some measure of accountability from your corporation, which has such a tremendous effect on our lives.

DAN EVANISHEN,
 Transportation Committee,
 Ganges.

Alternatives

Editor's note: The following is an open letter to the Capital Regional District, filed with this newspaper for publication.

The Salt Spring Island Community Society has been operating a recycle program for many years. We recognize the need to expand our program to be a major component of a solution to local and global solid waste disposal problems.

In exploring ways to implement this, we have talked at some length with representatives of the CRD, our local solid waste management committee and other recycle programs similar to our own in the province.

As a result of these conversations, we have come to the conclusion that Salt Spring Island is facing a major solid waste disposal crisis in the very near future.

We have been informed that the CRD as a whole is implementing a long-range and comprehensive solid waste disposal program of which recycle is a major component. Our local solid waste management committee has been working closely with them to find ways to include the island and its unique situation into this plan.

At present the island solid waste is handled at the Blackburn Road dump site. However, the provincial government has ruled this site does not meet minimum standards for a landfill and is a hazard.

The present operator of the dump site has proposed an alternate landfill site on the island, but it would take several years to have this site approved and additional years for required development to make it usable, assuming it was approved.

In the meantime, there is the imminent possibility that the present site could be closed at any time for environmental or health reasons. It is essential that we have some system for solid waste disposal in place before such a crisis develops.

The only viable solution seems to be a transfer station on the island, from where solid waste would be transported to the Hartland solid waste landfill site in Saanich. This would tie us into the

more letters

overall CRD plan and allow for the implementation of a greatly expanded recycle operation.

The present dump site is a logical place to locate a transfer station. However, there may be other equally suitable sites and other people interested in operating a pick up and processing business in conjunction with the CRD system.

We recommend that tenders be let on the island for alternate transfer sites and pick up services and when these have been received and evaluated put to a referendum on the island.

Any future solid waste disposal system for the island will be significantly more costly than the present one. It is an essential service for the maintenance of a liveable community, so the

expense will have to be borne by the whole community. For this reason we feel it is vitally important that the entire populace of the island be given all the information available on the current situation and the search for a solution so that there is time for arriving at a rational and reasonable solution before they have to react to a crisis.

We further strongly recommend that when going to tender, the operation of a recycle program be made an integral part of a proposed contract and that the contractor would be responsible for:

- building a recycle depot close to the transfer station;
- operating the recycle processing depot — i.e., staffing it, etc.;
- maintaining a drop-off depot in

Ganges and operating a pick-up from this depot on a regular basis so that a backlog of materials does not occur;

- operating a regular pick-up service for Ganges businesses which produce a lot of cardboard;
- hiring staff from the depot operated by the Community Society as staff for the new site; and

• hauling recyclables from the island to marketing depots.

The Community Society is submitting to you a proposal for a Recycle Program (copy attached). The proposal is based on three phases of development and assumes that, at some point, a transfer station will be built to manage solid waste removal.

Your consideration of this proposal is appreciated. We look forward to hearing from you in the near future.

RECYCLE COMMITTEE,
 Salt Spring Island
 Community Society.

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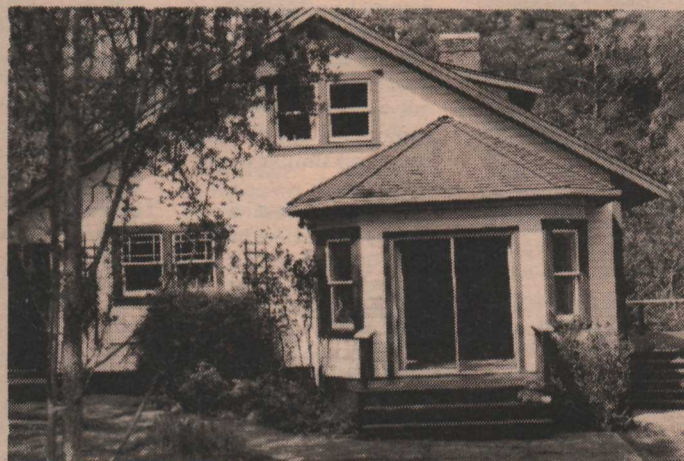
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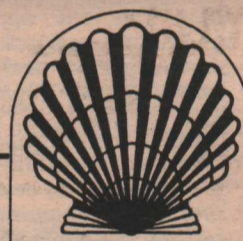
Zoned multi-family on 2.32 acs. Zoning permits 10 units per acre with 25% site coverage. Property features large pond, old orchard, older 5 BR. home plus views of Ganges Harbour. Private, yet close to village, hospital and doctor's offices. \$235,000.

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Twenty-five years ago

• The long weekend sparked crowded conditions on Gulf Islands ferry runs.

Foot passengers bound for Salt Spring Island sailed from the Lower Mainland sailed Gulf Islands waters for close to seven hours. The *Salt Spring Queen* twice left Tsawwassen with a full load bound for the Outer Islands, and finally dropped travellers at Salt Spring after midnight.

• Annual meetings to select school trustees for the various areas of the Gulf Islands school district would be held at the end of October and the beginning of November. Islanders would choose three trustees for Salt Spring, one for Mayne Island and another for Saturna Island.

• The plans for a proposed park in the fill area near the boat basin in Ganges were presented.

The land belonged to the federal government and the province would likely control it. The Salt Spring Island Chamber of Commerce was seeking permission to turn the area into a park.

Twenty years ago

Mayne Island residents were asking the federal government for installation of a breakwater in Miners Bay.

down the years

A prevailing westerly wind, combined with wash from ferries using Active Pass, created waves that pounded at boats using the open harbour. Islanders had not yet received any response from the provincial government.

• *Driftwood* noted that mail service had improved over the past 100 years. One century previous, it took close to one week for a letter to travel between Salt Spring Island and Victoria, travelling via Nanaimo and New Westminster.

• The Salt Spring Elementary School soccer team swamped a Crofton team 10-0 in a game played in bad weather.

• The ladies of Salt Spring Island took to the playing field to challenge the men in softball.

The men won the Armand Quesnel Trophy by a score of 28-17. The ladies, however, said they let the other team win, because they couldn't bear to see men cry.

Fifteen years ago

• Work carried out under building permits issued in the Gulf Islands was valued at \$4 million for the year to date.

For September, 16 permits were issued for construction of private homes, and 24 for plumbing and other work. In all, 132 single-family dwellings and two duplexes were built during that year.

• The *Queen of the Islands* had assumed duties between the Gulf Islands and the Lower Mainland, but was proving inadequate for the task. Numerous travellers were being left behind because the small vessel could not accommodate them.

The Salt Spring Island Chamber of Commerce intended to discuss the issue of finding a larger boat with B.C. Ferries.

• Salt Spring Island boaters formed a power squadron for the island. The group had nine members and a further 16 registered for courses.

• Kindergartens would officially

with driftwood

open on both Pender and Galiano islands.

The Gulf Islands school board agreed to seek education ministry approval for the pre-school classes on both islands. Such approval would legitimize a system already in place, trustees noted.

Ten years ago

• Some 150 islanders attended a meeting to discuss amendments to the Community Plan, the Ganges Plan and local zoning bylaws.

Support and opposition to various aspects of each of the proposals were heard by Island Trust representatives. Points raised at the meeting would be considered before any course of action was taken, trustees said.

• *Driftwood* was number one in British Columbia. The Gulf Islands newspaper was named top of the class for newspapers with a circulation greater than 3,000. The B.C. and Yukon newspaper competition was in its first year. *Driftwood* had placed third the previous year in a

national competition.

• Portlock Park on Salt Spring Island would receive close to \$64,000 from the provincial government to complete work on its sports and recreation facility.

When completed, the park would house tennis courts, a soccer and softball field, and a 400-metre running track.


Five years ago

• Saturday night fever hit Fulford Hall when over 250 women leered at, lampooned and loved every one of the 12 contestants in the first annual Mr. Salt Spring Island contest.

Bob Tranter, alias *Mr. Mystery*, won first prize in the contest, after each contestant donned his choice of swim and evening wear, and provided an example of his own style of entertainment. Fred Curtis took second place, while Dr. James Buchan and Richard Saville tied for third.

• Overcrowding at Fernwood Elementary School could have adverse effects on pupils with poor study habits, principal Glenn Woodley warned.

In a newsletter to parents, Woodley warned that due to larger class sizes, teachers would be unable to provide the same amount of individualized teaching.




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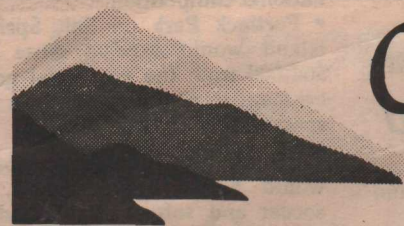
MAYNE ISLAND — WATERFRONT
Very pretty setting for your home or cottage on Campbell Bay. Lots of sun, good building sites, power and piped water. \$46,500.

GALIANO ACREAGES
Georgia View — 9 plus ac. w/spectacular views. On paved road. 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



GULF ISLANDS REALTY LTD.

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

MANOR HOUSE ON WATERFRONT ACREAGE



Features: Approx. 1000' waterfrontage; pastures; garden; 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. \$349,000.

CREEKS, 3 POND SITES - IDEAL HOBBY FARM SITE!

Rarely do you find: arable soil, meadowland, 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. FINANCING TOO!

VIEWS ATOP MT. BELCHER

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

10 AC. SOUTH EXPOSURE

with FINANCING & lovely forested glen. A BEST BUY \$45,000 TERMS! Valley views too!

NORTH SHORE MTN. VIEWS

Privacy, arable soil. Ideal 5 acre estate site. \$49,000 TERMS! Vendor will consider drilling well.

ATTENTION SOUTHERNERS!

WOODLAND WONDERLAND - 4.97 acres - parklike. Private. Perc tested & peaceful. \$39,900.

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.

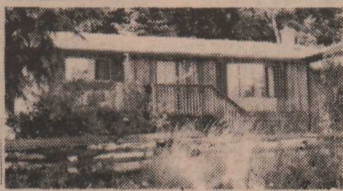
For free catalogue, call JAN MACPHERSON 537-9894



LARGE FAMILY? B & B?

Almost 2500 sq. ft. on two levels. 4 bdrms., 3 bathrms., large family room, built 1977. Sundeck facing south, in quiet area of S.S.I. \$105,000 mls.

STARTER/RETIREMENT RANCHER



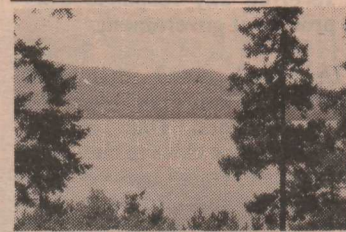
One level living close to town. Some oceanview. Thermo windows, woodstove, stove, fridge, drapes. On an easy care 1/2 acre serviced lot with piped water. \$71,500 MLS.

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.

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.

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.



OCEANVIEW WEST COAST CONTEMPORARY

2000 sq. ft. luxury living, architect designed, the best materials, outstanding finishing work. Located in beautiful Maracaibo Estates, where your investment provides you with year round moorage, swimming, tennis, parkland and miles of beach like this one. Ask for a personal tour. \$278,000 MLS.

DONNA REGEN, CGA 537-2845

THE WARMTH OF WOOD ...



Will surround you 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. Being just a few minutes' walk from the ferry terminal makes this elegant home ideal for professional people commuting to Victoria. This is a very special home priced at \$218,000 MLS.

AFFORDABLE! AFFORDABLE!

This very affordable acre of beautifully treed property on Pender Island is to be found at the end of a quiet cul-de-sac with a

PUT YOURSELF IN THIS BOAT BECAUSE:



- * It's attached to a substantial dock complete with diving board and ...
- * It's attached to some 130' frontage on Cusheon Lake on a part natural, part landscaped in rock terraces .84 ac. lot and ...
- * It's attached to a large 3 BR. (2375 sq. ft.) family home which has a West Coast flair on the outside and an old world charm on the inside and there's a fully self-contained suite as well and ...
- * For \$133,000 you and your family can become attached to it too! (MLS.)

STROLL TO SUNNY SANDSTONE WATERFRONT

Some 500' from this nicely treed 2 1/2 acre gently sloping parcel on the S.W. side of Thetis is a shelving sandstone waterfront access. Views of Stuart Channel from the building site will be possible. \$25,500 mls. NOW \$21,500.

huge tract of forest land as its northern neighbour. Topography allows views over entire property from building site. \$8500 mls.

DAVID DUKE 653-4538

LONG HBR. WATERFRONT



An acre of highbank waterfront is now available where the island's best year-round moorage can be had. This property has a new well and has been surveyed and resurveyed to meet today's standards. \$57,000 MLS.

ACROSS FROM THE BEACH



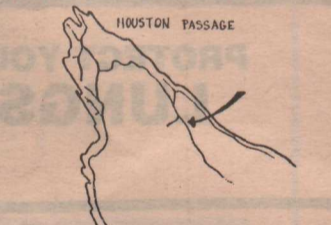
1.66 acres of parklike property in the Long Harbour area could be yours. It has a sunny western exposure and gently sloping terrain. This serviced lot next to a paved road and across from a beach access is ready for you. \$35,000 MLS.

FULLY SERVICED AND NEAR THE OCEAN



This property is over half an acre and ready for hook up to water, sewer and cablevision systems. Located next to a beautiful home and within a neighbourly district; a wonderful future could be had here. \$21,500 MLS.

VIEW ACREAGE HOUSTON PASSAGE



5.19 acres of view property located in the north end of the island. This sunny gently sloping property overlooks Wallace Is., Galiano Isl., and Trincomali Channel, and has been cleared in readiness for building. Telephone and Hydro services here. \$45,000.

FRANCES EIDE 537-9350

Home in your Range

... and trees for your hammock. Lazy man's or woman's delight. Walk right in Sit right down A loan at last! (Vendor will carry) 5 sunny acres to roam and a bathtub built for two. The vendor is motivated so try your offer. Asking \$81,500 MLS.

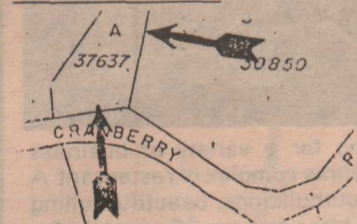
Come see with me. Henri Procter, 537-5577 or 537-4273

AFFORDABLE OCEANFRONT ON MONTEITH DRIVE - \$89,000 MLS.



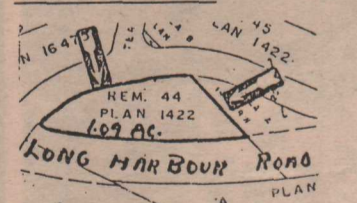
Stairs to beach on Duck Bay. Good building site with view, good moorage. In area of fine homes.

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



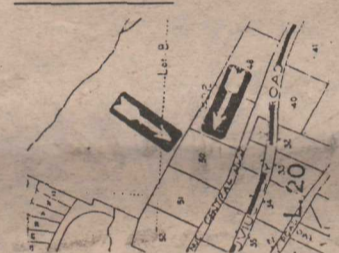
This 1.09 acre lot is cleared, with several good access areas, ideal for recreation purposes with water view building site. Vendor to drill well. \$24,900 MLS.

SUPERIOR VIEW LOT



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

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.

SEMI-OCEANFRONT BUILDING LOT

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

SOUTH ISLAND ACREAGE



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

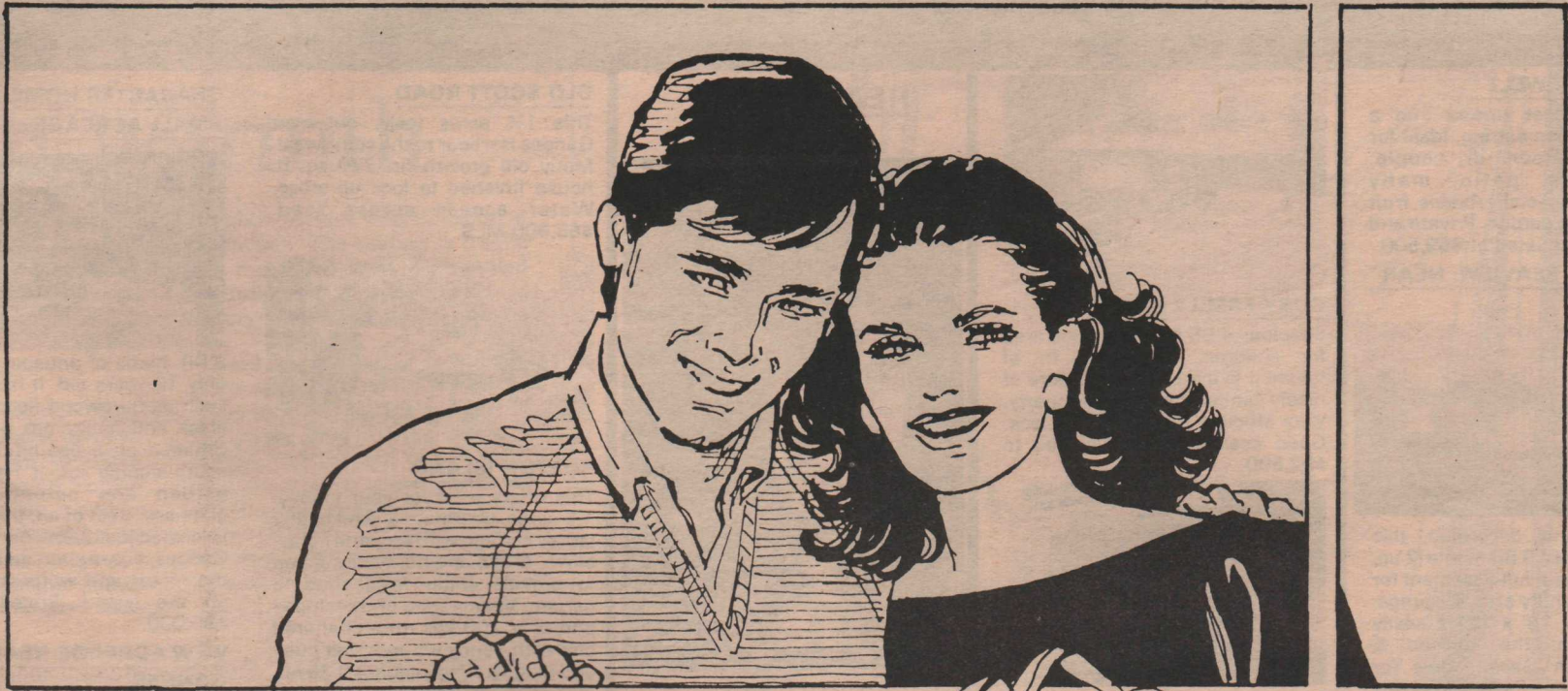
NOW - SERENITY AT A NEW LOW PRICE - \$73,500 \$69,500



Peaceful sunny 1.97 acres with pleasant cedar cottage in the woods midway between Ganges and Fulford plus a 240 sq. ft. cottage/studio, small orchard, mature trees.

Call SANTY G. FUOCO 537-2773

"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.



PEMBERTON, HOLMES LTD.

537-5568

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

Victoria Direct Line 652-9225 Fax 652-9225

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

VESUVIUS JEWEL

Delightful chalet tucked into a beautiful garden setting. Ideal for a single person or couple. Greenhouse, patio, many perennials, especially rhodos, fruit trees and veg. garden. Private and secluded. Just listed at \$69,500.

CHARMING SEAVIEW, NEAR VILLAGE



Cosy & freshly decorated, this well-maintained 3 BR. home (2 up, 1 down) enjoys a full basement for workshop, laundry area & storage. New sundeck 18' x 22' is easily reached from the kitchen & enclosed with glass panels for maximum view. Paved driveway with parking place leads to carport (under deck). Mature fruit trees and lots of good soil for veg. garden. A pleasure to show! Just listed at \$79,500 MLS.

ANN FOERSTER
537-5568 or 537-5166



COSY 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.



COUNTRY HIDEAWAY

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. Reduced to \$64,900.

AFFORDABLE LOT!

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

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

REAL ESTATE NEWS



Jane Stack

wishes to announce that she is not a realtor!

She remains actively involved in the TILE SETTING BUSINESS on Salt Spring.

OLD SCOTT ROAD

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.



RUXTON ISLAND

This offers a lot for your money; 1.5 acres, charming & well built 2 storey cottage with propane lights, stove, fridge and hot water; pump to provide water from pond to garden. Very private and secluded and only 200 yds. to a sheltered bay with your own mooring buoy and dinghy. Also includes a 35 hp. outboard motor in very good condition. 1/2 hour from Salt Spring in your boat. Asking \$44,400 mls., but vendor wants to sell this year if possible.

VIEW — PRICE REDUCTION

The view from this 10 acre parcel is outstanding. The road is in and a site has been cleared. Owner is anxious to sell as soon as possible so the price has been reduced to a low \$48,500 mls. Owner says to bring an offer.

RENTALS

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

LISTINGS!

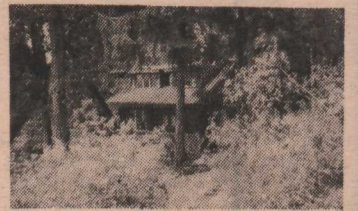
I need them! Most property listed with me has sold in the last two months. I will give you a no obligation estimate of value at any time - and hope you list your property or home with me when you want to sell!

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

CHARACTER HOME ON SMALL ACREAGE



3 BR. home of unusual style, and only 12 years old. It has features such as hardwood floors, stained glass and heavy oak bannisters. Situated on a beautiful 1.5 acre south-sloping lot, it has a great garden and potential ocean glimpses. Best of all, this property is located just 2.5 m. north-west of Ganges, only a short walk to one of the nicest and warmest beaches on the island. Priced right at \$89,000.

VIEW ACREAGE NEAR GANGES

You may have noticed that many view acreages are located far away from shopping, are serviced by dirt roads, and leave it up to you to find water. NOW LOOK AT THIS ONE: 10.2 acres of seclusion, yet only 2.5 m. from Ganges on a quiet, paved road. And all the services are at the property line, incl. piped water. Great southwestern oceanviews from a high plateau, your future building site. Don't miss this one! \$85,000.

WILF BANGERT
537-5568 or 537-5692

BUILDING LOT SPECIALS

● \$49,000 MLS. — 4.96 acres with cleared building site and drilled well. Driveway and hydro are ready at the house site.

● \$45,000 MLS. — 1/4 acre lot with 66 ft. frontage. Presently zoned residential but easily rezoned to COMMERCIAL. Located in GANGES CORE. An excellent investment opportunity.

● \$54,900 MLS. - CHANNEL RIDGE - 2.88 acres, partially cleared, level lot with hydro and water already brought to the building site. You can start your building right away.

WYNNE DAVIES
537-5568 or 537-9484



CURL UP IN FRONT OF YOUR FIREPLACE THIS WINTER!!

Log home on just under 2 acres with well-built log home. Nicely finished with 4 bdrms. and a lower frame level with recreation room. Close to ocean and town and has a separate studio/workshop. \$77,900 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.



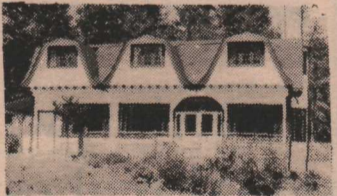
HARVEST HAPPY MEMORIES IN THIS OLD SCOTT RD. WATERFRONT ESTATE

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. \$95,000.



DON'T PASS UP THIS RARE BUY!

Superb ocean views with walk-on waterfront. This 1400 sq. ft. rancher has it all. Views from every room. Easy maintenance. 1.8 acre property. Safe moorage. Close to town. And on it goes ... \$190,000 MLS.



BEST BUY!

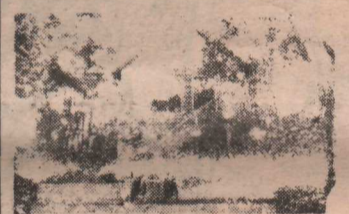
Country home on 5 acres has attractive woodwork and finishing throughout. Pond and good arable area. Price reduction puts it below reproduction cost. Don't be a slow poke! \$112,900. \$107,900 mls.

PARKLIKE SETTING

Almost 6 acres of privacy and seclusion located midway between Ganges and Fulford. A delightful 2 bdrm. home with wainscotting and beamed ceiling. Also has a view site including pond and seasonal stream. Driveway to back of property. Lots of potential for the future, great for just now! \$79,900 mls.

NEW LISTING

Nice family home located close to ocean and beach. 2 bdrms. on main level with basement ready for development! See it today. \$67,500 MLS.



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.



VALUE-PACKED COMFORTABLE HOME YOU SHOULD SEE RIGHT NOW!

Oceanview, 2 bdrm. home situated on approx. one acre close to Ganges. Newly decorated, developed landscaping, fruit trees and greenhouse. 400 sq. ft. workshop and paved driveway - see it today! \$85,000 mls.



FISH, HIKE & RELAX

Close to Vesuvius, minutes from St. Mary Lake, this tastefully converted 2 bdrm. mobile home, with lots of decking and above-ground pool with solar blanket, is perfect get-away place! A stream runs along the northern boundary and the 2 car garage/workshop completes the picture! A delight to see - \$53,900 MLS.



ARE YOU AN ARTIST?

Private 1.46 acres has frontage on 2 roads. This character 2 bdrm. home just steps to St. Mary Lake has separate studio and garage to suit the artist. Nicely wooded with mature trees. Piped water, hydro and apples on the tree. See it today! \$82,500 mls.



DO YOU HAVE A HORSE?

Then this is the place for you! This 3 bdrm. 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.



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.



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.

KERRY & ARVID CHALMERS
537-5568 or 537-2182