

Construction pace slowing on Salt Spring

Construction activity on Salt Spring is slowing down in comparison to the pace of a year ago, but still remains ahead of 1987 year-to-date totals.

Statistics compiled by the Capital Regional District (CRD) building permits office show October saw the undertaking of 41 projects worth \$573,388. In the previous October, the totals were 46 projects and work valued at \$673,906.

Over the first 10 months of 1988, meanwhile, the counts stand at 447 projects for work worth \$9.752 million. In the same 10-month span in 1987, the CRD issued 404 permits for work valued at \$7.057 million.

The CRD office issues permits for construction of single-family, two-family and multi-family dwellings, and for mobile homes and industrial or commercial buildings. It also handles permits for plumbing connections, chimney work and other tasks.

Category counts for the year to date, with corresponding figures for 1987 in parentheses, are as follows: single-family dwellings, 64 (67); two-family dwellings, 5 (none); multi-family dwellings, 10 (none); mobile homes, 21 (14); commercial or industrial structures, 21 (17); plumbing connections, 139 (149); chimney work, 112 (76); other tasks, 74 (80).

To the end of October in 1988, the CRD has received permit revenue of \$103,537 — compared with \$73,593 in the same 10-month period in 1987.

On the Outer Islands, meanwhile, October's construction pace ran behind the level of a year ago while numbers for the first 10 months of 1988 are close to those of 1987.

In October, the CRD issued 30 permits on the Outer Islands for work worth \$328,684. In the previous October, 34 permits were issued and the work valued at \$649,985.

In the 10 months to the end of October this year, 322 permits have been let and the work done valued at \$4.17 million. Over the same span of 1987, the CRD issued 325 permits for work worth \$4.2 million.

Pender is the busiest of the islands, with 1988 counts of 141 permits and work worth \$1.5 million. Through the first 10 months of 1987, the corresponding totals were 168 permits and work valued at \$1.75 million.

This year's Pender totals include 22 permits for single-family dwellings (the same as in 1987) and three for commercial or industrial buildings (four in 1987).

Mayne Island totals show the largest growth in the past year. In the first 10 months of 1988, the island saw 81 permits issued to cover work worth \$1.378 million.

Outer Islands maintain 1987 levels

Corresponding totals for 1987 are 64 permits and work valued at \$868,914.

Mayne's totals include 16 single-family dwellings (15 a year earlier) and three commercial or industrial buildings (three in 1988). The increased permit activity is for plumbing and chimney work, the CRD

statistics indicate.

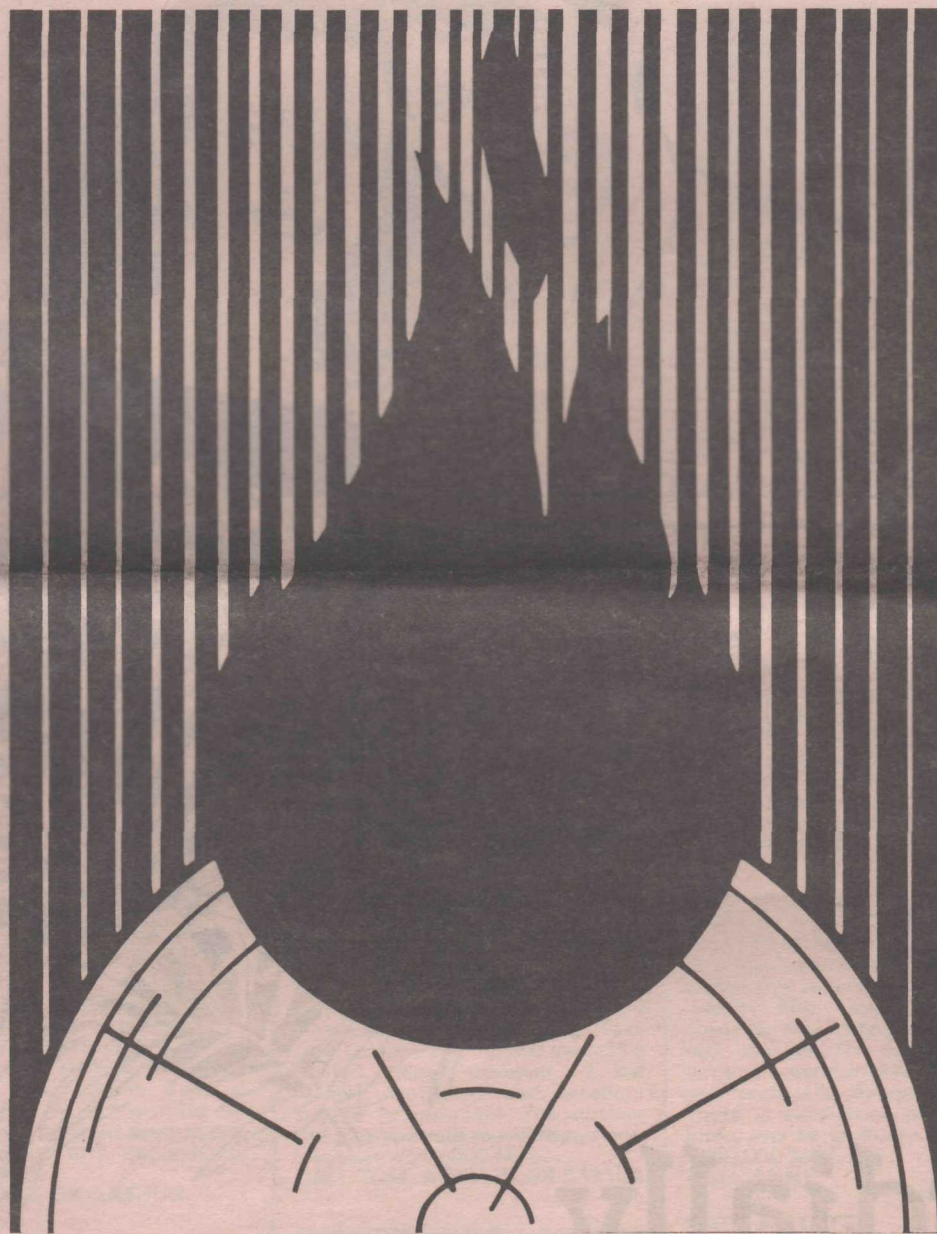
Galiano activity is close behind that of Mayne, with 1988 totals to date of 76 permits and work valued at \$1.14 million. A year earlier, the figures were 66 permits and work worth \$1.26 million.

This year's Galiano totals include 21 for

houses (13 last year) and two for commercial or industrial buildings (five in 1987).

Saturna has shown a drop over 1987 levels, meanwhile. To the end of October, the island recorded 13 permits for work worth \$147,786. A year earlier, the totals were 27 permits and a value level of \$312,931.

Last year saw permits taken out on Saturna for four houses and two commercial or industrial structures. This year, one permit has been issued for a single-family dwelling.



Fuel quality determines effectiveness

Firewood should be dried in the open air, preferably under a cover to keep the rain off, for one year before use. Seasoned firewood burns more efficiently, giving more heat to the house per cord of wood while lessening the potential for dangerous creosote build-up in your chimney.

In addition to having a reliable source of wood, you will need to have adequate covered storage space for your winter supply.

You should also pay attention to the species of wood you are cutting or buying. Dense hardwoods like maple are preferable for wood heating and command premium prices. Softer, less-dense species like spruce are less expensive and ideal for small, fast fires in the spring and fall, when high heat output is not needed.

Only experience will tell you how much wood you need for the winter. A medium-sized modern house, if heated exclusively with wood, would need between four and six cords. In the same house, a space heater used for part of the day may consume two to four cords, while reducing conventional fuel use by more than 50 per cent.

Considerably more wood will be required under very cold conditions, or for large, leaky, poorly-insulated houses.

A comprehensive booklet on burning wood in the home — *Residential Wood Heating: A Homeowner's Guide* — is available by writing to Energy, Mines and Resources, Residential Energy Management Division, 580 Booth St., Ottawa, Ontario K1A 0E4.

Your guide to
Gulf Island properties

COMPLIMENTS OF:

HOME
FINDER'S GUIDE

By HUBERT BEYER

A little more than a year ago, a newly-established Justice Reform Committee began an exhaustive process of analyzing the state of British Columbia's justice system.

The committee held hearings in nine communities and received 375 submissions. Last week, the committee submitted its findings, along with 182 recommendations, to Attorney General Bud Smith. If implemented, the report will have triggered the most sweeping change ever in the province's justice system.

Recommendations range from replacing the arcane legal language with modern English to better municipal bylaw enforcement, from streamlining the appeals process to alternative methods of settling disputes.

capital comment

Smith says the main thrust of the report is to bring about better understanding of and access to the justice system, but he stressed that unlike Nova Scotians and Manitobans, the people of British Columbia still had confidence in the justice system.

"This report builds on the foundations of an already excellent justice system," he says. More about the proposed reforms in a full-length column in the near future.

The provincial government served notice on industrial polluters last week to clean up

their act or face severe penalties, including closure of offending plants.

Environment Minister Bruce Strachan told a press conference that the government is drafting new legislation that "will carry severe penalties for violators, including heavy fines and even closures."

Strachan's tough stance followed on the heels of a report by federal scientists who found alarming dioxin levels in clams, prawns and shrimp near pulp mills at Squamish, Port Mellon and Prince Rupert. "I am advising the pulp mills that

stringent new regulations are being drafted and that they must act immediately to address the dioxin issue," Strachan says.

The minister says that, according to federal authorities, there is no immediate danger to the occasional eater of shrimp, prawns or clams from the affected areas, but he adds that the dioxin levels could pose a health hazard in case of frequent consumption.

The Aurora Society of Nanaimo has received a \$112,500 grant from the provincial government to help fund a residential alcohol and drug treatment program for women on Vancouver Island.

The program will serve women from Vancouver Island, the Gulf Islands and Powell River. It will also accept referrals from elsewhere in the province.



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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
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This sunny, arable 5.09 ac. features:
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— Pond
— Roughed-in driveway with access off both Cranberry Rd & Liberty Hal Lane.
— Nicely treed.
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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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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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SUNNY WATERFRONT
South facing ONE ACRE with stunning views down Sansum Narrows. Part of old orchard for garden area. Serviced with hydro, water system and cablevision. \$150,000 MLS.
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2.33 AC. WATERFRONT WITH KING SIZE VIEW
The driveway winds its way to a spectacular building site, which enjoys prime exposure and a 180 degree outlook of Stuart Channel, Sansum Narrows and Booth Bay. This property is further enhanced by an excellent location, privacy and an access road to a beach which provides hours of seaside recreation. \$130,000 MLS.
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DRIVEWAY NOW IN
5.17 acres in Fulford, only a few minutes from ferry and Ruckle Park. Sunny secluded property, gently treed with arbutus, fir, etc. A great buy for the sun worshipper. \$33,500 MLS.
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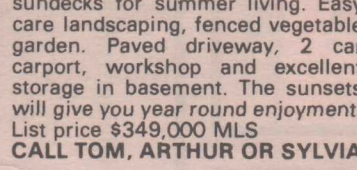
COMMERCIAL OPPORTUNITY
Former Legion building in downtown Ganges core. Great location with approx 3400 sq.ft. of building and on sewer system. If you have the business, we have the spot. Listed at \$175,000 MLS
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RICH MAN'S VIEW — POOR MAN'S PRICE
You'll 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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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.
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SOUTHEY PT. WATERFRONT HOME
Beautiful 1.99 ac. low bank waterfront with small clamshell cove for warm swimming and boating. Sunny, spacious 2 BR, 2 bathroom, home with large sundecks for summer living. Easy care landscaping, fenced vegetable garden. Paved driveway, 2 car carport, workshop and excellent storage in basement. The sunsets will give you year round enjoyment. List price \$349,000 MLS
CALL TOM, ARTHUR OR SYLVIA



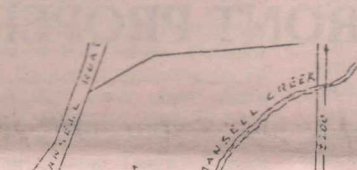
WELL BUILT FAMILY HOME
Sitting in the sun, enjoying a view of Trincomali Channel is this three bedroom house. For further expansion there is a full daylight basement, enclosed garage, garden shed and workshop. \$88,000.
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ARTISTS HAVEN
Designed with an artist in mind this cosy 2 BR home is situated on 5 acres, with a year round creek and sunny exposure. Asking \$129,500 MLS.
CALL EILEEN

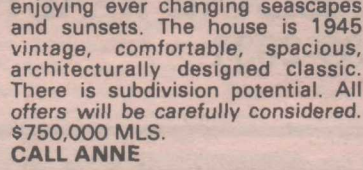


GULF ISLAND FARM
Carefully renovated older 3 BR farmhouse and outbuildings on 20.53 cleared and arable acres fronting Bullock Lake. Includes orchard, garden pasture & hay meadow. Creek on property. One of Salt Spring Island's original farms. \$195,000 MLS.
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NEW, NEW, NEW ONCE IN A LIFETIME WATERFRONT
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Not too far from Ganges Village. Driveway in to a choice of several different locations for a bldg site. Excellent potential for a hobby farm on this 7.41 acre property. \$59,900 MLS.
CALL JANET



OCEANFRONT COTTAGE
Cosy 2 BR 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
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FULFORD ACREAGE
This property is located at the end of a quiet road, a 2 min. walk from Fulford School and has enough timber to build your dream home. Asking \$59,900 MLS.



LOW BANK OCEANFRONT
One level 2000 sq.ft. home on a level landscaped sandy beach in a small cove in a quiet neighbourhood. Rare opportunity. Asking \$249,000 MLS
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SUNSETS BEYOND YOUR IMAGINATION
4.2 acres of privacy with 100' of walk on beach, in ground oval pool, 2500 sq.ft. renovated home, circular driveway and plenty of out buildings to store your belongings. Asking \$425,000 MLS
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TWO BUILDING SITES
Nicely treed bldg lot on Mansell Road in quiet area. Approx 1 mile from village and moorage. Driveway in, on water system. Financing available. Asking \$23,900 MLS
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OLDE COUNTRY ESTATE
Potential with this beautiful 19.8 acres. Pastures & fields gently rolling 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.
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Beautiful 180° views as far as the eye can see! Looking out over Active Pass, Galiano Island, The San Juan Islands to Mount Baker. Very unique! \$79,000
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One level 2000 sq.ft. home on a level landscaped sandy beach in a small cove in a quiet neighbourhood. Rare opportunity. Asking \$249,000 MLS
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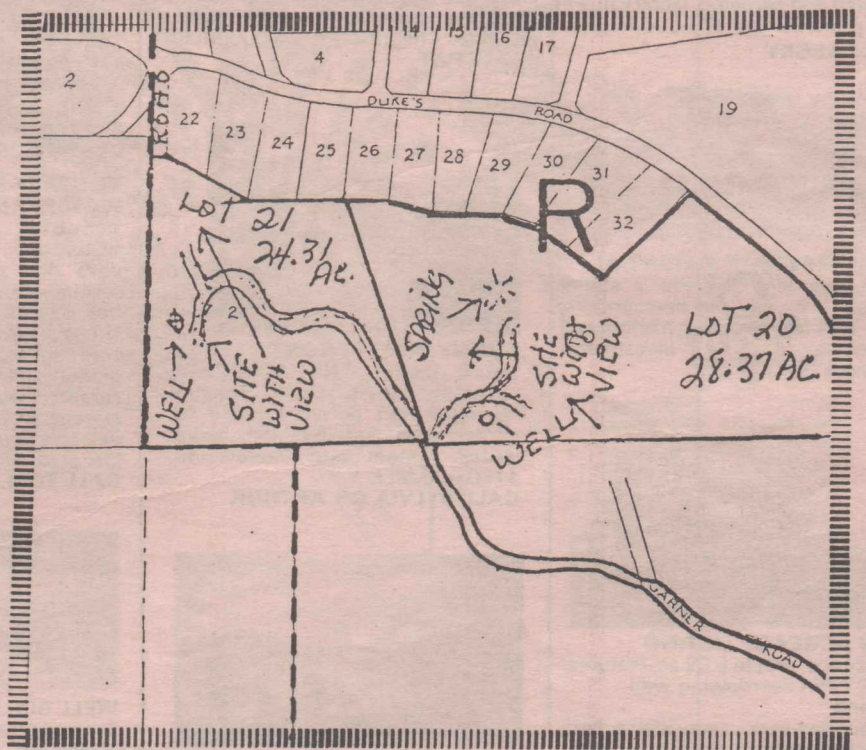
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Lot 21 — 24.31 ac. Good road to 2 spectacular view building sites — 3 gpm well — \$105,000. Both properties are well treed. Private, yet very convenient mid-island.

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- One acre in Long Harbour
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- Good well
- In an area of attractive homes
- B.C. Government Assessment - \$55,000
- Anxious vendor
- \$57,000 MLS.

ACROSS THE ROAD FROM THE WATER

- Over 1½ acres of parklike property
- Located in the Maracaibo neighbourhood
- Serviced by a good well with hydro and telephone to property
- Paved road
- Across the road from the swimming, beachcombing and moorage provided by Long Harbour
- In an area of good homes
- \$35,000 MLS

WATERFRONT

40 GALLONS PER MINUTE OF WATER

5 ACRE HOBBY FARM



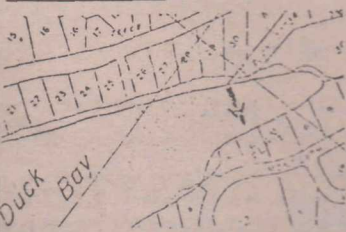
- Well built home only 10 years old
- 1200 sq. ft. of finished area with valley views
- Huge sundeck
- Double carport
- Sturdy woodshed and barn
- Perimeter and garden fencing
- 40 gallon per minute well
- \$127,500 MLS.

GREAT VIEWS OF THE WATER

- Over 5 acres, looking onto Wallace Island, Galiano Is. and Trincomali Channel
- Large cleared area for building site and yard
- Lots of trees for privacy, wood supply, etc.
- Sunny and very gently sloping
- \$45,000 MLS

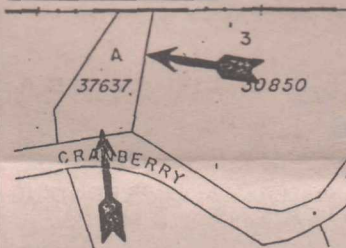
FRANCES EIDE 537-9350

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



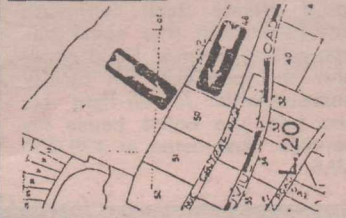
Stairs to beach on Duck Bay. Good building site with view, good moorage. In area of fine homes.

THINKING SOLAR?



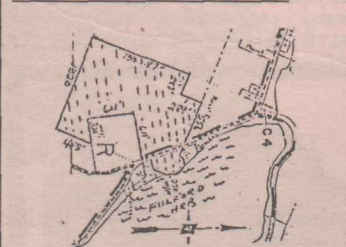
1.28 ac. south facing lot, building site cleared, views of mountains and valley on community water system. \$23,900 MLS.

SECLUDED ACREAGE YET CONVENIENT



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

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

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Income now - build your view home later. 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.

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With FINANCING & lovely forested glen. VALLEY VIEWS, too. A best buy at \$45,000!

NORTH SHORE MTN. VIEWS

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

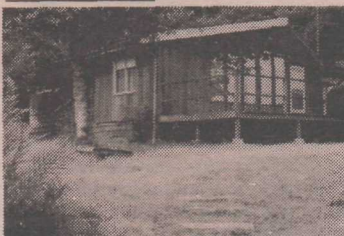
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Located on .90 ac. completely fenced and private, Master bdrm. wing with access to solarium plus fireplace, large living rm. with attached conversation section with fireplace, large guest bedroom, office.

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... that you can enjoy and is just a short but invigorating hike from this one of a kind one acre view building lot, which has all the benefits of being in Reginald Hill. Just \$38,000 MLS.

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An exceptional 2.43 acre property with views into Fulford Harbour and Mt. Bruce with potential for an even greater view when more trees are removed. There'll be a southerly exposed area of arable soil when cleared. There's a small travel trailer and 10 x 12 addition just right for a summer holiday retreat. All this is at the end of a quiet cul-de-sac and is just \$49,000 mls.

\$95,000 - ONE LEVEL OCEANVIEW HOME



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

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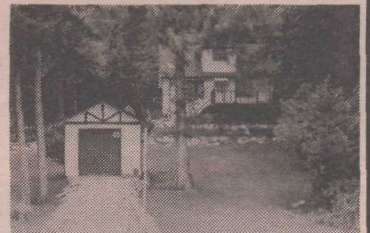
TWILIGHT ISLAND



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

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Rare opportunity. Main house 3600 sq. ft. Cottage 1041 sq. ft. Boat/pumphouse, dock, 330' waterfront on 2.41 ac. Many possibilities with this fine property, newly landscaped.

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NEW WATERFRONT LISTING

This view can be yours - from almost an acre of southwest facing waterfront on Old Scott Road. Completely refurbished and very well built home with complete in-law suite. Separate insulated and heated garage - can be used as office. Orchard and garden. Nothing comparable in this price range. \$315,000 MLS.

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2500 square feet of refurbished and well built home of four bedrooms and two bathrooms. At no extra charge you get a great ocean view, landscaping and close proximity to sea and store. Asking \$92,500.

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VENDOR HAS PURCHASED

Enjoy harbour views from the spacious new sundeck of this immaculate and cosy home — 2 bedrooms up and an extra one in the full basement, which includes workshop area. Paved driveway, carport and garage. Mature fruit trees, lawns and beautiful rose garden. Reasonably priced at \$79,500 MLS.

ANN FOERSTER 537-5568 or 537-5156



A 12-sided home finished in cedar and pine — glass, skylight, spacious and salubrious. Views over Cusheon Lake and private south facing. \$89,000 MLS.



VIEW! VIEW! VIEW!

Sunny, southend 3.38 oceanview acres with spacious home. 2 level, 3 bdrm. home has a 3-car garage and workshop plus a garage for motorhome. Waterfront and beach access too! \$174,500 mls.

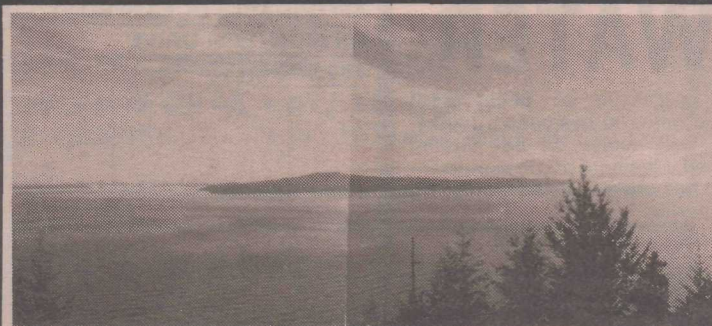
LOTS & ACREAGES:

- Next to the Sailing Club, this 1.08 acre gently sloping property has path to ocean. Fruit trees, superb ocean view and deep moorage. Hydro and piped water available. \$109,500 mls.
- Southend 4.97 acres enjoying views of Outer Islands and Mt. Baker. Property has drilled well, hydro and phone at front lot line. \$59,000 mls.
- Acreage with lots of sun and timber! This 3-plus acres has view potential and is easily accessible from road. Close to town and ferries. \$28,500 mls.
- 10 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.

REAL ESTATE NEWS



ANNE LYON wishes to reassure everyone that she is not a realtor. However, she is having her 40th birthday party this Saturday, and wants you to come and help her celebrate!



PENDER ISLAND OCEANFRONT ESTATE PROPERTY

10 spectacular acres. Your private holiday and retirement home site. Facing south to the San Juan Islands, Olympics, shipping and marine life. Drilled well and hydro ready. Vendor will bring driveway to level building site. \$97,000 mls.



BUILDING LOTS RICHARD FLACK ROAD

4.96 acres. Cleared building site has ocean view, driveway, well and hydro poles in place. Your home in this location would be screened and well above the road in QUIET, YEAR ROUND SUNNY POSITION. A very private place. Look for lot 9. Ignore the trailer. Asking \$49,000 MLS.

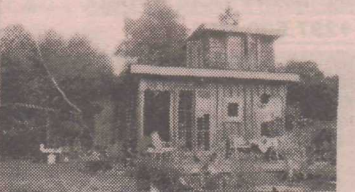
OCEAN VIEW HOME

1050 sq.ft. modified A-frame home with OCEAN VIEW from large private deck. Although unconventional, this home has many fine features. Good water and the potential for further improvements. An air-tight lets you heat the entire house for pennies. Just listed at \$75,000 MLS.

CHANNEL RIDGE

2.88 acres cleared level lot. HYDRO and PIPED WATER ARE ALREADY AT CHOICE HOME SITE. Bargain offer for buyer who does not require an ocean view. Great park-like area for home, orchard and garden. \$54,900 MLS.

WYNNE DAVIES 537-9484



CAN'T AFFORD TO BUILD ON THAT LOT?

This cottage was built to move. If you have a lot and can't afford to build then this may be the answer. \$12,900.



I'M BACK ON THE MARKET!

Oceanview income property currently divided into 2 rental suites. Close to town yet private and quiet. Excellent holding property. Value like this sells fast. \$77,900 mls.



TOTAL SECLUSION!

Sweeping seaviews are enjoyed from this large home on private acreage. Would be perfect for family with live-in help, or suitable for a private clinic or group home. Come and look at the possibilities! \$179,000 mls.



WATERFRONT HOME

3+ ACRES OF WATERFRONT WITH SUPERB OCEAN VIEWS on Salt Spring Island. Pasture, woods and gardens surround this older character home. Very few properties have this kind of ambience for sale at \$145,000.



RETREAT TO YOUR OWN HIDEAWAY

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

THIS MAY NOT BE ON THE MARKET LONG!

Oceanview acreage with sleeping cabin has driveway in, a drilled well and pump and hydro to the pumphouse. Camp out on weekends as you build your house on the prepared building site. Private, sunny and close to ocean. \$59,900 mls



CHARACTER HOME IN GANGES CORE AREA

Ideal for commercial-residential mix, this 2 bdrm. house is an ideal holding property. Long frontage on the Ganges bypass. \$115,000.

SELF-SUFFICIENCY

This secluded 6 acre hobby farm has everything you want: two inter-connected, self-contained houses, a few huge vegetable gardens, 24 fruit trees and a large fish pond. Lots of firewood, and many outbuildings. Offered at \$119,000 MLS.



MAGNIFICENT OLD WORLD COUNTRY ESTATE

This grand 3,500 sq. ft. home is perhaps the best value on today's market. Situated on 6 park-like picturesque acres, it simply has everything one could ask for — even a professionally built children's playhouse and magnificent indoor spa. Simply a must see! For further information on this and other exciting listings please call.



WALK DOWN MEMORY LANE

This refurbished spacious character home done in the 'arts and crafts' tradition (William Morris) sits on 2 oceanview 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. \$139,000 mls.

KERRY & ARVID CHALMERS 537-5568 or 537-2182

LEVEL OCEANFRONT

Beautiful grassy, oceanfront lot with easy access sandy beach. Cute cottage for your week-ends, or until you build your dream house. Surrounded by large acreages, with sunshine all day! Listed at \$130,000 MLS.

WILF BANGERT 537-5568, 537-5692

MANOR HOUSE BY SEA & FIELD



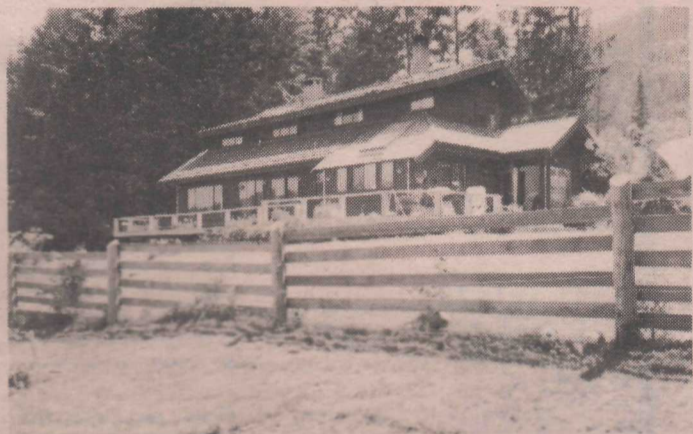
\$349,000

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 270-9933 (Vancouver)

GULF ISLANDS REALTY LTD.

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



FULFORD VALLEY JEWEL

Live in this beautiful contemporary home with over 2300 sq.ft. of superior finishing overlooking fantastic Fulford Valley. The panoramic views encompass fenced & cross-fenced pastures, a new 1200 sq.ft. stock barn with hay loft for 40 tons & several outbuildings. One of the most important features includes 2 overflowing wells and 3 large irrigation ponds. The hard work is done! Relax on the spacious sundeck and enjoy this island treasure! LISTED AT \$249,000 MLS.

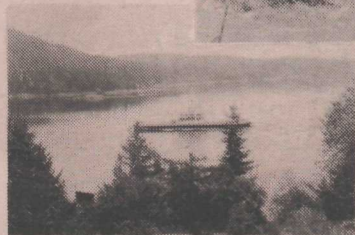


PEMBERTON HOLMES LTD.
P.O. Box 929, Ganges, B.C.
V0S 1E0

ANN FOERSTER
537-5156 or
537-5568

FULFORD HARBOUR

Three good reasons to list your Fulford home with
DENNIS O'HARA



For a courtesy market evaluation contact your southend realtor

CONTACT: DENNIS O'HARA
NRS Salt Spring Realty Ltd.
653-4633
or 537-5515

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



REAL ESTATE COMPANY INC.

BEST BUY — Sea view building lot with drilled well, good garden soil. Some lovely feature trees. \$21,500.

SWEETING VIEW IN PREFERRED AREA OF LARGE LOTS — This 5 ac. home site has it all. Driveway and cottage site prepared, drilled well. Build cottage now and admire the view while planning your future home. Sun, privacy and class for \$59,900.

INVESTMENTS

HERE'S THE PROPERTY for a viable, PHASED COM'L, RECREATIONAL & RESIDENTIAL DEVELOPMENT - 35 ac. of south & west facing lakefront. Too many opportunities to list. Call for details.

SUBDIVIDABLE ACREAGE — In Fulford village - 8.5 acres w/pond, creek, sun, arable land, lovely old trees and privacy. Ask for particulars.



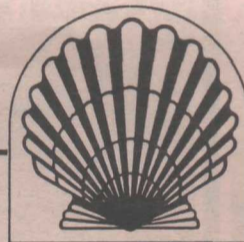
BLUE GABLES RESORT - Island living plus income. Cabins, RV sites and camping, convenience store & boat rentals. Finest southfacing lakefront setting. Includes family home.

For quality property in all price ranges

SMALL WORLD REAL ESTATE CO. INC.

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

JESSIE (PAT) JAMES (604) 537-5224



GRACE POINT



SALT SPRING'S ONLY OCEANFRONT TOWNHOMES

Enjoy the very best of the Gulf Islands: Superb waterfront location, private residents' moorage, spectacular harbour views, sunny decks just steps from the ocean. Twenty-one exclusive townhome residences now under construction for 1988 occupancy. Two bedrooms, dens, luxury features and exceptional design. Excellent choices still available from \$199,500.

Century 21
ISLANDS REALTY LTD.

CONTACT: Sylvia, Tom or Arthur

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

OVER 75% SOLD



SALT SPRING REALTY LTD.

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

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

OPEN STYLE, WESTCOAST HOME

5 acres, IDEAL HOBBY FARM, 2 bdrm, 2 sets plumbing, hot tub, peaceful setting. Sub-dividable. List price \$139,900.

EXCELLENT INVESTMENT OR STARTER



Acreage, duplex, cottage and garage, live in 2 bdrm unit and collect \$600 plus in rentals to supplement the mortgage. \$129,000 MLS.

****VIEW, VIEW, VIEW****



Of the VIEW properties presently on the market, this has got to be AMONG THE BEST. Priced at \$65,000 and BEST OF ALL - 2 TO CHOOSE FROM.

NEW HOME - WATERFRONT



Ask for a viewing now. You cannot beat this value for WATERFRONT. List price \$245,000.

A HOME FOR THE ARTIST



Over an acre, private, pastoral view, 3 bdrms., 3 bathrms., feature fireplace & bright hobby area. \$120,000

BUILDING LOT

Sunset Drive, 1 acre, serviced, pastoral view, some water glimpses; NOW PRICED AT \$35,000.

GIL MOUAT 537-9272

DON'T MISS IT!

**3 BEDROOMS
SEPARATE
WORKSHOP
&**



REDUCED TO

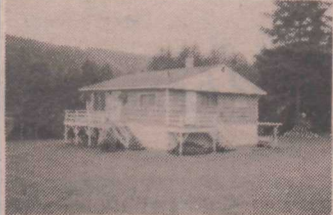
\$59,900

DENNIS O'HARA 537-2491

SEAVIEW ACREAGE

Move your trailer on or build on this 1 acre level lot. All services on lot including septic field. \$39,500.

A REALLY GOOD BUY & CLOSE TO TOWN TOO



Home on .57 ac. with hospital, schools, shops and village within walking distance all to its advantage. Also on sewer. Has to be seen inside to be appreciated. Large storage/rec room space in basement. ONLY \$73,000.

NEW!!



Beautifully kept 2 bedroom mobile. Very affordable home - or revenue investment. Asking \$16,900.

CALL MARION MARKS
537-2453

NEW—VIEW ACREAGE

Seaview, 3.09 acres, serviced with power and on water district, off LePage Rd., on Ensilwood. Several excellent building sites offered at \$39,000.

FULFORD VALLEY FARM



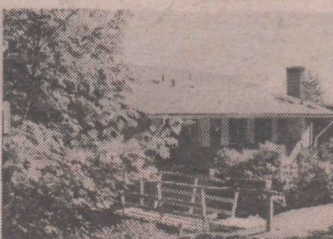
In the heart of the Fulford Valley lies a mini-farm of 10 acres in hay field. The landscaped yard has mature walnut & oak trees. The home is a solid 3 BR. bungalow with basement. At the end of a paved laneway is a 28' x 44' garage. The property also enjoys a 1600 sq. ft. barn/workshop. Offered at \$167,000.

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

IMAGINE THIS VIEW...

*Imagine a view of
Mount Baker and
this cozy home!*

FROM THIS COSY HOME...

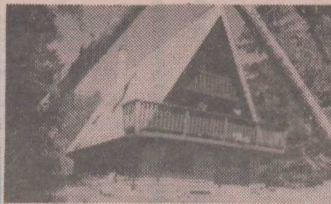


IMAGINE THIS PRICE - \$115,000

For more information contact
PHYLLIS FETHERSTON
537-5515, 537-2095

**10% FINANCING
WATERFRONT
HOME.
FANTASTIC
VIEWS.
IMMEDIATE
OCCUPANCY,
ONLY \$139,000**

**OCEAN VIEW
\$79,500
MODERN A-FRAME**



**MARACAIBO
WATERFRONT
1.95 ACRES
200' FRONTAGE
RARE
OPPORTUNITY
\$129,900**

For further information and
your free catalog, call:
PAUL GREENBAUM
537-5064 (24 hrs)
537-5515



WATERFRONT

3.68 acres, Dogwood Lane, fully serviced, nicely treed, warm swimming, driveway in. Price \$189,000.

MEL TOPPING 537-2426

CONTRACTOR'S SPECIAL

.68 acre, piped water, paved road, easy building site. Asking \$29,500.

SEAVIEW ACREAGES

4.95 ACRES - \$47,500
 4.99 ACRES - \$47,500
 5 ACRES - \$47,900
 11.50 ACRES - \$52,500

All the above available with 15% down & easy terms.

SEAVIEW - Hundred Hills, all amenities, easy level building site. Asking \$55,000.

SECLUDED ACREAGES

9.99 acres with a producing peach orchard. Asking \$47,500.

5.12 acres - \$45,000

3.47 acres close to Ganges - asking \$45,900.

2.30 acres, piped water & arable. Asking \$37,500.

BOB TARA 653-4435



FOR SALE GANGES AUTO MARINE

Car, truck, bus & marine maintenance business. Equipment and lease.

2 ACRES WITH VIEW



Good soil, south exposure, drilled well, paved road, central location \$34,000.

SERVICED LOTS

.34 Ac. secluded & quiet - \$23,000

.51 Ac. driveway in ready to build - \$25,000.

.77 Ac. on the end of a cul de sac park - \$35,000.

HOUSE IN THE WOODS



- Three bedrooms
- Two baths
- 1.19 acs.
- Fireplace/lots of cedar

\$96,300.

DON'T LET THIS ONE SLIP BY



- 2.8 acres, treed, rocky knoll
- 3 bdrm house nearing completion
- price below appraised value

- \$82,900

NORMAN ROTHWELL
Committed to Giving You
the Best Service.
537-5103

IMMACULATE HOME IN SUNNY, PRIVATE VESUVIUS



VESUVIUS BUILDING LOTS

.65 AC. - Elizabeth Drive, seaview, serviced. \$37,500.

.55 AC. - Farm Court, level, seaview, \$38,500.

GOOD TERMS available on these lots.

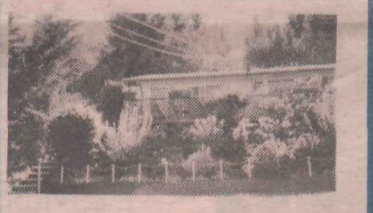


2 1/2 ACRES - \$12,500 DOWN

Wonderfully quiet acreage. Park-like setting. Ideal for hobby farmer or horse fancier. Close to ferry terminal and only minutes to Ganges. Driveway winds past 2 excellent building sites down onto field. Phone & power available. Price \$87,500 Terms.

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

RETIRING? STARTING OUT?



If you are in the above buyer category you must see this immaculate two bedroom, lakeview rancher. Large family room with woodstove, patio plus sundeck, and a workshop for the handyman. Asking price - \$105,000.

LAKEVIEW BUILDING LOT

Near one acre building lot. Driveway in, power, water, and cable to property line. Priced at: \$29,900.

SEAVIEW BUILDING LOT

Close to Beddis beach, one acre lot, water and power to property line. Great buy at \$27,500.

SIDE X SIDE

Buy these two 1/2 acre building lots with views of Trincomali Channel. Drilled well, level easy building sites. Asking price \$25,000 (each).

MAGGIE SMITH
537-2913

Tell us what you want in island real estate!

Waterfront Homes View Homes
 Farm/Ranch Acreage Building Lot
 Free Catalogue

Name _____
 Address _____
 Postal Code _____
 Phone _____

Mail to NRS Salt Spring Realty Ltd.
 P.O. Box 69, Ganges, B.C. V0S 1E0