

Combine renovations with efficiency upgrade

If you plan to upgrade the physical appearance of your home through a major renovation project, it's well worth the extra effort to improve its energy performance at the same time.

Energy efficiency can usually be incorporated into renovation plans at little extra cost. Since an energy-efficient home keeps the heat in during winter, the money you save on fuel bills over the years will likely more than pay for the renovation work. Any conservation measures you undertake will also improve your home's comfort.

If you're hiring a contractor, ask him to work energy improvements into his renovation proposal. If you're undertaking the work yourself, keep these tips in mind.

Almost every do-it-yourselfer finishes a basement at some point. This work provides an ideal opportunity for energy improvements in this crucial area, which can account for up to 30 per cent of a home's heat loss.

Once you have planned your new basement, your first step should be to carefully draftproof exterior walls. Be sure to caulk along the sill plate, header joist and around service entrances, pipes and ducts which pass through the walls. Then frame your walls and have a qualified electrician install outlets, switches and lighting fixtures.

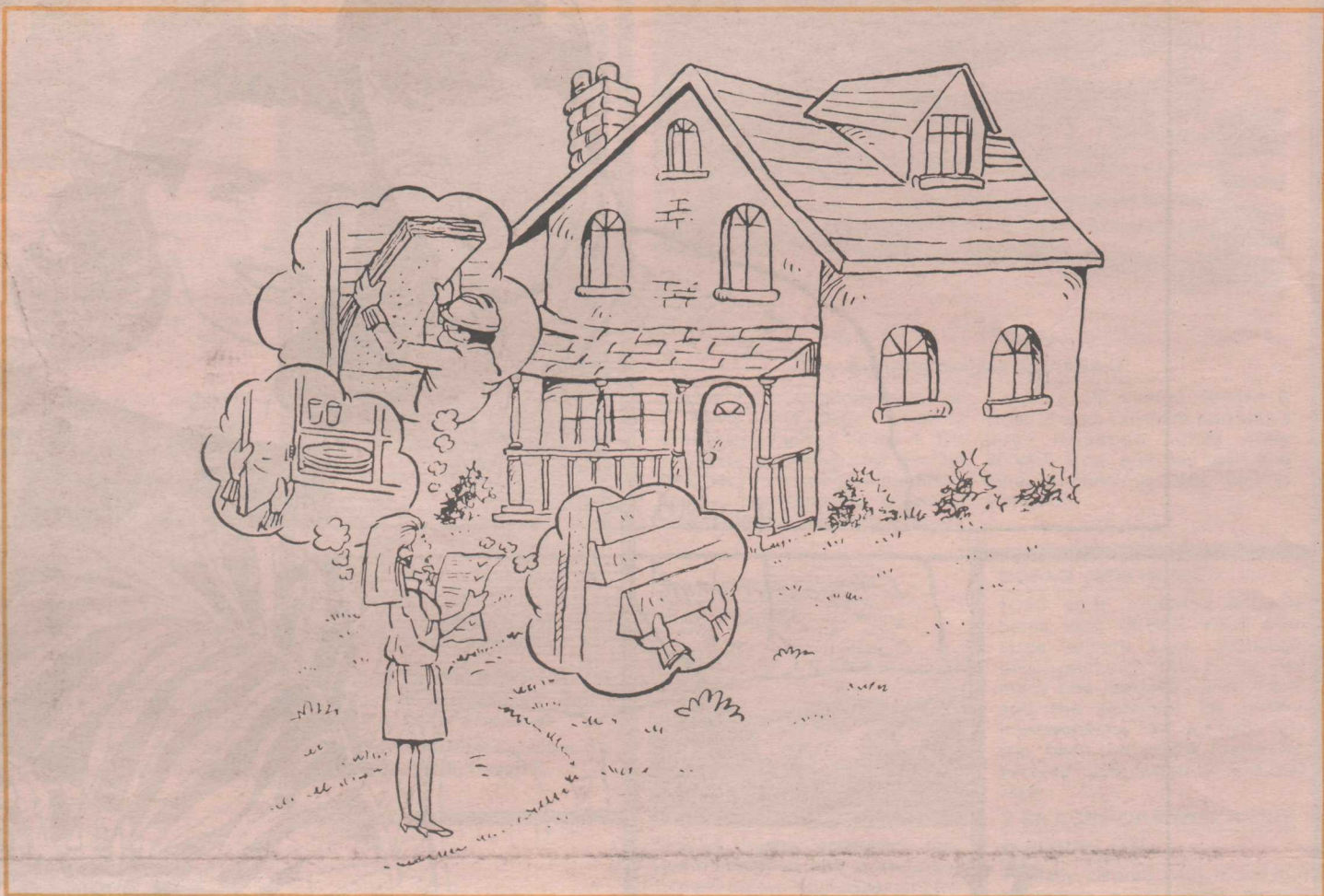
Basement walls should be insulated from floor to ceiling to ensure maximum protection against heat loss. You can insulate from the inside unless the wall has a history of moisture problems (look for mold stains or a white or yellow powder on the wall) or poor drainage.

Several types of insulation are commonly used on interior basement walls, including rigid and semi-rigid board and batt or blanket materials. No matter what material you choose, never insulate directly around heat-producing obstructions such as flue pipes (you can insulate around water pipes.) Required clearances range from 150 mm to 450 mm (six to 18 inches), depending on the type of fuel and the manufacturer's specifications.

You should also turn off the power before working around electrical outlets. If possible, avoid the main electrical panel; even when the power is off to the rest of the house, the panel will still be "live."

The final step before you apply your wall board is to install an air-vapour barrier on the warm side of the insulation. This will impede air and vapour movement from the living space into the walls, where water vapour in the air can condense and cause moisture problems.

Before finishing the ceiling, insulate between joists in the header area and install



an air-vapour barrier. Tape all joints in the hot air ducts and insulate long runs of duct work. These measures will get more of the heat from the furnace to its destination.

Major kitchen renovations, such as the addition of new cabinets, also provide an opportunity for conservation work.

The brief interval between the removal of old cabinets and the installation of new ones should enable you to seal air leaks around plumbing pipes and other wall openings that are normally hidden from view. Use a caulking product that has been especially designed for areas subject to high levels of moisture. You should also caulk around the edges of windows, baseboards and electrical outlets on exterior walls. Weatherstripping should be used to seal air leaks at the movable joints of exterior doors and windows.

If your plans involve repairs to an exterior wall, you may want to upgrade the insulation. Where the interior wall board is

to be removed, batt or rigid board insulation can be quickly and easily installed (remember to add an air-vapour barrier before applying new wall board). Otherwise blown-in insulation may be the only alternative.

Major kitchen renovations may also give you the chance to brighten the room with a south-facing breakfast nook. By installing energy efficient windows, you can create a pleasant solarium-like effect that takes advantage of passive solar heat.

Attics in some homes can be turned into a comfortable living area by sealing all air leaks, installing generous amounts of insulation and adding an air-vapour barrier. When installing insulation and wall finishes, make sure that attic vents are not obstructed. To brighten the room and provide passive solar heat, you might consider installing windows on the south-facing wall and sky-lights in the ceiling.

These units should have low air leakage rates and high thermal resistances.

Energy efficiency can even be a consideration in exterior renovation work. For example, if you have excavated in order to repair leaky foundation walls, it makes sense to insulate these walls from the outside before filling in the hole. Similarly, if you are installing new siding you can incorporate additional insulation in the job.

Keeping the Heat In, published by Energy, Mines and Resources Canada, provides more detailed information on performing many of the projects discussed in this article. The department also publishes useful fact sheets on such topics as insulation, caulking, weatherstripping and combatting moisture problems.

Simply mail your request for information to Distribution, Residential Energy Management, Energy, Mines & Resources Canada, 580 Booth St., Ottawa, Ontario, K1A 0E4.

HOME
FINDER'S GUIDE

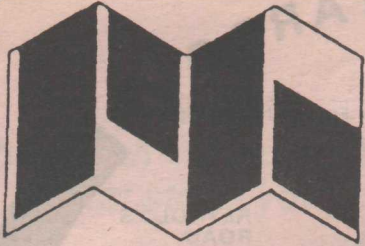
Your guide to Gulf Island properties

COMPLIMENTS OF:



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cordially
invited ...**

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



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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



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.



THE PERFECT COSY HOME FOR YOUR FAMILY'S GIFT

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.



WATERFRONT HOME

3+ ACRES of pasture, woods and gardens surround this older character home with superb ocean views. Titled beachfront across the road. See it today! \$145,000 MLS.



SALT SPRING ISLAND HIDEAWAY

Close to Vesuvius, minutes from St. Mary Lake this tastefully converted 2 bedroom 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.



PEACE, FRESH AIR, AND SUNSHINE...

Sparkling waterfront home with sand and shell beach. Has open plan living and dining. Beams, skylights and cedar make this a charming Salt Spring home. Tucked away on a secluded cul-de-sac this retreat awaits you. Don't miss it! \$175,000 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.



I'M PRICED TO SELL!

Log home finished in traditional style, open plan living and family style kitchen with wood cookstove. This three bdrm charmer sits on 1 1/2 secluded acres with fenced pasture. Just reduced as owners have bought off island. \$81,900.

PERFECT REMEDY FOR "BARGAINITIS"



Owners have moved east and this price reduction puts it below reproduction cost! Attractive woodwork, lots of windows to bring in all day sun, a pond and 5 acres with good arable area. \$107,900 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.

DON'T PUT OFF SEEING THIS HOME OR YOU'LL PASS UP A RARE BUY



You are at one with nature and the Gulf Islands in this architect-designed and built home. Boasting one of the most spectacular views, the home's setting is six acres of farmland. A once in a lifetime opportunity! \$450,000 mls.

REAL ESTATE NEWS



My name is **PATRICK HAYES** and I'm not a realtor yet—but I do want a lot for Christmas.

P.S.—For those keeping score, it's now Driftwood 5, Hayes 5.



WALK DOWN MEMORY LANE

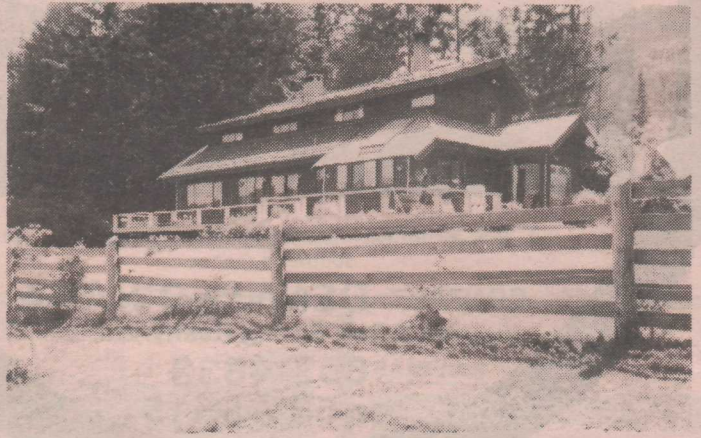
This refurbished spacious character home done in the 'arts and crafts' tradition (William Morris) sits on 2 oceanview acres. To return it to its 1912 glory, the old woodwork was uncovered; floors were stripped and finished and new wiring, plumbing plus a new roof and gutters were done. Private, yet minutes from town. Curl up in front of the original fireplace. \$139,000 mls.



SEE THIS BARGAIN BEAUTY BEFORE SOMEONE SNAPS IT OFF THE MARKET!

Views are enjoyed from every room of this 1400 sq. ft. rancher that sits on nearly 2 acres of easy maintenance property. This walk on, low bank waterfront abutts a park and has a sand and shell beach. Deep water moorage, a jacuzzi tub and a separate 10'x12' outbuilding that could be used as studio-workshop space completes the picture. SEE IT TODAY! \$190,000 MLS.

KERRY & ARVID CHALMERS
537-5568 or 537-2182



SUPERB 'WORKING' FARM

Beautiful contemporary home on 3 levels with huge sun decks overlooking Fulford Valley. 4 BRs and den, gorgeous new kitchen with oak floors and skylight. Many special features. 10 acres of beautiful meadows with southern

exposure all cleared, fenced & cross fenced. Excellent well with 3 large irrigation ponds. New 30'x40' stock and hay barn and other outbuildings. Just listed at \$249,000.

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 537-5156

NEW LISTING

Oceanview lot with sleeping cabin and driveway in. Priced for a quick sale at only \$22,000 MLS.

10 ACRES — VIEW

Outstanding value. The views from this acreage are exceptional, the driveway is in and the vendor is anxious to effect a quick sale, so make your offer. \$45,000 MLS

HIDEAWAY

... In style and comfort on this acre of south facing property which is totally private, has an excellent well and a totally comfortable little house for only \$64,500.

CHRISTMAS PRESENT?

FARM — 50 acres of south facing view farmland. 4 bedroom cottage, good barn. About 15 acres in pasture. Excellent well. Seasonal creek & pond. Subdividable. For those looking for superior acreage, this is it \$265,000 MLS.

DESIRABLE VESUVIUS WATERFRONT

Build your dream home on this lowbank picturesque land, water, hydro, and cable at your doorstep on Monteith Drive in an area of quality built homes.

CALL JENNIFER GILLET
537-4382 or 537-5568

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.

2.88 ACRE CHANNEL RIDGE BUILDING LOT

Partially cleared with hydro and temporary piped water already brought to the building site. This lot is larger than other Channel Ridge lots and ideally suited to a home with gardens and an orchard. Check it out, it's worth your inspection. Asking \$54,900 MLS.

GANGES CORE BUILDING LOT WITH COMMERCIAL POTENTIAL

1/4 acre fully serviced building lot presently zoned for S.F.D. but in an area which may easily be rezoned COMMERCIAL. Asking \$45,000 MLS.

WYNNE DAVIES
537-9484

WATERFRONT

From here you can see....



this view.....




SOUTHWEST FACING COMPLETE IN-LAW LOW BANK WONDERFUL \$315,000 MLS

DAVID WILLIAMS
537-5568, 537-9510

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**

FULFORD HARBOUR

Three ^{more} good reasons to list your Fulford home with
DENNIS O'HARA



REYNOLD'S ROAD
\$75,000

10 ACRES RUCKLE PARK AREA
\$75,000

2.8 ACRES FULFORD HARBOUR
\$69,000

For a courtesy market evaluation contact your southend realtor

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NRS Salt Spring Realty Ltd.
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or **537-5515**

NRS® OUTER ISLAND PROPERTIES

FOR FREE MAPS, NRS CATALOGUES AND GENERAL REAL ESTATE INFORMATION, PLEASE CONTACT:


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(Including Saturna)
Carol Kennedy — 539-2606

NRS GALIANO ISLAND REALTY LTD. 539-2250
Rosemary Callaway — 539-2515
Jill Hansche-Penny — 539-5896
John Ince — 539-2559
Fran Whipple — 539-2296

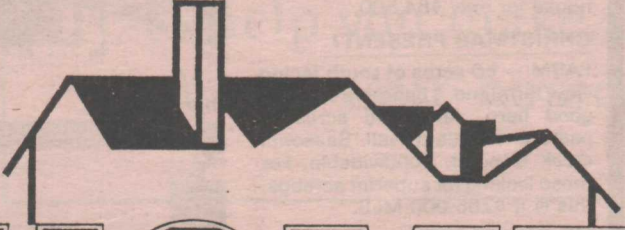
NRS. PENDER ISLAND REALTY LTD. 629-3383
Marge & Don Keating — 629-3329
Linda Sokol — 629-6569

QUESTIONS ABOUT REAL ESTATE?

ASK A PROFESSIONAL! ASK A MEMBER OF THE REAL ESTATE BOARD



YOUR GUIDE
to Gulf Islands properties



HOME
FINDER'S GUIDE


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.

CONTACT: Sylvia, Tom or Arthur

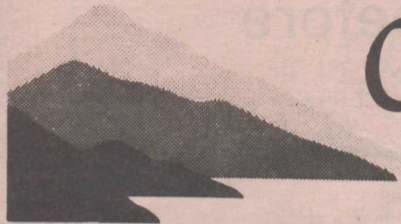
Century 21 ISLANDS REALTY LTD. BOX 454, GANGES, B.C. V0S 1E0 (604) 537-9981

OVER 75% SOLD

The crash stops the car.
What stops you?

Buckle Up BC!

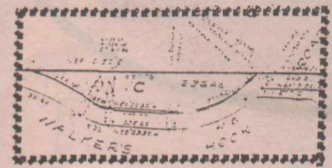
INSURANCE CORPORATION OF BRITISH COLUMBIA



GULF ISLANDS REALTY LTD.

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

SMALL ACREAGE
NEW LISTING - \$29,900 mls



Located on Walker Hook Rd., this 2.36 ac. is well treed in an area of large acreages and farms. Very rural yet minutes to village.

SOUTH ISLAND ACREAGE



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

SUPERIOR VIEW LOT



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

ST. MARY LAKE ESTATE
\$297,500 MLS.



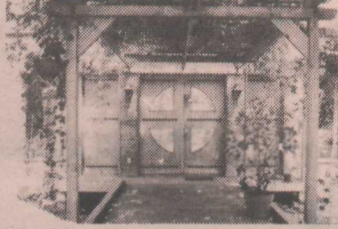
Rare opportunity. Main house 3600 sq. ft. Cottage 1041 sq. ft. Boat/pumphouse, dock, 330' waterfront on 2.41 ac. Many possibilities with this fine property, newly landscaped.

DEVELOPMENT PROPERTY PLUS



Zoned multi-family on 2.32 ac. 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.

MARVELLOUS MARACAIBO



Step out of your private garden and enjoy the benefits of membership in an exceptional development. Over 300 acres of common land to explore with a network of trails leading to quiet beaches and viewpoints. Tie your boat up at the marina, play tennis or just relax while your children swim in a warm lagoon. You can enjoy expansive sea views, or a soak in the hot tub in this most intriguing highbank waterfront home. Offers to \$195,000 mls. Let's go see it today!

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.)

EXCEPTIONAL ACREAGE
\$85,000 MLS



VIEWS - Your choice of several sites.
WATER - 15 gpm well or spring
ACCESS - Easy off Garner Road - sunny, private, treed.
See this property now, or call for more information.

SANTY FUOCO 537-2773

STROLL TO SUNNY SANDSTONE WATERFRONT



Just 500' from this nicely treed 2½ 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.

A COLLECTION OF OUTSTANDING PROPERTIES WHICH COMBINE VIEW, PREFERRED LOCATION, OCEANFRONT AND EVERY SERVICE IMAGINABLE. THEY ARE WELL PRICED AND STILL VENDORS ARE WILLING TO ACCEPT OFFERS.

- * 5.19 acres on North End Road, only \$45,000 MLS.
- * 1.66 acres on Mansell Road. Only \$35,000 MLS.
- * 1.07 ac. on Ontario Place. Only \$57,000 MLS
- * 5 acre hobby farm only \$127,500 MLS

FRANCES EIDE 537-9350

SECRET ISLAND — WHERE EVERY LOT IS ON THE OCEAN
Secret Island is nestled against Prevost Island, providing good moorage in Glenthorne Passage. Take your pick of the following waterfront lots:

.23 acre with S.W. exposure, sweeping views and some 118' waterfront. \$25,500 mls.

.19 acre in sheltered Glenthorne Passage, 150' of waterfront with an excellent site for a deep water dock. \$31,000 mls.

.26 acre with superb S.W. exposure, it's level, easy to build on (or camp) and very nicely treed. 110' of waterfront backing onto island park and community dock. \$35,000 mls.

.82 acre in three separate lots. Lot 22 is situated in sheltered Glenthorne Passage and has a deep water dock, and backs onto Lots 24 and 25, which have wonderful S.W. exposure. Own your own piece of heaven! \$75,000 mls.

For more details, please call
HENRI PROCTER
537-4273 or 537-5577

FIVE SECLUDED ACRES



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

Call DAVID DUKE
653-4538

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.

INVESTMENT/BUILDER'S VIEW LOT

½ ac. no thru road, arable, treed, perc tested. Best price in view category, \$29,900.

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!)

VIEWS ATOP MT. BELCHER

4½ acres of privacy, seclusion and views. Ideal estate setting. "Perc tested". \$55,000.

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!

For your free catalogue, call
JAN MACPHERSON
537-9894
in Vancouver 270-9933

STARTER/RETIREMENT RANCHER



One level living close to town. Some ocean view. Thermo windows. Woodstove, stove, fridge, drapes. On an easy care ½ acre serviced lot with piped water. \$71,500 MLS.

AFFORDABLE OCEAN VIEW 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.

OVERLOOKING GANGES HARBOUR
\$79,900 MLS

NOW REDUCED TO \$76,900



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.

15.9 ACRES - \$53,500 MLS INCOMPARABLE VALUE!

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

REDUCED TO \$25,000 MLS

.73 ac. in St. Mary Highlands above St. Mary Lake, an area of lovely homes. Easy to develop, piped water.

DONNA REGEN, CGA
537-2845

"EXPERIENCE MAKES THE DIFFERENCE"

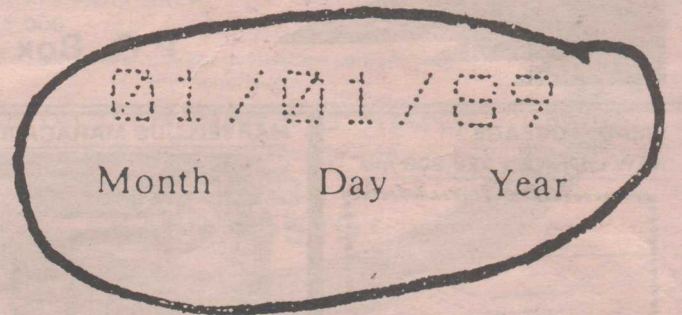
\$ SAVE \$



Catherine

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Check the label on your paper for the expiry date:



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Call 537-9933 and use your Visa or Mastercard.

Or send a cheque or money order to Box 250, Ganges, B.C. V0S 1E0.



Rae-Anne

RATES UNTIL JANUARY 1

\$12 in the Gulf Islands;
\$18 in Canada;
\$60 foreign.

NEED ASSISTANCE?

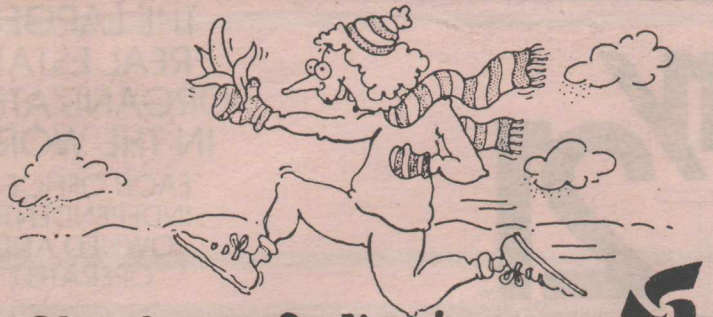
Talk to any one of our receptionists and they'll be happy to help!



Damaris

Gulf Islands Driftwood

Your Community Newspaper



Oh what a feeling!



WINTER COVE

Waterfront acreages located on beautiful pristine Saturna Island. Drilled wells on each property. Fabulous south west views. Private dock facilities. Up to 3 acres in size, priced from \$42,000 - \$58,000 & going fast!

CAROL KENNEDY 539-2606
NRS MAYNE ISLAND REALTY LTD. 539-2031



SHOVEL UP SOME SPARE CASH WITH A DRIFTWOOD CLASSIFIED 537-9933

Canada Post Corporation

Our promise to Rural Canadians – signed, sealed and delivered

A recent independent study shows that 97% of our customers surveyed in rural areas, where retail postal services are now provided by local businesses, are fully satisfied with their postal services. Just as we promised.

Moreover, 92% are satisfied with their mail delivery, while 91% believe delivery to be as convenient or more convenient than before.

The message comes across loud and clear: an overwhelming majority of Rural Canadians surveyed believe that the post office is moving in the right direction. Furthermore, they consider that enlisting the help of local businesses helps to provide better services.

Our next step: Free lockbox service

Beginning January 3, 1989, customers who depend on lockboxes as their primary means of delivery will no longer have to pay a lockbox service fee. Charges will cease to apply for these customers when their lockboxes come up for renewal.

As part of our ongoing commitment to provide better services to you we will be mailing full details to you in the near future.

Canada Post is in rural Canada to stay That's a promise

CANADA POST CORPORATION
Our commitment: better service for you.

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SCOTT POINT OCEANFRONT
Attractive family home of almost 3000 sq.ft. 3 BR, 4 bath, den, family room with wet bar, built-in sound system, many extras. Outstanding south facing private acre with steps to beach. Also, separate 2 BR guest house! Very rare. \$368,500 MLS.

CALL ED



**"THE" SATURNA
GENERAL STORE**

Remember when the General Store was the hub of the community? That can still be found! This unique General Store boasts a living and a lifestyle. A store plus the owner's 2 bdrm suite and two 2-bdrm revenue apartments on 1 1/2 acres of commercial zoned property. \$375,000.

CALL WARREN



W/F LIVING AT ITS BEST

Over 100' of oceanfront, adjacent to beautiful white sandy beach. 4 BR home, 3500 sq.ft., feature fireplace and 2 storeys with commanding view of Outer Islands, Mt. Baker and ferry traffic. Many features too numerous to mention. Asking \$599,000 MLS.

CALL WARREN



LAKE COWICHAN

Great family business and/or Revenue potential situated on C2 property. Entire bldg of 2,754 sq.ft. includes store area 1,054 sq.ft., storage with walk-in coolers, etc. 646 sq.ft. w/2 BR plus garage, laundry and outside storage. Great potential on this 0.63 ac., to also put a second storey over store & storage area. Possible trades to mainland. Asking price \$99,500 MLS.

CALL JANET



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



PRICE REDUCED

Walk to tennis courts and park from this quality character home. 3 bedrooms, 2 baths, 2 separate decks plus a large separate studio with great potential. A smart buy reduced to \$109,000 MLS.

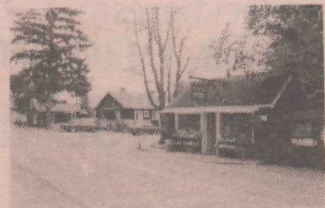
CALL BRIAN



RETIREMENT SPECIAL

New 2 BR, 1300 sq.ft. rancher on easy care lot. Located in Brinkworthy Adult Park, minutes from Ganges Village, with all the amenities of Island living. Exceptional finishing throughout. \$85,000 MLS.

CALL ED



VESUVIUS COMMERCIAL

Excellent revenue from 2 commercial leased storefronts and a residential 4-plex. Two rare C-1 zoned lots in sunny Vesuvius close to the beach and ferry. \$175,000 MLS

CALL PAT

SPECTACULAR VIEWS!

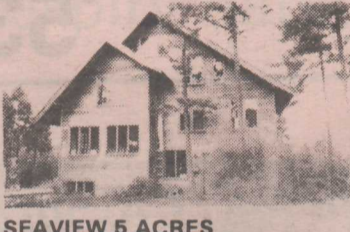
Mt. Baker, Outer Islands, Active Pass. The view from this lot will take your breath away. Maxwell Lake water available. Quiet, dead-end road location. \$49,000 MLS.

CALL PAT

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

CALL EILEEN



SEAVIEW 5 ACRES

Rare oceanview 5 acres with custom designed cedar home. Handcrafted windows plus many touches of character. Walk to sea or fresh water beaches. \$147,000 MLS.

CALL PAT



**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

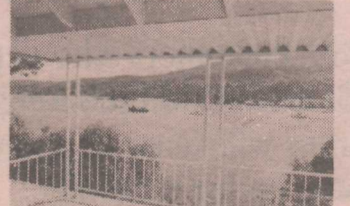
CALL EILEEN



LARGE FAMILY HOME

Located within walking distance of Ganges, this newly renovated 4 BR, 1 1/2 bath home is a great family home. Distant ocean views, brand new carpeting and new kitchen shows the value in this home. Asking \$79,500 MLS.

CALL BECKY



LOVE TO WATCH THE BOATS?

You can have it all with this older character home on Ganges Harbour. Warm southern exposure, large separate workshop, efficient wood heat, and spectacular views. Walk to town or row across to the village. Listed at \$240,000 MLS

CALL BRIAN



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



LAKE COWICHAN

Cosy little 3 BR home right in Lake Cowichan. Minutes from stores, schools, parks & swimming only 2 blocks away. Great family starter or retirement home. Asking \$59,300 MLS

CALL JANET

**SECLUDED WATERFRONT
ACREAGE**

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

CALL BRIAN

CUSHEON LAKE ROAD

A delightful location for building on this 0.48 acre lot overlooking Cusheon Lake. Warm swimming, fishing, canoeing just across the road. List price \$24,000 MLS.

CALL JANET



**ROLLING FIELDS &
RIPPLING WATER**

Approx. 123 acres of tranquility enjoying over 1100' of frontage on Ford Lake. An opportunity to acquire a special Gulf Islands setting with private estate potential. Relaxing fishing is yours. Listed at \$469,000 MLS

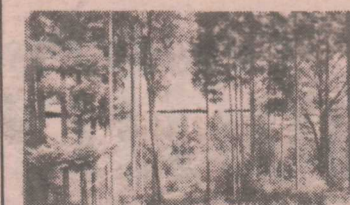
CALL BECKY OR TOM



**ARABLE ACREAGE
CLOSE TO TOWN**

There are 2 parcels of land making up this private 8.72 acres. Fenced for animals, lean-to and pond potential. A must see for the would-be farmer. \$75,000 MLS.

CALL JANET



OCEAN VIEW - SUNNY, TOO!

West facing 3 bdrm. home on almost 3/4 acre lot with views of Stuart Channel. Home features rec. room, workshop, large deck and paved driveway. Asking \$89,900 MLS.

CALL BRIAN



THE LIVING IS EASY....

In this 1100 sq.ft. home! The large open floor plan offers 2 BRs, 1 1/2 bathrooms, dining room plus utility room. Price includes fridge, stove and built-in dishwasher. Located in the popular "Brinkworthy Place", minutes from shopping, golfing and tennis courts. \$69,850.

CALL BECKY OR BRIAN



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

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



**IF ROLLS ROYCE BUILT
HOMES...**

... they simply could not surpass this elegant, custom 2 level masterpiece on 5 acres. Tremendous master bedroom & bathroom. Spectacular ocean view. Listed at: \$450,000 MLS.

CALL BRIAN



PARK SETTING

Peaceful parklike setting with seasonal creek. This 2 bedroom home is located close to town in quiet and peaceful setting. Very quaint & unique. Asking \$83,000 MLs

CALL BECKY