

For prospective purchasers

Land analysis identifies environmental limits

Linda Adams is not a soothsayer, but she can make predictions — about property.

Adams, an "earth scientist," can foresee potential landslide areas, septic field absorption problems, environmental hazards ... even what type of plants will grow best in the garden.

A typical land analysis Adams might draw up for a Salt Spring Island property would provide landowners (and those looking to buy) with a 10-page report chock full of diagrams, tables and displays of various plant life on the acreage in question.

By completing land analyses, she says, certain risks (such as building a house in a flood area) can be minimized.

"The purpose is to identify any kind of limitations the environment poses to the property," she says.

Her research is extensive. Through the use of several geological maps and stacks of collected information, Adams lists the bedrock and surface geology of each property, the soils, native vegetation, groundwater supply, beach characteristics and climate, and potential environmental hazards such as earthquakes, tidal waves, fire and windthrow problems.

And that's not all. For extra dollars, she will provide a soil analysis, black and white or colour aerial photographs of the property, and a socio-economic description of the surrounding area.

Adams acquired much of her data through a two-month work contract with the Islands Trust, where she collated and mapped information about environmental, recreational, archeological and historic features of Salt Spring. She produced three maps, now used by the Trust during its land-use planning process.

Adams has also worked as an environmental planner for Gulf Canada, as an emergency response planner for the City of Victoria, and as an agricultural land use researcher for Environment Canada.

Last year, she began teaching

local adult education classes on the natural history of Salt Spring Island. To her students, she offered a property evaluation: a proposition that became so popular, she decided to go into business.

The \$100 fee Adams charges for her services allows analysis of the first five acres of a piece of land. From there, the figure goes up, depending on the complexity of the area.

"If it's a real mosaic, it can get fairly complicated," Adams says, pointing out that by comparison a house appraisal usually costs in the area of \$250 and does not include the scope of detail found in her work.

'A large number of arbutus trees suggest bedrock lies fairly close to the surface, and red alders indicate poor drainage.'

For each property she analyzes, Adams consults maps, reports, aerial photographs and then "tramps around" the land to verify what she finds in documents.

Bedrock geology, the first area Adams looks at, is for the owner or prospective buyer's general interest. It describes the rock type lying beneath the surface, how and when it got there, and serves as a basis for surface geology description.

The surface geology is a more important area, Adams explains, as it directly relates to slope

stability. The description includes an outline of the overburden, or sediments which sit on top of the bedrock and constitute the "parent material" of the soils found on the property. These geological characteristics often influence consequent slope stability, and the potential for erosion and drainage.

In a sample document, Adams indicates the possibility of slope erosion on a waterfront Ganges property. A cross-section of the land shows soil at the outer surface, followed by marine sediments underneath, then a clay material (glaciolacustrine) and, finally, bedrock. Water hitting the slope would seep through the soil and marine sediments. Between the clay and level beneath it, however, the water will lubricate the plane, resulting in landslides and slumping.

Soil analysis is the next step — an important one because it can influence the way a property is used. Implications of soil-type include drainage, types of crops that may be grown and any limitations towards septic tank effluent absorption.

The texture and type of soil can lead to drainage difficulties. For example, Suffolk soil is composed of fine textured sediments and underlain by glacial till. During the winter months it is usually wet and saturated to within 60 centimetres of the surface. Because of its imperfect drainage, Suffolk soil can severely limit septic tank effluent absorption.

The native vegetation section again provides mostly general interest, but can indicate several factors to Adams. She provides the client with a list of major trees shrubs, herbs, and likely edible or rare plant types on the land. Here, she will also supply mounted plates giving leaf specimens, when possible.

For Adams, the native vegetation can verify some of the conclusions she has reached: a large number of arbutus trees suggest bedrock lies fairly close to the surface, and red alders indicate poor drainage.



Linda Adams

Groundwater supply is a frequent problem on Salt Spring. In this section, Adams describes the water quality — i.e., whether it is saline — and groundwater yields.

For waterfront properties, Adams details beach characteristics, touching on areas such as slope, texture, exposure, erosion and unstable backshore.

As Adams explains, beach sediments constantly move horizontally along the shoreline. In the sample document provided, sand is moving to the left. Care should be taken, Adams writes, that no structures (i.e., a dock) be placed perpendicular to the movement, in such a way as to impede it. If this were to occur, the property owner would eventually be left without a beach.

A discussion on climate covers Salt Spring generalities, including temperatures, precipitation and winds. The document is accompanied by a table consisting of meteorological data. This is particularly useful, Adams says, for off-islanders.

One of Adams' favourite topics is environmental hazards, which she analyses in detail for each property.

"The most catastrophic environmental hazard which could be experienced on Salt Spring," she writes, "is a large earthquake."

Some areas of the island are more susceptible to damage should an earthquake occur. Adams provides diagrams suggesting how property owners can reduce hazards in their homes by tying the house to the foundation, attaching the hot water tank, and assuring there are no mirrors hanging from the ceiling.

Tidal waves are a hazard many people, especially those unfamiliar with the west coast, acknowledge with concern. Adams provides a brief discussion of this, plus forest fire susceptibility and windthrow hazard.

Adams says most of the situations she describes in the report can be overcome.

"It's like buying an old house: it's nice to know these things before you get started."



Your guide to Gulf Islands properties

COMPLIMENTS OF:

YOUR GUIDE to Gulf Islands properties



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AND NOW THE PRICE IS REDUCED \$10,000! There's lots of potential with this older 4 BR. seaview home in the Vesuvius Bay area. You'll be amazed at how much room there is here. Please let me show you around inside. And now the adjoining lot is for sale too! \$69,500 MLS.

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This immaculate 2 BR. plus den home has great privacy in its treed setting which backs onto a park. The large sunroom is an excellent place to relax after a workout on the badminton court or putting on in the greenhouse. \$58,500 MLS.

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Just a few steps away from the Gov't. dock & ferry landing and a beautiful SW facing beach, is this large 5 BR. home ideally suited for a B & B. There's a full master BR. suite on the main floor (including a den). 4 BR's up with space for more. All on an easy care SW facing 1/2 acre lot with an easement access to protected moorage in Telegraph Harbour. \$79,000 mls.

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228' of lowbank sculptured sandstone frontage on Sturdies Bay. A nicely treed 2 acres within walking distance of the ferry. \$99,000 mls.

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* 1/2 acre west facing, level, treed, hydro, phone and water available, plus docks and boat storage and ramp. Approx. 116' frontage on Satellite Channel. \$62,500 mls.

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24 ACRES WITH 980 FT. OCEANFRONT

Great hobby farm potential, loads of firewood and good bottom land. \$125,000 MLS.

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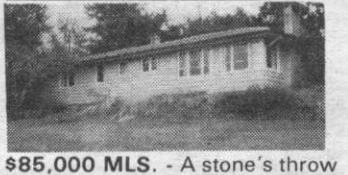
\$25,000 MLS. - This treed lot has some trees felled in preparation for a building site. On Maxwell water system. Close to village on Cranberry off Fulford-Ganges Rd.

SOUTHWEST FACING OCEANFRONT LOTS



3 waterfront lots with interesting beach, arbutus trees in abundance and super views down Sansum Narrows. Each lot 3 acres plus and frontage 220 to 249'. Prices reduced - now \$135,000 - \$150,000.

VESUVIUS BEACH? YES!



\$85,000 MLS. - A stone's throw from warmest beach on the island, this property is one lot removed from beachfront, with 850 sq. ft. cottage, small orchard and .48 ac. to plan your full time residence on.

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On 5.30 bountiful acres. Authentic island farmhouse has yesterday's charm with today's conveniences. The mature orchard has many forgotten varieties which ripen over sunny summer days. Chicken house with run and vegetable garden all add towards a self-sufficient lifestyle. Asking \$135,000 MLS.

PETITE

But complete - 1.81 super sunny acres with fruit trees, lilacs, grapes, snowdrops, daffodils and deer. This vintage 1 bdrm. cottage has all the charm of yesteryear including a front porch. Situated in Port Washington, Pender Island. Asking \$49,500 MLS.

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\$159,900 - Imagine yourself boating, swimming in warm clean water, and fishing right from your own doorstep on tranquil St. Mary Lake. This large, gracious home has a view from every window. Make an appointment to view today. Don't miss this opportunity.

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Beautifully kept inside and out, this home is a joy to show. 2200 sq. ft. of quality construction on two levels plus crawl space. 3 bdrms., separate laundry room, huge family kitchen with Franklin stove, double garage with doors and loft, greenhouse. Above-ground swimming pool. Level arable .64 acre with established garden and mature shrubs overlooking a lovely pastoral view of one of the island's largest family farms. All just yards away from Gr. K-7 school. A super package offered at just \$129,000.

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9.18 acres of sunny, south sloping pasture with good stands of timber, mature fruit trees and excellent fenced vegetable garden. Bright and cheerful older 3 BR. home. Community water system, plus 2 good wells for irrigation. Asking \$135,000 MLS.

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One acre with fabulous views down Sansum Narrows from designated building site. Driveway roughed in, approved septic field in, water system, cablevision, and hydro. Small cottage on property could be used while building (presently rented). Asking \$150,000 MLS.

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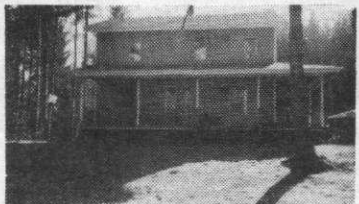
Escape to all day sunshine and the noise of birds in the trees. Building lot with potential for Trincomali Channel views. Vendor financing available. \$24,900 MLS.

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These acreages are sure to tempt you. Take your pick of sea view, lake view or pastoral view - all with LAKEFRONTAGE or access to the lake. FISH, SWIM & HOLIDAY - all from your own property. Prices start at \$41,500.

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Large and spacious 3 BR. home with one bathroom plus ensuite. Full basement finished with recreation room and airtight stove. 0.72 acres with views out over Ganges Harbour to Grouse Mountain on the mainland. Lots of room for a large family. List price \$81,900 MLS.

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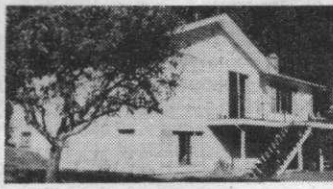
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THE BARN IS ALREADY HERE

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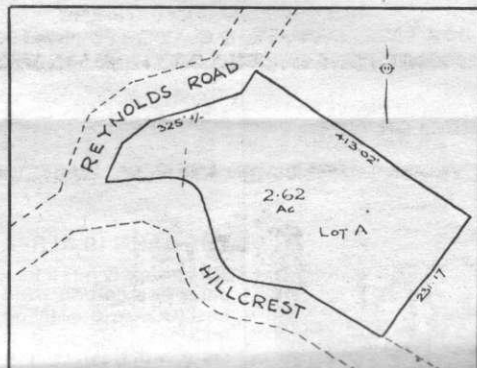
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Sunshine and lake at your own front door. 3 bedroom home on 0.9 acre lot. Swim, boat and fish from the beach access close by. Many well planned workshop and poultry outbuildings and a mature, well established garden. Owner will trade for condominium unit in Sidney or sell for \$75,000.

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PARADISE FOUND

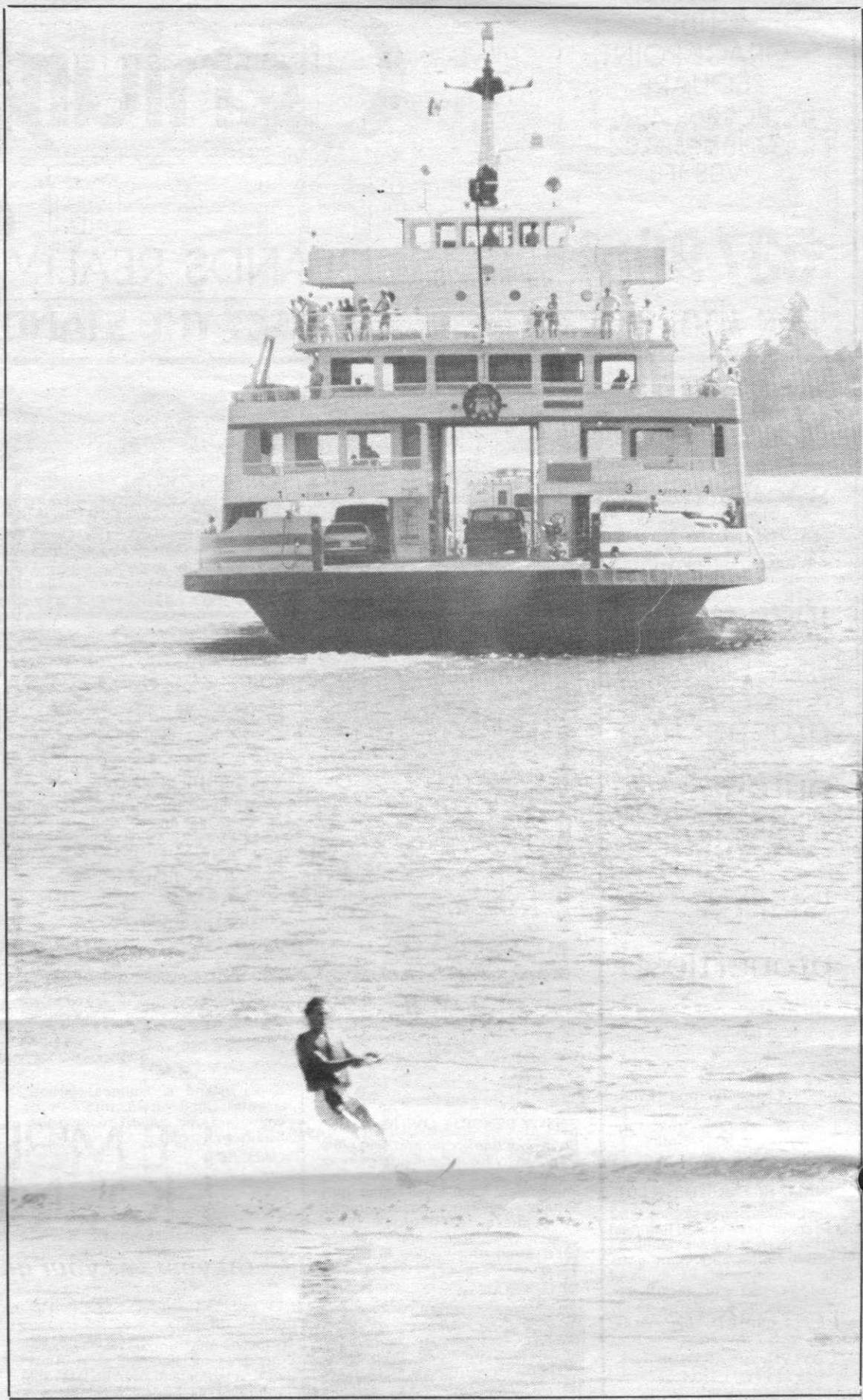
Incredible ocean views along Trincomali Channel, through Active Pass and south to Captain Passage. This spectacular home is nestled below ground and is carefree living at its finest. Sunlight bathes this 1600 sq. ft. beauty from the huge atrium. Separate room for the extra sized hot tub, a large master bedroom has its own access to the fish pond. Carefully engineered the concrete home is heat efficient, along the oceanside there is 40' of double glass windows. The property has been lovingly done by nature herself and wisely left as it was found. The area offers boat moorage, fishing, tennis, swimming and huge areas of parkland. This is an extra special home in an exclusive area. Asking \$185,000 for home on 1.2 acre waterfront parcel.

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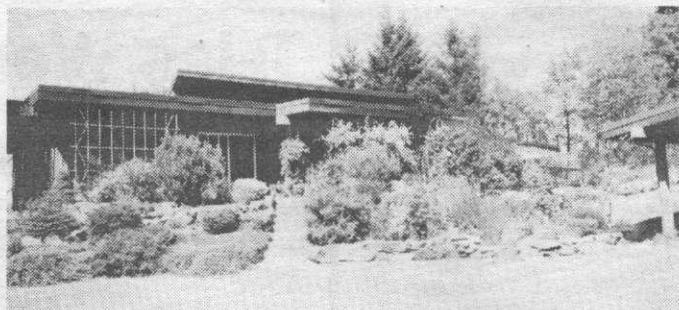
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— 1.8 ACRES level, some lovely large trees, \$90,000
 — 1.1 ACRES sandy beach, quiet anchorage, \$85,000.

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GALIANO - UNBELIEVABLE!
 10 ACRES - \$29,000
 5 ACRES - \$22,000

Both on paved road with power, phone & piped water to lot.

MAYNE ISLAND - WATERFRONT LOT - Power, phone, water. On paved road with attractive sandstone oceanfront. Lovely view. \$46,500.

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Five acres of bright and sunny grassland fronting on Cusheon Creek. Runes for cattle and build your mini-farm. Close to lake, fishing and swimming. \$29,000 MLS.

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This spacious home of 1,575 sq. ft. is for those that love privacy and good gardening. The large lot - 1.4 acres - is sunny all day, yet sheltered from the neighbours by stands of trees. There is a separate workshop and several outbuildings and everything is very tidy, neat and ready for your viewing. A great buy at \$78,000 mls.

For further information on the above, please call Wilf.
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**** DECLARE YOUR INDEPENDENCE FROM LANDLORDS NOW!** An easy care one bedroom home within walking distance of Ganges is the answer. 8 fruit trees, piped water, sewer and cablevision complete the picture. \$49,900 mls. \$45,900.

**** SEAVIEW ACREAGE WITH ALL THE HARD WORK DONE** - Drilled well, driveway and hydro poles installed to the cleared building site. Sunny, quiet location close to the lake. \$49,000 mls.



**** UNIQUE TUDOR HOME** - Gracious country home on 5 acres. Spacious rooms give a bright and airy atmosphere. Attractive woodwork and finishing throughout. Pond and good arable areas. \$112,900 mls.

**** 1/4 SECTION MUSGRAVE AREA WITH ROAD ACCESS** - That's right, almost 160 acres of ocean views, pasture, bluffs, oaks, arbutus and it's only \$210,000 mls.

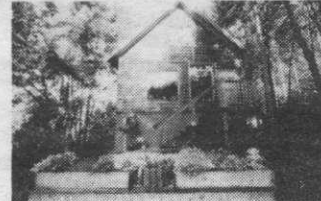


**** MAKE THIS FIRST STEP TO BETTER LIVING. CALL US NOW!** This ocean view Cape Cod style home, built of the finest materials is in a setting of tranquil charm. A 3 bedroom spacious family home and it is only a hop, skip and jump to the ocean and Fernwood School. \$112,000 mls.

**** BE YOUR OWN BOSS!** Well-established drycleaning store with linen supplies to most of the resorts and businesses on Salt Spring Island. Independence and yet a steady income. Give us a call for details.

**** LAKEFRONT HOME** - Relax at the lake 365 days of the year! West Coast contemporary home with great suite down. Cedar sun room, extensive stonework in the garden area, great swimming and fishing at your doorstep! \$145,000 mls.

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**** ONLY THE SOUND OF THE BREEZE** - Enjoy lakeviews from the living, eating and sleeping areas of this two-bedroom Cape Cod beauty. There is a good garden area and this spacious, easy care lot is loaded with peace and quiet. Close to lake and Fernwood School. Don't pass up this opportunity! \$75,000 mls.



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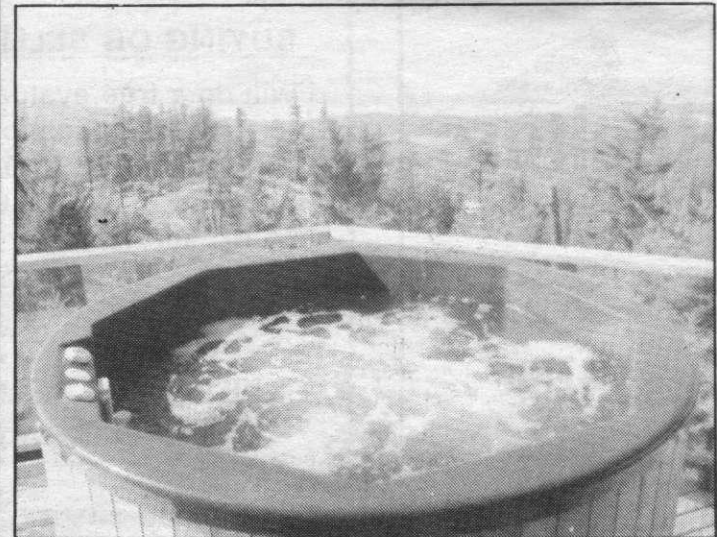
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THANK YOU: to all the people who allowed me to help them sell/buy their home on Salt Spring Island. I am now representing **WESTERN REALTY** and would be happy to assist you in finding a home in the **VANCOUVER AREA** should you be considering a move. For further information, phone/write:

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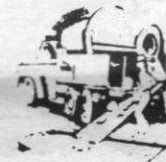
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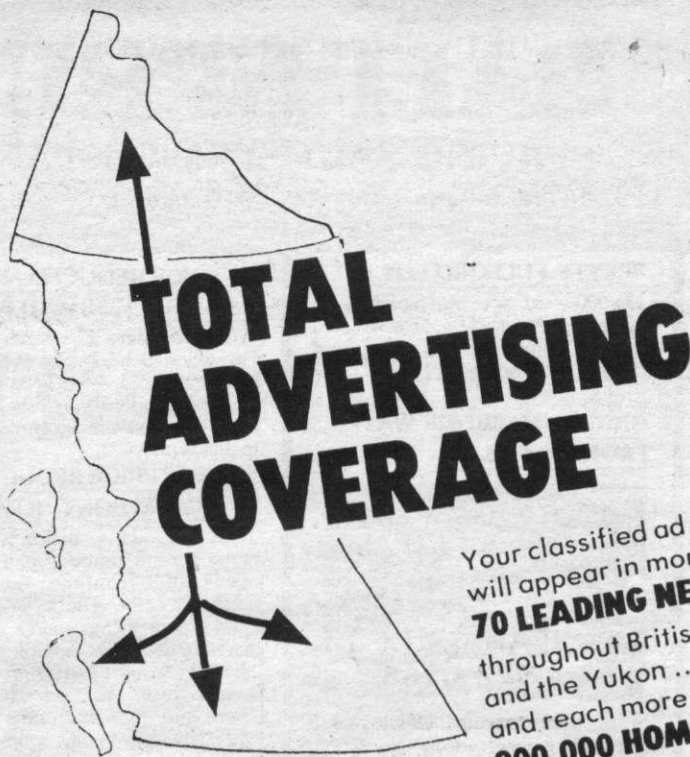
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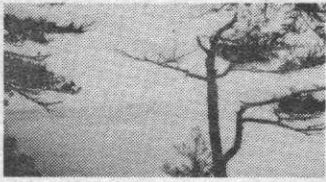
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Phone 537-5515

Victoria Dir. Line 656-5554

Fax Number 537-9797

NEW LISTING — SCOTT PT. WATERFRONT "PLUS"



This beautiful sun basking 1.24 acre waterfront property is one of the rare holdings in this very desirable area that can accommodate a principal residence. The building site is choice, offering spectacular, expansive ocean, harbour and island views. Also, marine traffic and sunsets! The big plus with this property is a newly finished "A" Frame cottage with two bedrooms, kitchen, bath and open living and dining room. This would be ideal accommodation while building and if construction is not in your future enjoy this property and very nice cottage as is, year round or for recreation purposes. - \$175,000.

AFFORDABLE ISLAND RETREAT



This nice little log cabin extends a warm welcome to those who are considering an island get-a-way. It features an open living/dining area with wood stove, kitchen and a large bathroom which facilitates a washer and dryer, two bedrooms of which one is a large loft area. Low maintenance inside and out, leaving lots of time for island exploring and relaxation. \$55,000.

SUN ... SEA ... AND QUALITY



There is a nice atmosphere in this bright and spacious house. It is fresh and pleasing with 2360 sq. ft. of well planned living area. A lovely large house with low maintenance, built in and to further enhance this aspect of home ownership the property requires a minimum of labour. Enjoy the sun and sea. \$115,000.

THERE IS NO SECRET

Go to Vesuvius and find Graham Drive. Tucked away in this quiet cul-de-sac is a very nice building lot with an inviting "for sale" sign. This property features a pleasing building site, small arbutus grove, peace, services and close proximity to the amenities of downtown Vesuvius and area. \$25,000.

LET'S GO FOR A HIKE

This ten acre property has good sunshine, level arable land and a large wooded area. An ideal situation for a hobby farm or private rural home site. If these suggestions aren't for you, there is the possibility of subdivision. Come and look at it. \$52,500.

ANNE WATSON 537-2284

PRETTY FULFORD LOT

\$35,000 - .61 acre on piped water system, has garden plus an old mobile home (rented). Excellent holding with income.

GANGES HARBOUR WATERFRONT — \$136,000



Panoramic marine views and accessible beachfront below. This modern 2 level well built home has 2200 sq. ft. of comfortable living space with a self-contained guest suite. Situated only minutes from town.

WATERFRONT HOME \$124,900



Highbank oceanfront home overlooking Maracaibo on Long Harbour. Extremely well built with 6" outer walls, double-glazed windows, large treated deck, path to beach below, plus registered float for year round moorage. Situated on parklike 1.4 acres.

WATERFRONT LOT — \$68,500



A diamond in the rough. This lovely level, southwest exposed lot overlooks Duck Bay and is in an area of prestigious homes. Power & water at property line. Priced to sell.

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

NEW LISTING - Almost 5 ac. in a rural setting. "Heritage" Log Cabin now rented. Some financing. Good value at this price. \$59,000.

PRICE REDUCTION - VENDOR SAYS SELL!



2 BR. home with new carpets and paint on over an acre of land. Walk to school and shopping. Easy expansion potential. Established gardens. Carport for RVs, garage & workshop area. \$79,900. \$74,900.

OLDER 2 BEDROOM CABIN on .69 acre - level area in a good area. Priced to sell. \$29,900.

NORMAN ROTHWELL 537-5103

* PRICE REDUCED NOW * * BEST FARMLAND BUY *

This interesting 22+ acres is near Fernwood School. The property is mostly cleared, level & in pasture. The remainder is gently sloping, parklike & beautifully treed. Priced to sell at \$59,900.

* LARGE PRICE REDUCTION * ** LAKEFRONT HOME **

This spacious 4 bedroom family home is on a sunny level acre with over 200' frontage on lovely Cusheon Lake. The large kitchen, dining and living rooms have a beautiful southern outlook over the lake. 2 bedrooms and bathroom plus powder room also on main floor. There are two bedrooms, utility, bathroom and family room on the lower level. The property is nicely treed and sunny with good garden area and walk-on lakefront. Was \$115,000. Now a steal at \$97,000.



2 BDRM. NEAR VILLAGE - Well-kept full basement home on sunny .57 acre near school, shops & hospital. Features patio, paved driveway. There are 2 BRs up and plenty of room for more downstairs. Property is on sewer, cable & piped water. Price includes appliances. \$74,900 MLS. 15457.

MOVE YOUR MOBILE - Disposal field is in - or start building on this nicely treed 5+ acre property centrally located & only minutes from the village. This interesting property has road into building site. There's a pond site & possible ocean view. A good buy at \$39,000.

DARLENE O'DONNELL 653-4386

10 ACRES - Developed for the person that enjoys privacy and the pristine charm of natural wilderness, including waterfall, sunshine, forest plus an ideal garden site. \$58,000.

5 ACRES - This property features a level demeanor, with a natural hard rock quarry, lots of trees suitable for log home construction. \$39,500.

2 ACRES - If you are a farmer at heart, look at the soil on this property, plus excellent view & southern exposure. \$35,000.

1/2 ACRE - open property, in Hundred Hills, easy terms. Excellent for a spec home or a holding for future use. \$25,000.

WATERFRONT

Check these features and compare!

- Size 1.93 acres
- 190 ft. lowbank frontage
- Southern exposure
- Parklike privacy
- Driveway established
- Near Ganges
- Drilled well & power
- Good moorage
- Price \$135,000.

JIM SPENCER 537-2154 or 537-5515

HUNDRED HILLS



Newly renovated 1350 sq. ft. one level, 2 BR. home on a beautifully landscaped lot, just minutes from village. Solid oak kitchen, cabinet doors with built-in wall oven, adjacent to a cozy family room with woodburning fireplace, and feature brick wall. New floor coverings are a mixture of wall-to-wall carpets or tiles. Ensuite contains large soaking tub. Large front patio deck plus rear deck & courtyard. Offered at \$119,800. View by appointment only.

SPACIOUS HOBBY FARM



Two storey, 5 BR. family home with view of Trincomali Channel. The land is 3-1/3 acres, fenced & cross-fenced, with barn & outbuildings, large fenced garden area. Farm status applies to property taxes. This one owner home is 3650 sq. ft. including a sun room, games room & rec. room, spacious main entry and two fireplaces. Lower level could be a spacious in-law suite or Bed & Breakfast accommodation. All viewings by appointment only. Offered at \$175,000.

CONTACT RUSS CROUSE 537-5515 or 537-5203

TWO SUPERB ACREAGES

These lovely seaview acreages offer you the ultimate in island properties. Seaviews, easy road access, good wells, privacy, pasture plus seclusion and privacy. The natural timber could be used to build your dream home on the building site of your choice. 24 and 28 acre parcels. Call MAGGIE today for further information.

SCOTT POINT



Beautiful .95 ac. southwest exposure! 157' low bank waterfront. Two storey home features 4 BRs, 2 baths, airtight in L/R plus breathtaking views from large deck. New paved driveway, easy maintenance. Asking price, \$169,900.

NEW — MOVE RIGHT IN



Lovely 3 BR. executive home in quiet cul-de-sac. 1400 sq. ft. of modern living. Quality & extras throughout. Full basement, double garage, paved driveway. A must to see! Asking \$145,000.

MAGGIE SMITH 537-2913

*** BRINKWORTHY *** ** PRICE REDUCTION **



An easy care retirement atmosphere. A view of nature & trees from the living room. 200 sq. ft. covered sun porch & carport. Potential vegetable garden for the green thumb enthusiast. Very comfortable Salt Spring Island living. Now priced at \$38,500 MLS.

GREAT VALUE AT \$215,000



Photo is floor to ceiling brick fireplace in the dining or family room. 3,300 sq. ft. of luxurious living. Perimeter decking to enjoy the sunny environment. 6 private acres, cleared with pond. Don't miss viewing this private estate. MLS.

WATERFRONT — PRICE ADJUSTMENT TO REFLECT THE MARKET: NOW \$104,500



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- WARM S. W. exposure
- EXCELLENT view to Vancouver Is.

- GOOD Moorage & Marine Environment
- 0.66 AC. LOT, domestic water, cable T.V.

- A CHARMING HOME TO ENJOY YOUR RETIREMENT

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GIL MOUAT 537-9272

FARM HOUSE - Charming old farm house with new additions, cleared fields in sunny location. Price \$140,000.

LAKEFRONT RESORT - Resort on St. Mary Lake. Cabins in good condition. Excellent lakefront. Price \$295,000.

WATERFRONTAGE - Waterfront lot, treed good beach access, southern exposure, located in Maracaibo Estates. Price \$98,000.

ACREAGE - 160 acres, close to lake, with sea views, wooded. Price \$195,000.

68 ACRES - Seaview - \$89,000

74 ACRES - Seaview - \$80,000

78 ACRES - Waterfrontage - \$299,000

160 ACRES - Farm site - \$170,000

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