

## Plugging air leaks cuts cost

Sealing air leaks with caulking materials will help you achieve three important home energy management goals: reduce your heating bill, make your home more comfortable, and avoid hidden condensation problems.

Caulking is applied on fixed joints, such as the area where baseboards or window trim meet the wall.

It must be applied from inside the house to prevent water vapour in warm, moist household from getting into exterior walls, attics and other insulated spaces and cavities where it can cause condensation problems and reduce the value of the insulation.

Durability is one of the most important considerations when purchasing caulking. Less expensive brands may need to be replaced more often than those in the medium to high price range.

You should also consider whether the product you select can be painted and is designed for use indoors.

Good sealant performance is also indicated by its ability to tolerate crack movement and maintain an effective seal.

To obtain maximum benefits, caulking should be done in conjunction with weatherstripping and the installation of air-vapour barriers.

The accompanying chart provides information on the different types of caulking available on the market today. For information on specific brand names, consult the manufacturer's literature or your building supply dealer.

### Semi-liquid and Foam Caulking Materials

Material	Bondability*	Lifespan	Performance	Paintable	Comments
Acoustical	Bonds to most surfaces	Very durable	Excellent Up to 10% shrinkage	No	Non-hardening; use should be limited to unexposed applications; excellent for sealing the joints in air-vapour barriers
Solvent-based acrylic	Bonds to most surfaces	Very durable	Good 0-5% shrinkage	No	An excellent outdoor caulking Difficult to spread and touch up Gives off offensive odour for several weeks; not recommended for indoor use Handling precautions required
Water-based vinyl-acrylic	Bonds to wood, glass, metal	Reasonably durable	Satisfactory 5-10% shrinkage	Yes	A general indoor or outdoor sealant; it is especially easy to use and is safe for use indoors
Water-based acrylic (acrylic latex)	Excellent for non-porous surfaces such as aluminum, glass and ceramic tile	Reasonably durable	Satisfactory 5-10% shrinkage	Yes	A high performance sealant for indoor or outdoor use in joints where little shifting takes place
Butyl rubber	Bonds to most surfaces; particularly suited to metal and masonry	Reasonably durable	Satisfactory 10-35% shrinkage	Yes (after one week's curing)	Suitable for sealing indoors Not recommended for areas subject to high moisture
Hypalon	Bonds to concrete, steel, most other metals, wood, glass, stone, brick	Durable	Satisfactory 10-15% shrinkage	No	For outdoor use only Handling precautions required
Water-based vinyl-acetate (vinyl-acetate latex)	Bonds to wood, glass, metal	Not durable	Poor 5-10% shrinkage	Yes	Easy to use Safe for indoor use Suitable for small joints and joints where little shifting takes place Not recommended for use outdoors
Oil- or resin-based	Bonds to most surfaces	Not durable	Poor 5-10% shrinkage	Yes	A low performance sealant
Polysulfide	Ideally suited for use on stone, masonry and concrete when used with a special primer	Very durable	Good No shrinkage	No	A good material for large joints where shifting takes place Handling precautions required
Silicone	Bonds to stone, masonry, concrete, ceramics, wood, steel, aluminum, many plastics Special primer may be required for wood, steel, anodized aluminum	Very durable	Excellent 0-3% shrinkage	No, with some exceptions	Available in a variety of types, some suitable for use both indoors and outdoors; some mildew- and moisture-resistant; some construction types suitable for use outdoors only Handling precautions required.
Polyurethane (semi-liquid)	Bonds to glass, anodized aluminum, concrete, wood, masonry Special primer may be required	Very durable	Good No shrinkage	Yes (after 14-30 days' curing)	Suitable for use indoors or outdoors Handling precautions required
Polyurethane (foam)	Bonds to most surfaces except polyethylene, teflon, or silicone plastics	Durable	Good No shrinkage	No	Will break down when exposed to direct sunlight Handling precautions required

\* For more detailed information regarding surfaces to which caulking material will adhere refer to manufacturer's literature.

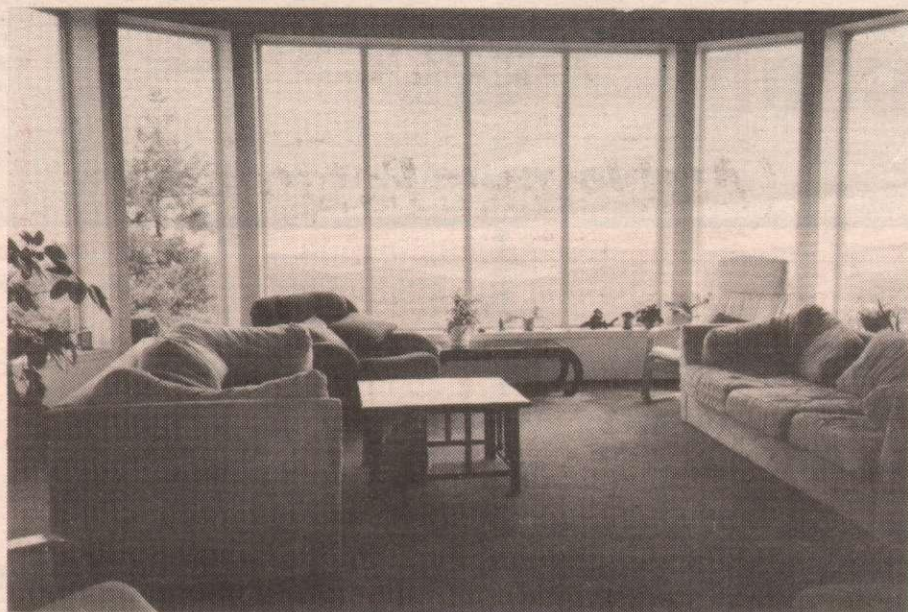
## Your guide to Gulf Island properties

COMPLIMENTS OF:



**HOME**  
F·I·N·D·E·R'S G·U·I·D·E

## ON TOP OF THE WORLD



Sun and sky surround this 3½ year old, 4800 sq.ft. custom home with over 1000 sq.ft. of decking. Spectacular 180° views, probably the finest view on the island. 15½ acres of privacy with fenced orchard and vegetable garden. This is a very well constructed home with large bright rooms, energy efficient, built to R2000 specifications with a solar hot water heating system. Dream kitchen with built in dishwasher, garbage compactor, wall oven, countertop stove and pantry. Many other fine features. Offered for sale at \$389,500.

Call BEV JOSEPHSON 537-2532

1101  
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P.O. Box 454  
Ganges, B.C.  
V0S 1E0

537-9981

FAX #537-9551

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## 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

## FOR SALE

Oceanview home on Old Scott Road.  
Wood interiors, 2 bedrooms, covered porch,  
secluded location.

**\$159,500**

Consideration to Realtors.

537-9220 after 6:00 p.m.



For a new generation of non-smokers.

## YOUR GUIDE

to Gulf Islands properties



**NRS**

**OUTER ISLAND  
PROPERTIES**

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

**NRS MAYNE ISLAND REALTY LTD. 539-2031**

(Including Saturna)

Carol Kennedy — 539-2606 Ian Hurst — 539-2632

**NRS GALIANO ISLAND REALTY LTD. 539-2250**

Rosemary Callaway — 539-2515

Jill Hansche-Penny — 539-5896

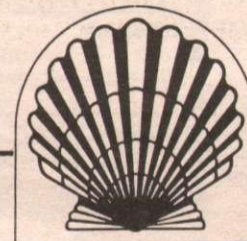
John Ince — 539-2559

Fran Whipple — 539-2296

**NRS. PENDER ISLAND REALTY LTD. 629-3383**

Marge & Don Keating — 629-3329

Linda Sokol — 629-6569



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 occupancy early in 1989. Two bedrooms, dens, luxury features and exceptional design. Excellent choices still available from \$214,500.

**Century 21**  
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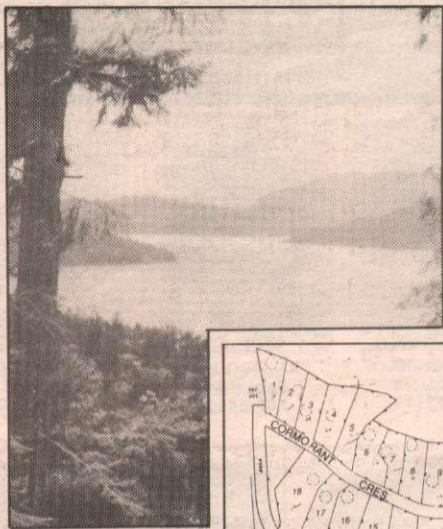
CONTACT: Sylvia, Tom  
or Arthur

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

**ONLY 4  
LEFT**

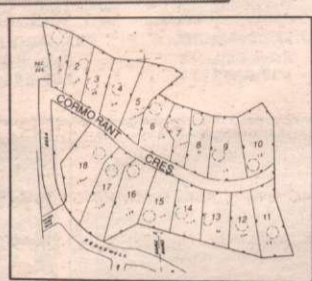


Excellent sea view lots. Southwest exposure.  
Fully serviced. Good terms.

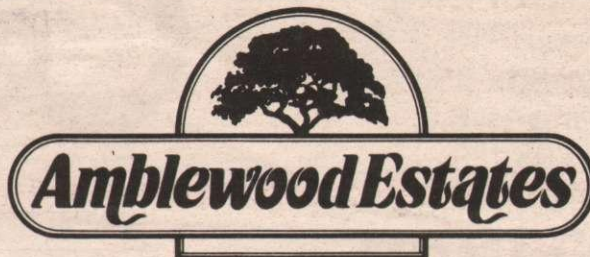


CHANNEL RIDGE  
PROPERTIES LTD.  
Lot Prices: Phase IV

Lot	Price	Acreage
1	\$52,500	.79 ac.
2	SOLD	SOLD
3	SOLD	SOLD
4	SOLD	SOLD
5	SOLD	SOLD
6	SOLD	SOLD
7	\$59,900	.74 ac.
8	\$59,900	.91 ac.
9	\$59,900	130 ac.
10	\$55,000	1.30 ac.
11	\$56,500	1.30 ac.
12	\$59,900	1.03 ac.
13	\$59,900	.98 ac.
14	\$59,900	1.03 ac.
15	\$59,900	1.06 ac.
16	\$59,900	1.38 ac.
17	SOLD	SOLD
18	SOLD	SOLD



FOR FURTHER INFORMATION CONTACT:  
**MEL TOPPING**  
business (604) 537-5515  
residence (604) 537-2426  
toll free Victoria 656-5554

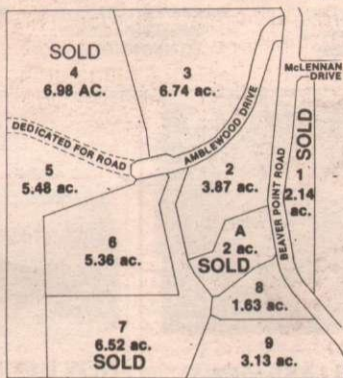


### A PRESTIGIOUS ADDRESS IN BEAVER POINT...

Welcome to the serenity and quiet of the Beaver Point area of Salt Spring's south end. Long renowned for its peaceful sheep farms and sunlit valleys, this area is steeped in the tradition of quality lifestyle, and *Amblewood Estates* typifies that tradition. The wild sheep are gone, but the spectacular ocean view, knolls and pleasant tree side hills remain, awaiting your inspection. Great care has been taken to retain the natural beauty of this estate while provid-



ing access to its furthest reaches. Building sites have been carefully chosen to ensure the privacy of each separate lot, and most lots have driveways into those sites. Power is available to each lot line and a quality water supply has been proven. There is a type of property for everyone's desires.



Prices range from  
\$34,900 to \$79,000.

For further information  
contact:

**Strick Aust**  
537-5515



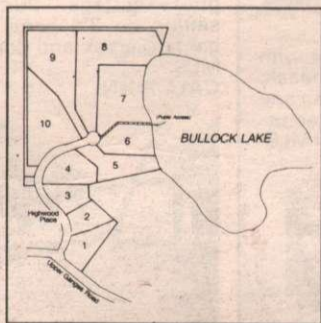
## HIGHWOOD PARK ON SALTSRING ISLAND, B.C.

- ◆ TREED LOTS
- ◆ LAKEFRONT ACREAGES
- ◆ WOODED HOBBY FARM ACREAGES

Bullock Lake, previously a private lake, now is accessible by a walking trail at the end of Highwood Place, a paved road. Four choice secluded, lakefront acreages, 2 wooded hobby farm acreages and 1 remaining treed lot. Located minutes from recreation facilities (tennis, track, soccer, 9 hole golf); entertainment (theatre); shopping; and elementary and high schools, fishing, boating, swimming!

**TERMS:** 10% CASH DOWN; 2 YEAR agreement;  
prime +1% interest/10% discount for cash.

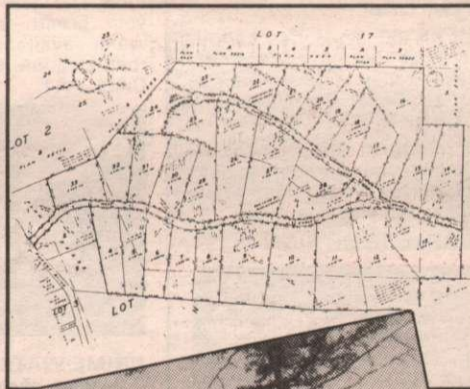
LOT	PRICE	ACRES.	WATER
1	Sold	1.99	15 G.P.M.
2	\$31,500	1.53	2 G.P.M.
3	Sold	1.48	2 G.P.M.
4	Sold		
5	\$51,500	2.58	1 G.P.M.
6	\$58,000	2.36	1 1/2 G.P.M.
7	\$67,500	4.98	
8	\$56,000	6.84	
9	\$41,500	5.37	
10	\$41,500	4.98	



FOR FURTHER INFORMATION, CONTACT  
**DICK TRORY**

Residence — 537-2236. Business — 537-5515  
Toll-free from Victoria — 656-5554

## RURAL SECLUSION NEAR WEST SIDE BEACHES



LOT 7	5.07 acres	\$49,000	Drilled Well
LOT 9	10.68 acres	\$49,000	
LOT 10	10.3 acres	\$52,900	Drilled Well
LOT 12	12.5 acres	\$42,900	
LOT 13	10.0 acres	\$47,500	
LOT 16	11.53 acres	\$55,500	
LOT 17	5.0 acres	\$49,900	Drilled Well
LOT 18	4.99 acres	\$49,500	Drilled Well
LOT 19	4.94 acres	\$52,900	Drilled Well
LOT 20	4.95 acres	\$49,500	
LOT 23	4.95 acres	\$45,500	
LOT 32	5.16 acres	\$41,500	



- Excellent vendor financing
- Warm exposure
- Good area; close to beach access
- Many with mountain & water views
- Very quiet area

FOR FURTHER INFORMATION CONTACT:

**Dennis O'Hara or Mel Topping**  
NRS Salt Spring Realty Ltd.  
(604) 537-5515

**"We're the people who perform!"**



**SALT SPRING REALTY LTD.**

SERVING SALT SPRING ISLAND FOR 61 YEARS  
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Sales Rep.  
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537-5870



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Sales Rep.  
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**JANET MARSHALL**  
Sales Rep.  
537-5359



**PAT JACQUEST**  
Sales Rep.  
537-5660



**GARY GREICO**  
Sales Rep.  
537-2086



**SCOTT POINT WATERFRONT**  
This 3 level home has 3 kitchens, 3 bathrooms, 3 bedrooms and 3,000 sq.ft. of deck. Situated on 0.75 acre of land with walk on beach, deep moorage and a 3 minute walk from Long Harbour. \$285,000.  
**CALL EILEEN**

**ACREAGE NEAR VESUVIUS**  
2.83 acres of attractive treed acreage near beach, golf course, and tennis courts. Good building site overlooking creek to pasture land beyond. Hydro, water system and cablevision at road boundary. \$37,000 MLS.  
**CALL SYLVIA OR ARTHUR**



**LOOK MA ... NO STAIRS!**  
This cosy 3 BR, 2 bath rancher is close to town, shopping, schools etc. It boasts fruit trees, rose bushes, shrubs & lots of privacy on this 0.67 acre property. \$89,500 MLS.  
**CALL JANET**



**ISLAND WATERFRONT GETAWAY**  
In an area of quality homes sits this beautifully wooded south west exposed waterfront property with views over Duck Bay, Sansum Narrows, Stuart Channel and the world class sunsets of Vesuvius. For a bonus there is a camping cabin with power & water! \$139,000 MLS.  
**CALL ANNE**



**ST. MARY'S LAKEFRONT**  
Large, remodelled contemporary home plus enjoy the freedom of having a refreshing swim right off your front lawn. Sun drenched, south facing. \$146,000 MLS.  
**CALL GARY**

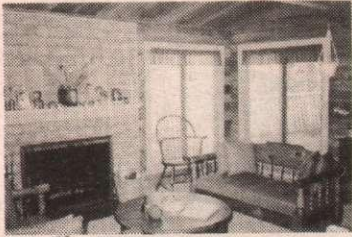


**NEW LISTING ACREAGE WITH LAKE VIEWS AND OCEAN VIEWS**  
Take your pick of these very beautiful acreages. Roads have been roughed-in to building sites and remainder of land has been left in the natural state with the most fantastic trees you have ever seen.

LOT 1: This lot has superb views over the Gulf Islands and Mt. Baker.  
LOTS 4, 5 & 6: Panoramic views of Mt. Baker, Gulf Islands and is also looking upon the picturesque setting of Cusheon Lake.  
LOT 7: This 68 acres has various building sites that have views into Ford Lake Valley and spectacular views of Mt. Baker, San Juans and the Gulf Islands.

Located in a quiet, sunny area near Cusheon Lake these properties have varied fantastic views and are a must to see. To view

**CALL DARLENE OR FINN**



**A MUST TO SEE!**  
Immaculate 2 BR, one level home with a country flare and featuring close beach access and ocean views, also skylights, whirlpool bath, fireplace and much more. Good value at \$119,500 MLS.  
**CALL DARLENE**



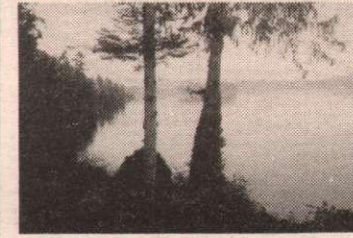
**WATERFRONT LIVING AT ITS BEST!**  
Over 100 ft. of oceanfront property adjacent to beautiful white sandy beach. 3500 sq.ft. 4 BR home with commanding views of Outer Islands. Features stone fireplace, skylights, stained glass, super kitchen, landscaped. \$499,000 MLS.  
**CALL NEV**

**JUST RIGHT FOR THE RETIRED COUPLE...**  
Comfort, security & convenience are yours in these single level homes located in an adult-oriented development just a short stroll to downtown or uptown Ganges. Prices start at \$99,000. For further details  
**CALL BEV**

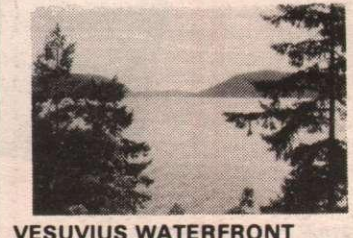


**NEW LISTING - VIEW HOME**  
Great opportunity to own a delightful panoramic view home for only \$139,000. The perfect blend of comfortable living, choice location and spectacular view all the way to Mt. Baker. Two bathrooms, 3 bedrooms and laundry all on one level.  
**CALL BRIAN**

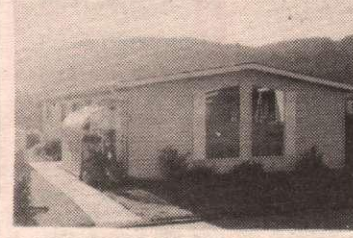
**OH, OH, OH, WHAT A VIEW!**  
Mt. Baker, Outer Islands, Active Pass. The view from this lot will take your breath away. Maxwell Lake water available. Quiet, dead-end road location. \$49,000 MLS.  
**CALL PAT**



**PRIME WATERFRONT**  
2.2 acres of prime waterfront with easy access to a sand & shell beach, private English Country Garden and complimented with an architecturally designed home. \$329,000 MLS.  
**CALL EILEEN OR TOM**



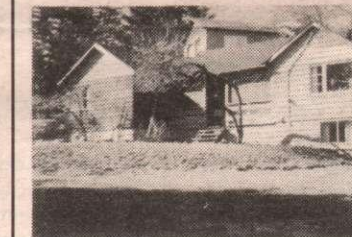
**VESUVIUS WATERFRONT**  
South-facing ONE ACRE with spectacular views down Sansum Narrows. Roughed-in driveway, part of old orchard. Water, hydro, cable at lot line. \$150,000 MLS  
**CALL SYLVIA OR ARTHUR**



**BRINKWORTHY PARK - \$88,000**  
Immaculately maintained modular home with vaulted ceilings, 3 bedrooms (large master with whirlpool bath) and a completely modern kitchen with built in appliances. One of the most private areas of the park, backing onto pastoral fields. This house is sure to sell quickly.  
**CALL GARY**



**WATERFRONT WONDERLAND**  
A magnificent nine acre low-bank waterfront property with approximately 900 feet of shoreline enjoying ever changing seascapes and sunsets. The house is 1945 vintage, a comfortable, spacious, architecturally designed classic. There is subdivision potential. All offers will be carefully considered. \$750,000 MLS.  
**CALL ANNE OR EILEEN**



**NEW LISTING SALT SPRING COUNTRY ESTATE**  
3 BR 1450 sq.ft. rancher with a 300 sq.ft. self-contained Artist Studio or guest cottage. Sunny, pastoral setting on 3 1/2 acres. Landscaped garden, creek and pond. \$117,000 MLS.  
**CALL FINN**



**GLORIOUS SUN & SEAVIEWS**  
Vesuvius area one level home with spectacular views into Sansum Narrows. Located at the end of a quiet cul-de-sac, this home basks in SW exposure. The level lot is perfect for family fun and gardening. View this home today. \$139,500 MLS.  
**CALL PAT**

**PERFECT SECLUSION**  
30.22 acres. Potential mountain and sea views. Southwest exposure. Good building sites. Excellent vendor financing. \$125,000 MLS.  
**CALL BEV**

**MAKE AN OFFER**  
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**

**PLENTY OF AREA**  
3 Bedroom family home with self contained in-law suit and separate studio. Walking distance to Ganges. Priced at \$89,900.  
**CALL WARREN 539-2002**



**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**

**EXPERIENCE THE MAGIC OF YOUR OWN DESTINY**  
Own your own Lakefront Resort on beautiful Salt Spring Island. The combination of 6 cabins, 37 RV sites and 18 spacious tenting areas will give you a comfortable return and an exciting lifestyle. The Shady Willows Resort is situated on St. Mary Lake with excellent swimming, boating and year round fishing. Break away from the monotony of 9 to 5.  
**CALL WARREN 539-2002**



**HARBOUR VIEWS**  
The spectacular views of Ganges Harbour from this immaculate two bedroom 1000 sq.ft. home with double car garage, concrete driveway, landscaped grounds, make this property a sound investment. MLS. \$110,000.  
**CALL EILEEN**



**SUPERLATIVE WATERFRONT RESIDENCE**  
A stunning architect designed home situated on ONE ACRE of level walk-on waterfront. Spacious rooms, vaulted ceilings, 2 stone fireplaces, oak floors, cedar beams, 20 skylights - all designed to capture the magic of sea and sky. Delightfully landscaped, sunny & private. \$895,000 MLS.  
**CALL SYLVIA OR ARTHUR**

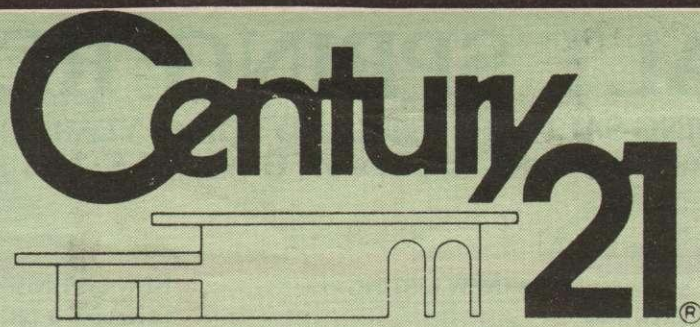


**RARE OPPORTUNITY**  
This 39.86 acre parcel in the Fulford Valley offers a unique environment of rural living for the hobby or gentleman farmer. \$180,000.  
**CALL EILEEN**

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Sales Rep.  
653-4386



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Sales Rep.  
537-4072



**ANNE WATSON**  
Sales Rep.  
537-2284



**NEVILLE ATKINSON**  
Sales Rep.  
537-2591



**BEV JOSEPHSON**  
Sales Rep.  
537-2532



**WARREN GARNER**  
Galiano Sales Rep.  
539-2002



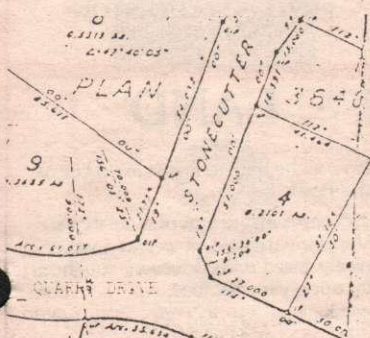
**SUE FOOTE**  
Pender Sales Rep.  
629-6417



**JOHN FOOTE**  
Pender Sales Rep.  
629-6417



**TOM HOOVER**  
Principal Agent  
537-5918



**SUNNY VESUVIUS**

Great 0.52 ac. lot in a peaceful and quiet area. Serviced with cable TV, water, power & phone. Level and gently treed building site. Close to store, ferry and beach. Asking \$29,900. MLS. CALL JANET



**SUPER NATURAL OCEANFRONT**

2.33 acre waterfront spectacular — featuring an expansive outlook of Sansum Narrows, Stuart Channel, the marine traffic and sunsets. This beautiful property is fully enhanced with a sunny south west exposure and privacy. Situated on a shore that offers hours of walking, beach-combing, clam digging, swimming and boating with an access road provided so you can drive to the beach. \$130,000. CALL ANNE

**VIEW ACREAGE**

2.09 acres of gently sloping ocean view property. Driveway in to already excavated building site, good drilled well. These parked-out acres have approx 3/4 acre of cleared area, with 8 fruit trees. Located in very sunny, quiet area. \$47,000. CALL FINN



**MODIFIED MOBILE - \$13,500**

The interior has been re-done in this older but well taken care of mobile, with addition. Located in a private area of Cedarview Park. Features a sun room and deck with privacy. If you have never purchased a home before, use your BC Gov't 2nd Mortgage. CALL GARY

**10 ACRES WITH EVERYTHING**

Very private location with views of lake, seas & mountains. Park-like upland within minutes of Vesuvius, Ganges, tennis & swimming. Easy access, municipal water, hydro. Very attractive vendor financing. \$125,000 NEW MLS. CALL SYLVIA OR ARTHUR



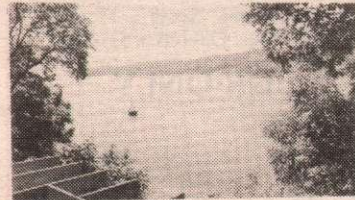
**NATURAL LIFESTYLE**

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



**IDEAL WEEKEND RETREAT**

This small two BR home sits on 1/2 acre. There is a seasonal creek running through the property, garden area, chicken & duck pens ... and there is a beach nearby. \$49,000 MLS. CALL BEV



**WATERFRONT - PRICE REDUCED**

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 \$315,000 MLS. CALL BRIAN



**THE POINT AT VESUVIUS BAY**

Spacious custom-built home on beautifully landscaped private point with superb water views from every room. All-day sun, excellent moorage, warm swimming, unique location. \$775,000 MLS. CALL SYLVIA OR ARTHUR

**CUSHEON LAKE ROAD**

A delightful location for building on this .48 acre lot overlooking Cusheon Lake. Warm swimming, fishing, canoeing just across the road. List price \$24,000 MLS. CALL JANET

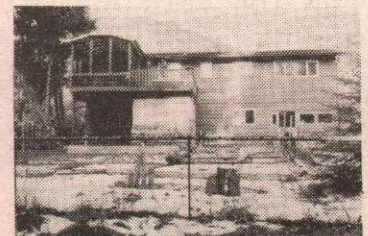
**BUILDING A SPEC.HOME?**

Take a look at this building lot. Good views into Ganges Harbour, Maxwell Lake piped water, and quiet convenient locale. \$29,500 MLS. CALL PAT



**ENCHANTING COUNTRY HOUSE & GARDEN**

Highest quality, open design and expansive ocean view, create aesthetic intrigue making this home a heart winner. Beams, skylights, oak and pine floors, vaulted ceiling, sunken living room and spacious master suite are some of the amenities of this handsomely appointed house. For further appeal is a matching guest cottage and garage. A pleasure to show. \$255,000. MLS. CALL ANNE



**VESUVIUS FAMILY HOME**

3 bedroom home on sunny, quiet cul-de-sac. Close to best swimming on island. Great area for children. Features sunroom, rec room, workshop, thermal windows & separate dining room. Nicely landscaped 1/2 acre lot with 5 fruit trees, paved driveway & single carport. \$95,000 MLS. CALL FINN



**DUPLEX IN GANGES**

Very good condition. Sewer and water. Duplex fronts on Drake Road. Rearage facing seaview. Appraised Jan. 1989 at \$85,000. Fully tenanted. Gross \$690 per month. CALL GARY



**OCEAN VIEW**

High vaulted ceilings and clerestory windows give this 3 bedroom home a spacious and appealing atmosphere. Captivating ocean and island views are yours to enjoy from your master bedroom balcony. \$119,000 MLS. CALL BRIAN



**ARTIST'S HAVEN**

Designed with an artist in mind this cosy 2 or 3 BR home is situated on 5 acres with a year round creek and sunny exposure. Asking \$129,500. MLS. CALL EILEEN

**BUILD ON SUNSET DRIVE**

Sunny 1/2 acre with pleasant pastoral views. Wooded, level, easy access with water, hydro & cable at lot line. Convenient vendor financing will put you in possession for \$11,000 down, \$490 per month. \$55,000. NEW MLS. CALL SYLVIA OR ARTHUR



**LOWBANK RETIREMENT HAVEN**

Sitting in the sun looking upon the Islands of Ganges Harbour is this 2 BR open plan home. Well built and aesthetically pleasing with vaulted cedar ceilings, old brick fireplace and woodstove. Almond & oak kitchen cabinets and much more. \$259,000 MLS. CALL ANNE



**VIEW LOVERS — ACREAGE**

One of a kind view acreage with 6 plus acres on which to build your dream home. Located on Ganges Hill, the frontage runs from our Century 21 sign to Arnel Way. Central and easily accessible to schools, churches and shopping. CALL GARY



**WATERFRONT CHARACTER HOME**

Walk to town from this sunny southern exposure Ganges Harbour home. You'll enjoy the gardens, large sparate workshop & greenhouse. Comfort and convenience. Asking \$240,000. MLS. CALL BRIAN



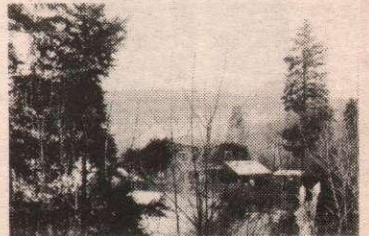
**SUNSETS BEYOND YOUR IMAGINATION**

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



**SUNNY MINI FARMSTEAD**

Bright and sunny recently renovated three BR home with family room and garage enjoying an arable level 1.77 acres with a pasture, barn, greenhouse and extensive orchard. \$130,000. MLS. CALL ANNE



**INEXPENSIVE VIEW LOT**

0.68 acre — \$29,800 — Stroll to Ganges, 2 minutes walk to Sailing Club. An easy to build lot with a number of ideal view building sites. Piped water (Maxwell), cable, and property had perc test done in 1986. To view CALL GARY

**PENDER ISLAND**

**THE CLASSIC!**

1200 sq.ft. bungalow, ready for immediate possession ... spacious master bedroom, den, family room & bsmt. \$65,000. Call JOHN OR SUE 629-6417 or 655-3411

**LOOK WHAT WE FOUND!**

A unique and charming 2 bdrm log home on 8.1 secluded and nicely treed acres, backing on a provincial park. \$90,000. Call JOHN & SUE 629-6417 or 655-3411

**NEED MORE ROOM???**

South Pender — 157 ac. with approx. 800' BEDWELL HARBOUR OCEANFRONT, hills, views and a 3 bdrm home! \$325,000. Call JOHN & SUE 629-6417 or 655-3411

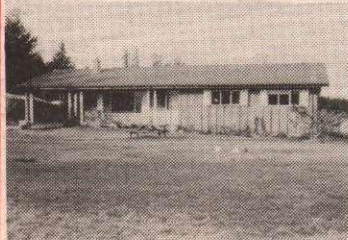


# SALT SPRING REALTY LTD.

SERVING SALT SPRING ISLAND FOR 61 YEARS  
149 Fulford-Ganges Rd., Box 69, Ganges, B.C. V0S 1E0

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

### FERNWOOD AREA



Bright & sunny area, 3 bdrm home ensuite plumbing, close to school and on Fernwood water system. Asking \$96,500.

### SEAVIEWS



Ganges Harbour, Active Pass & Mt. Baker, newly decorated 3 bdrm split level, family room, oak floors and fireplace in living room, double carport, paved driveway. Asking \$127,500.

### FULFORD CHALET



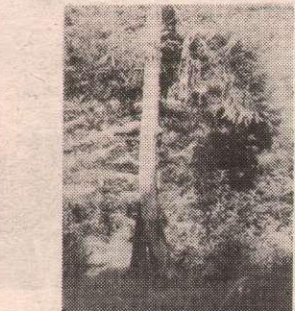
2 bdrm, 2 level home in village, open floor plan with vaulted beamed ceiling. Close to schools, shop & marina. Asking \$84,900.

### BED & BREAKFAST OPPORTUNITY

Fulford Harbour, tastefully decorated 3 bdrm, 2300 sq.ft. home, on 3.5 acres, orchard and garden area. Good barn. Strategic location. Asking \$225,000.

BOB TARA 653-4435

### SERVICED BUILDING LOT



Excellent area near the lake. Good storage shed, driveway in & adjoining large acreage. Offers to \$23,500.

### EXCEPTIONAL VIEWS



This secluded 5 acre parcel looks over Galiano and the coastal mountains. 12 gpm well, driveway & building site completed. Very little selection of this quality. \$57,900.

### \$20,000???

That's right! \$20,000 for a level building lot with excellent vendor financing. Try your offer.

DENNIS O'HARA 537-2491

### JUST LISTED

Parklike 2.83 ac. with lovely new 1406 s.f. (800 dn, 600 up) home nestled at the top end away from a winding country road. Potential seaview if trees thinned or topped. Boasts winding driveway with some split rail fence and 16'x16' barn, 8'x10' cabin, 12'x15' woodshed. Natural stone paths and landscape work. Area of good homes. Near ocean. Finishing now being done. \$125,000.

### SERVICED LAKEVIEW LOTS

1.16 ac. on Forest Hills Place in family oriented Mobrae, close to all recreational amenities. Quiet road. Vendor financing to qualified buyer. \$29,500.

### YEAR ROUND COTTAGE



Cottage with sleeping loft on 5 acres. Thermal windows, skylights, long-lasting metal roof, parquet floors, wood heater, modern bathroom and kitchen. Fridge, stove, radar range. Washer & dryer included. Asking \$79,000.

Please call  
DICK TRORY 537-2236

### BARGAIN PRICED - \$57,000



Vesuvius Bay area, one bedroom, fully self-contained suite, over 535 sq.ft. of shop area and still room for your main house. PHONE TODAY!

### NEW HOME VIEW VIEW VIEW NEW HOME



Ganges Harbour, Mt. Baker, the Islands, no view can match! New two storey home features: two bedrooms on main floor (room for more in daylight), granite, grade level entrance, piece ensuite, use of cedar and pine, lots of cupboards and counter space, double carport. \$145,000.

### LOTS OF POTENTIAL HERE

This 5 acre property is secluded yet close to St. Mary Lake, Fernwood School, store and the ocean. Solid driveway across the entire length, rough driveway to high building site. Nicely treed and entirely useable. \$39,000.

### — VALUE —

Five ac., possible sea views, good level area, vendor says he will finance, well to be drilled. \$45,500.

NORMAL ROTHWELL  
537-5103

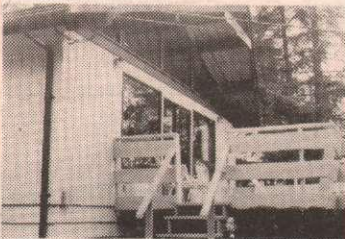
Committed to giving you  
the best service.

### \*\*\*NEW LISTING\*\*\*



1 Level, 3 bdrm residence; approx 1430 sq.ft. living + double garage; IDEAL FOR A YOUNG FAMILY, VERY CLOSE TO SCHOOL. List price \$116,000.

### VENDOR FINANCING AVAILABLE



2 bdrm island home in St. Mary's Lake Highlands; hot tub, storage shed; appliances incl. List price \$79,900.

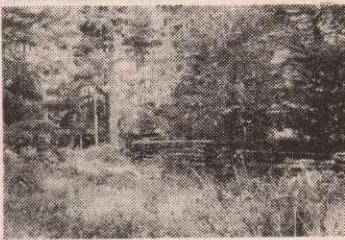
### AN "ISLAND ATMOSPHERE"



3 Bdrms and over 2000 sq.ft. living; 1.3 acres of land with pastoral view; domestic water; AN IDEAL HOME FOR THE ARTISTICALLY MINDED. List price \$125,000.

GIL MOUAT 537-9272

### SOUTH-FACING VIEW ACREAGE



Enjoy year-round sun and a warm exposure from this superb, south facing property. The building site is situated to offer a panoramic vista over Saanich Peninsula to the Olympic Mountains beyond, and the property itself is beautifully treed in arbutus, fir & cedar. Access is developed from Beaver Point Road, and a quality water supply has been proven. \$79,000.

### MID-ISLAND VIEW ACREAGE

Close to either Ganges or the Fulford ferry, this 10 acre property features an arbutus covered, valley-view building site plus some of the most arable land on the island. Drilled well and driveway are in place. \$69,000.

### BEAVER POINT BUILDING LOT

Fully serviced, this 1 1/2 acre building lot contains a 20 GPM drilled well plus power and phone and driveway. 1/2 in pasture and offering a valley view, this lot would be ideal for someone wishing a good sized garden or a few animals. \$34,900.

STRICK AUST 537-5828

### NEW LISTING - NEAR NEW

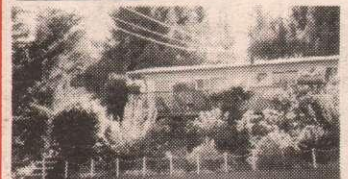
Executive 3 BR home located on quiet cul-de-sac in excellent area. Over 1400 sq.ft. of modern living, three baths, 2 wood heaters, double garage, large gourmet kitchen and lots more. View this home before you buy. Asking price: \$159,900 MLS.

### RETIREMENT PERFECT



Near new 2 BR quality built modular home in Brinkworthy Park. Modern 1000 sq.ft. with lovely mtn. view from L/R, oak cabinets in kitchen, separate laundry, plus workshop & double carport. For a quality lifestyle at an affordable price of only \$69,900 this home could be yours.

### ONE LEVEL



Cozy comfortable living in this 2 BR rancher. Features include L/R with F/P, large sitting room with woodstove, storage room, laundry room, & compact kitchen. Decks, patios, workshop, lakeview, and much more. All for only \$105,000.

MAGGIE SMITH 537-2913

### WATERFRONT



Tidal waterfront hobby farm with barn & animal area separated from waterfront home. Small boathouse at water's edge. Offered at \$110,000.

### ALL FOR ONLY \$79,900



- Full view of Trincomali Channel
- 2 or 3 Bedroom manufactured home
- Beautiful Spring garden
- Separate cottage/workshop
- Greenhouse
- Fernwood Rd — close to beach & school

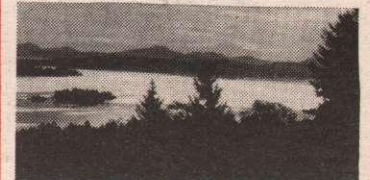
### VIEW MINI-FARM



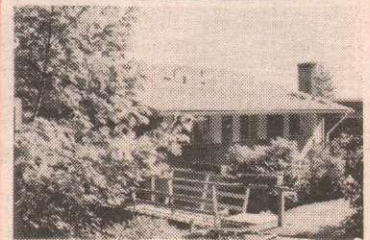
Large two storey family home on 3-1/3 ac. with landscaped yard, barn, outbuilding & fencing. Ample water supply. Priced at \$175,000.

CALL RUSS CROUSE  
537-5203

### IMAGINE THIS VIEW



### FROM THIS COSY HOME



### IMAGINE THIS PRICE \$115,000

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

## LAND

Now is the time to invest in a piece of the Rock.

1. 2 acres at the end of a cul de sac. Very private with power and water, nicely treed with driveway roughed in, open view \$45,000.
2. Serviced, wooded .35 acre next to a small park \$23,000.
3. 30 acres good soil and panoramic view, open and sunny \$88,000.
4. 2 acres, good soil, paved road, pastoral view, drilled well, sunny exposure \$34,000.
5. Thetis Island 30 acres, 800 feet waterfront, panoramic view, trees, pond, power, 2 drilled wells \$98,000.
6. 5 acres panoramic sea views, parklike setting, driveway roughed in, power and water \$75,000.
7. 1.98 acres with 190 feet low bank waterfront, south exposure, beautiful trees, in a secluded harbour \$140,000.

Call JIM SPENCER  
537-5515 or 537-2154

### MOUNT BELCHER HEIGHTS

One acre parcel of level seaview property with septic field and all services to lot. Excavated ready to build or move your trailer on. \$39,500.

### 5 ACRES OF HIGH SEAVIEW



End Garner Road, privacy, drilled well. Beautiful view. \$49,900.

### WATERFRONT - REID ISLAND

Over 5 acres of beautiful low-bank waterfront. Water access only. Your dream "get-away". \$69,900.

### FRAZIER ROAD



over 2 acres of high seaview. Sunny fairly level lot. Priced to sell \$35,000.

CALL MARION MARKS  
537-2453

**SMALL WORLD REAL ESTATE COMPANY INC.**



**SUNSET DRIVE WATERFRONT** — Dogwood Manor, 3800 sq.ft. family home on 4.6 acres with year round creek. Spacious rooms on two levels, two large fireplaces, heat pump and many other fine features. Lovely setting to entertain your friends indoors or out. Sauna, workshop, double garage. Protected, easily accessible waterfront with excellent moorage in quiet bay. Grounds require little maintenance. Concrete courtyard and parking. Very

private. Large 2 BR guest cottage. All for \$525,000 MLS.

**OTHER EXECUTIVE ESTATES** — From \$395,000. Ask for details.

**LIKE PEOPLE? WANT TO BE YOUR OWN BOSS?**

Downtown retail store, steady income, steady growth. Two person business. Long lease. \$97,500.

**INVESTMENTS**

Sunny, private, 2 acre lot Maracaibo freehold, power & shared well. \$36,500.

Looking for holding properties for present or future development. Ask for details.

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

**FULFORD HARBOUR  
ANOTHER  
NEW  
LISTING**

**2.13 ACRES  
BULLMAN ROAD  
\$34,000**



For a courtesy market evaluation contact your southend realtor

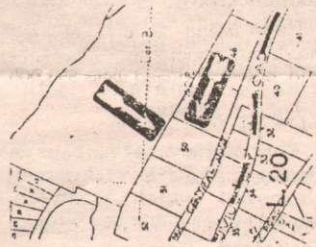
**DENNIS O'HARA**  
NRS Salt Spring Rlty Ltd.  
653-4633 or  
537-5515

*Recycle this paper*

**GULF ISLANDS REALTY LTD.**

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

**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.

**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.

**HOBBY FARM ON QUIET ROAD - \$129,000**



This comfortable 3 bedroom farmstyle home features large living area, viewing onto 2 level 13'x36' deck with pastoral view beyond. The 5 acres are mostly fenced and cross-fenced, some out-buildings. For more information call Santy.

**SUPERIOR VIEW LOT**



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

**SUNSET DRIVE WATERFRONT HOME - \$425,000**



Over 2700 sq.ft. with room to expand, located on 4.2 ac. with 110' of lowbank oceanfront, in-ground pool fully equipped. Home has 3-4 BR, large 26x18 living rm and 19x14 dining rm, both with own fireplace, master suite - 19x14 BR, 15x10 bathroom and 12x8 dressing rm. Many other features including landscaping around improvements and balance in natural state, and more.

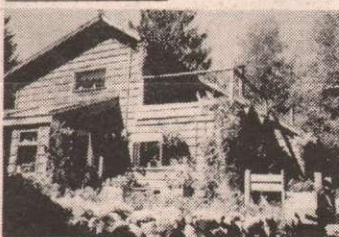
**NOTHING COMPARES**



- \* 800+ square feet
- \* Large deck area
- \* 18'x36' above ground pool with solar blanket
- \* Double garage
- \* Efficient wood heat
- \* Close to St. Mary Lake, swimming, fishing, boating
- \* Golf and tennis nearby
- \* Price \$53,500 MLS.

Call **SANTY G. FUOCO**  
537-2773

**THIS DELIGHTFUL LAKESIDE FAMILY HOME**



**IS NOW BACK ON THE MARKET!**

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

**AFFORDABLE!**

**AFFORDABLE!**

This very affordable acre of beautifully treed property on Pender Island is to be found at the end of a quiet cul-de-sac with a huge tract of forest land as its northern neighbour. Topography allows views over entire property from building site. \$8,500 MLS.

**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:

.19 acre in sheltered Glenthorne Passage, 150' waterfront with an excellent deep water dock. \$31,000 MLS.

**BUT THERE'S STILL AT LEAST 3 TO CHOOSE FROM...**

LOT 12: .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.

LOT 18: .22 acre & 150' frontage with an excellent site for a deep water moorage in sheltered Glenthorne Passage. Several good level building sites. \$35,000 MLS.

LOT 37: .17 acre and 100' of S.W. facing waterfront with super views over Captain's Passage. Level nicely treed lot \$35,000 MLS.

Call **DAVID DUKE**  
653-4538

**THINKING OF BUILDING? HERE ARE 2 SOUTH END PROPERTIES**

2.43 beautiful view acres. If you're looking for sun, privacy and a natural setting, don't pass this by. Reduced by \$10,000 to \$39,000 MLS.

**FULFORD HARBOUR**

Almost 1 acre (.95) in Reginald Hill, overlooking Fulford Harbour. This property is close to a small private beach and shares in 74 acres of common property. This area is a naturalist paradise, where the environment has hardly been spoiled. Asking \$39,500 MLS.

**BUYING OR SELLING?**



**CHOOSE ME AS YOUR REALTOR**  
**FRANCES EIDE**  
**537-9350**

**SEE SUN AND SEA...**

Half acre West facing view lot. Excellent views of Sansum Narrows and across to Vancouver Island. Priced to sell at \$19,000 MLS.

For complete real estate information, please call  
**HENRI PROCTER**  
537-5577 (o), 537-4273 (h)

**"EXPERIENCE MAKES THE DIFFERENCE"**

Tell us what you want in island real estate!  
 Waterfront  Homes  View Homes   
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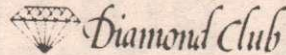
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classifieds**  
 one call does it all  
**537-9933**



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Your home or property will be placed on "OUR" National Real Estate Service System giving you full Local, National, International Coverage, through our computer system and catalogues. In addition I will place your listing on the Multiple Listing Service, which all our competitors subscribe to because it is the only service available to "THEM." For fast positive results and full representation at all market levels call

**PAUL GREENBAUM**



**PAUL GREENBAUM**  
 NRS SALT SPRING REALTY LTD.  
 Box 69, Ganges, B.C. V0S 1E0

**537-5064**

For a "NO OBLIGATION EVALUATION"



**PEMBERTON,  
HOLMES LTD.**

**537-5568**

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

Victoria Direct Line 652-9225 Fax 652-9225

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

**STONE'S THROW TO LAKE**



Private 1.46 acres with frontage on two roads. This character 2 bedroom home just minutes from St. Mary Lake has separate studio and garage to suit the artist. Nicely wooded with mature trees, and on piped water. SEE IT TODAY! ~~\$92,500~~ MLS, NOW \$79,900 MLS.

**DON'T BE DISAPPOINTED BY A "SOLD" SIGN**

This 2 BR family home is close to ocean and beach in nice area for families or retirement. Basement is ready for development. Don't pass it by — \$67,500 MLS.

**MID ISLAND SECLUSION!**

Delightful 2 BR home with wainscotting and beamed ceiling on 6 acres. Pond and seasonal stream. \$79,900 MLS.

**JUST WHAT THE DOCTOR ORDERED — PEACE, FRESH AIR AND SUNSHINE**



This cedar home is located close to the lake on a private 1.09 acre lot. There is a super ocean view and the grounds are easy care with fenced garden & greenhouse. Paved drive and garage. MAKE AN APPOINTMENT TODAY! \$135,000 MLS.



**INVEST DOWNTOWN**

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

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



A 12-sided home finished in cedar and pine — glass, skylight, spacious and salubrious. Views over Cusheon Lake and private south facing. \$99,000 MLS. MOTIVATED VENDOR HAS REDUCED! \$92,900 MLS.

**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.

**DON'T MISS THIS OPPORTUNITY TO OWN EXCEPTIONAL PROPERTY EASILY**

**● SUPERB OCEAN VIEW LOT**

This 0.56 of an acre is level and enjoys panoramic views of ocean and islands. Meander 180' down a gently sloping path and you will find yourself at the ocean with its sand and shell beach. Beachcomb or swim — what more could you ask for? Just listed at \$59,000 MLS.

**● NEW LISTING**

Industrial 2 and Residential zoned 0.23 acre lot. Close to town, close to ocean. Piped water, hydro and cablevision. Health permit issued and Geo. Tech. completed. Listed at \$40,000 MLS.

● Gently sloping private lot on Rourke Road with driveway in and building site leveled. Clearing would provide pleasant ocean views of Ganges Harbour. Drive out and take a look today. \$33,500 MLS.

**REAL ESTATE NEWS**

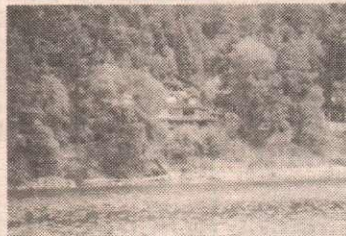


**MARG GILCHRIST** does not have a license to sell real estate but she does have a license to practise physical therapy. National Physiotherapy Week March 19-25

**LAND SALE! THESE TWO REMAINING PARCELS MUST BE SOLD:**  
 LOT 16 — 5.96 acres, was \$35,000 NOW \$29,900 MLS  
 LOT A — 5.10 acres, was \$39,000 NOW \$29,900 MLS

**VIEW PROPERTY BELOW MARKET VALUE — ACT QUICKLY!**

**YOU FAMILY WILL REMEMBER HOLIDAYS AND HAPPY DAYS IN THIS FINE HOME**



This one-of-a-kind property in the most exclusive area of Salt Spring enjoys three levels of living space in a traditional farm style home. There is a separate guest suite on the lower level, a guest cottage and all this surrounded by beautiful views, trees and a country garden. An in-ground concrete swimming pool as well as a sand and shell beach make this a perfect place to raise a family! \$595,000 MLS.

**KERRY & ARVID CHALMERS**  
 537-5568 or 537-2182



**OCEAN VIEW HOME**

If you are looking for an inexpensive home and want to put your refurbishing and design talents to good use, take a look at this 2 bedroom, 1050 sq.ft. home. There is a large private deck in the rear with unobstructed winter sun from which you can enjoy the view. You will delight in the warmth and economy of the large airtight stove. Well water has been clinically tested and certified pure. There's opportunity here — a good starter house for a young couple. Close to the best beach on the island. ASKING ONLY \$75,000 MLS.

**CHANNEL RIDGE CHOICE BUILDING LOTS**

This is a very special lot — larger than other Channel Ridge lots - 2.88 acres — generally level with good drainage — parked-out, leaving a splendid sunny site for your estate home — many tall specimen trees — hydro has already been brought to the building site — piped water connection has been paid for. What else do you need? ASKING \$54,900 MLS

**WYNNE DAVIES**  
 537-5568

**YOU CAN BE THE ONE**

— lucky enough to buy this Old Scott Road waterfront property. It consists of almost one acre of beautiful south facing low bank waterfront with a garden, orchard and considerable privacy.

The house is exceptionally solid and has been extensively renovated within the last two years. It has an almost complete extra suite down. Separate building is insulated and wired and can be used as a garage, office or whatever your imagination allows.

The view of the outer harbour is outstanding and at low tide a reef is exposed which is much favoured by seals and sea birds.

Give yourself a treat and view this property — it will be sold this spring! \$315,000 MLS.

**LAND**

— need not represent hard work; it can be a refuge, an investment, a way of life. This 50 acre parcel near Ganges is all of these. Though totally private, there are views over the island to the southwest. It has good soil, a cosy 4 bedroom cabin, large barn and plenty of water. It can be subdivided into up to 10 parcels; or a partial sub-division would enable retention of a large parcel with the sale of several lots to help pay for improvements or the purchase price. This is an ideal group purchase with real investment potential. \$265,000 MLS.

**DAVID WILLIAMS**  
 537-5568, 537-9510  
 384-0230

**WATERFRONT ACREAGE**

More than 3.5 acres of flat tidal waterfront. Almost level beach access, half acre redwood half in forest. Very fertile land, with hydro & telephone at the property line. \$59,500 MLS.

**SECLUSION WITH CREEK FRONT**

This 5 acre property has it all: 600' frontage on year-round creek, large maple and cedar trees, fertile bottom, lots of sun and piped water. Close to fishing and swimming too! \$29,900 MLS.

**WILF BANGERT**  
 537-5568, 537-5692

**"\$6,000 D.P."**

Build home and guest cottage. Lake and ocean view lot, 1 mile to Ganges.

**180 LAWNHILL DRIVE**

offers value unparalleled on today's market. See this St. Mary's Lake Highlands property with its charm and quality, near new 2 or 3 bedrooms.

**NEW HOME**

over 1200 sq.ft. to be built in prime location, close to Ganges. Call now and alter floor plan to your needs.

**ROBERT TRUMP**  
 537-5568, 537-5988