

View across Plumper Sound of Saturna from South Pender

Century 21 franchise expands with new Outer Islands offices

The word is out about the enticing real estate bargains on Pender, Galiano, Mayne and Saturna Islands and the gold-jacketed sales reps of Century 21 Islands Realty Ltd. have a lot to do with spreading the news.

Since the first Outer Islands Century 21 office opened on Pender in January information about island properties has spread through the Century 21 network of 7,800 offices worldwide and 440 offices across Canada.

Sales reps John and Sue Foote on Pender Island and Warren and Ardith Garner on Galiano continue to work out of their homes and conduct their business by appointment only.

Mayne Island sales reps Virginia and Flynn Marr recently opened the first official Outer Islands office in a business area next to the Esso station.

"It's not as easy to find commercial space on the Outer Islands," says Tom Hoover, principal agent for Islands Realty, which opened 18 months ago at Ganges.

Hoover says the company is independently owned by local people and not controlled by Century 21 International of Irvine, California.

"We're a young puppy of a company," says Hoover. He adds that 90 per cent of the staff worked for other real estate companies before joining Islands Realty, which purchased the Century 21 franchise territory last year.

He says being part of the Century 21 franchise gives the office access to a worldwide network of listings. Without the network it would be prohibitively ex-

pensive for vendors to advertise in all the places where Gulf Islands buyers come from, says Hoover.

"Islanders should be flattered because we're dealing with international customers," Hoover explains. He says using the Century 21 network is more effective and less expensive than vendors advertis-

ing in different areas separately.

Hoover says there's as much sales volume on Salt Spring as all the Outer Gulf Islands combined — there have already been over 120 referrals to the Salt Spring office this year. But he adds the Outer Gulf Islands still add up to a significant amount of business for Century 21.

Sales are strong right across the board, says Hoover. Properties are priced according to the amenities and services offered on each island.

Salt Spring's hospital, banks, high school, three elementary schools, choice restaurants and major shopping centres has always meant the island has led Pender, Galiano, Mayne and Saturna in real estates values, Hoover says.

Pender Island is next in value because the island has a centralized business centre and is easily accessible to Victoria. Still, adds Hoover, in the Magic Lake subdivision recreational lots can be had for \$10,000, ideal for a young family searching for a weekend getaway.

Galiano Island prices are next in line. The island has fewer services but it is a reasonable commuting distance to Vancouver. Mayne and Saturna Islands, with fewer services and less population, are priced less accordingly.

Outer Islands properties appeal to those people who aren't as concerned about the proximity to services and value their privacy. They are "for those who want to get away from it all," says Hoover. These properties have extremely strong appeal because of their reasonable prices.

For the whole Gulf Islands the past two-and-a-half years have been strong for real estate sales. Currently, there's a big demand for good listings in desirable categories — including view homes, waterfront, farms and quiet acreage.

Building permit values up

The value of Gulf Islands building permits for the first five months of this year was up slightly over the same period in 1988.

For Salt Spring Island permits totalled \$5.46 million until the end of May 1989, up from \$5.32 million in 1988.

Building permit values for the Outer Gulf Islands were \$2.62 million from January through May, up from \$2.04 million during the same period last year.

In May there were 13 permits for

single-family dwellings issued on Salt Spring Island, bringing the total to date to 45 permits.

That is compared to 22 permits for the first five months of last year. 1988, however, was a boom year for multi-family dwellings on Salt Spring with 42 permits issued.

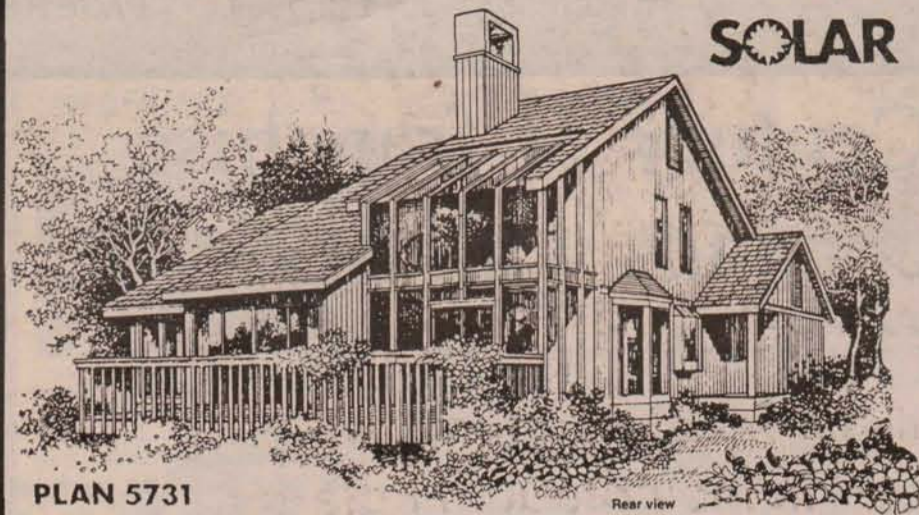
On the Outer Gulf Islands there were 32 permits for single-family dwellings granted until May, up from 27 for the same period in 1988.

Your guide to Gulf Island properties

COMPLIMENTS OF:



THIS HOUSE ON 10 ACRES WITH SWEEPING VIEWS
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WILL CONSIDER ANY REASONABLE OFFER
Spacious 2000 sq. ft. plus home with great views, private, nicely treed with arbutus and firs, sunny with garden area and rockeries, many features too numerous to mention. For more information, call:

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QUESTIONS ABOUT REAL ESTATE?



SOUTH PENDER WALK-ON WATERFRONT



One of the original old waterfront homesteads on South Pender has finally come on the market. Five level arable acres on two lots with approx. 280' of south-facing walk-on pebble beach frontage on Drummond Bay. The older 3 BR home is set in a famous old orchard and surrounded by seaview sun decks. Truly a once-in-a-lifetime property opportunity. \$395,000 MLS

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653-4538

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SMALL WORLD REAL ESTATE COMPANY INC.



SUNSET DRIVE WATERFRONT

Dogwood Manor — Large family home on 4.6 acres, west facing waterfront, as new 2 BR cottage. Yours with B&B income if you wish to carry on present home occupation. Many fine features — ask for details. \$525,000. Vendor will carry first mortgage at an excellent rate to approved purchaser.

EXECUTIVE ESTATE

Ocean view with 6 3/4 acres of privacy. This very well built home has large kitchen with wooden cabinets, top-of-the-line appliances and breakfast bar. Spacious master suite has large deck. Guest wing can be closed off when not in use. State of the art, heated lean-to greenhouse has H & C water, auto vents, fan, etc. Too many quality features to list. \$395,000.

GOOD GARDEN SOIL & SUNNY

Very well build small 2 bedroom home on .6 acre close to lake swimming, suitable for summer cottage or permanent residence. Good investment for rental. Realistically priced - \$74,000.



LAKEFRONT RESORT

Your home and income in one package. This business provides excellent opportunity for a couple who are looking for the best in island living. \$335,000.

ONE OF A KIND — SUBDIVIDABLE

Attractive, arable, level 8 1/4 acres with RR2 zoning. Could be subdivision, strata development or fine private estate. Creek and deep pond. Power & piped water. In Fulford 'village'. \$159,000.

LIKE PEOPLE ...

GLAD'S ICE CREAM STORE AND CHOCOLATE FACTORY now includes Glad's Take-Out. New busy location. Newly decorated. Good income. \$109,000 plus inventory.

THE GENERAL STORE

With gifts, pottery, crafts, cards, toys and games. Excellent opportunity for crafts person to add own specialties or continue as is. Can be operated by one person. Prime location, good lease. All inclusive price \$85,000.

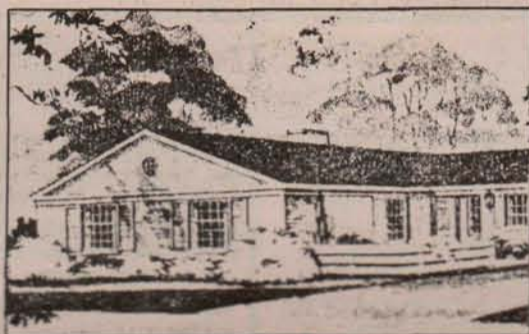
INVESTMENTS

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

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

Selected Properties

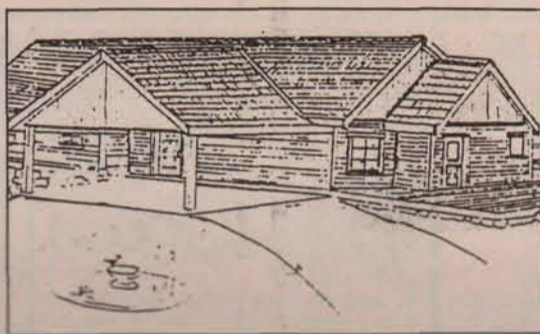
We have selected these properties from our current inventory as representing "outstanding value" in their product categories - based on current market trends.



BRAND SPANKING NEW!

Located in sunny Vesuvius area, this 1399 square foot home has 3 bedrooms, 2 bathrooms and country kitchen offering plenty of living space and easy care maintenance. Situated on level and sunny 1/2 acre lot. Asking \$137,000 MLS.

CALL BECKY 537-5870



NEW HOME — CHANNEL RIDGE

Stylish contemporary 3 bdr rancher situated on sunny parklike 2 acres with pond. Features vaulted ceiling, large sun decks and private sundeck off master bdrm. \$139,000.

CALL FINN 537-4072



NEW HOME - OCEAN VIEW

This brand new well-designed 3 bdrm rancher has just been completed. Open air living design with large cedar sun decks and tempered glass railings. Situated in quiet sunny area close to Ganges \$139,000.

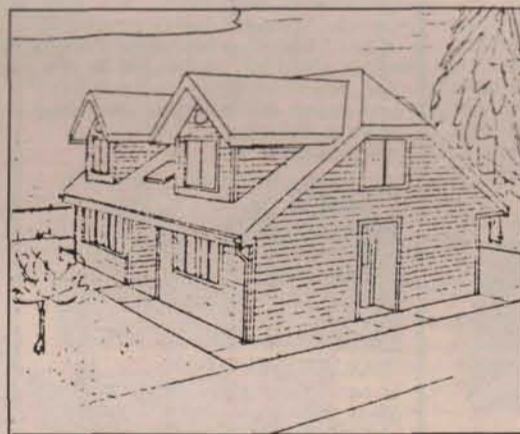
CALL FINN 537-4072



GRACE POINT WATERFRONT TOWN HOMES

Final phase of this unique development now complete. Three units from 1787 to 1896 sq.ft. finished ready for occupancy. Luxury appointments and tastefully coordinated decors. Five quality appliances, private marina, southwest harbour views. Finished prices from \$219,900 to \$231,900. MLS.

CALL SYLVIA OR ARTHUR 537-5618



CAPE COD SPECIAL

New home to be built on .66 acres. 2 bedroom, sitting room, country kitchen, vaulted & cove ceiling with skylights. 1 finished bathroom and one roughed in bathroom. Sliding glass doors lead onto courtyard. Well designed. Great value. Asking \$99,500 MLS.

CALL BECKY 537-5870



NEW RANCHER \$139,000

A friendly new home, that almost takes care of itself. 3 bedrooms, vaulted living room with skylights, level grounds, nicely treed. This energy efficient home has greatly reduced heating costs with B.C. Hydro's "Energy Plus" system. Piped water and proximity to Vesuvius in an exclusively "New Home" neighbourhood makes for fine living and great investment.

CALL GARY 537-2086

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

537-9981

FAX #537-9551



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Sales Rep.
537-5618



SYLVIA GALE
Sales Rep.
537-5618



ED DAVIS
Sales Rep.
537-2626



EILEEN LARSEN
Sales Rep.
537-5067



BECKY LEGG
Sales Rep.
537-5870



BRIAN BETTS
Sales Rep.
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JANET MARSHALL
Sales Rep.
537-5359



PAT JACQUEST
Sales Rep.
537-5660



PANORAMIC VIEW ACREAGE
This 68 acres has spectacular views over the Gulf Islands, San Juans and Mt. Baker. Also looking back onto Ford Lake. Excellent mixture of mossy covered knolls full of arbutus trees and flat arable land. Great for a retirement estate. \$169,000 MLS.
CALL FINN



HOLIDAY AT HOME
Fun for family and friends in your own backyard. Inground pool, hot tub and a spacious, newly renovated home to warm your heart. Great for bed & breakfast! \$169,000 MLS
CALL PAT



OWNER TRANSFERRED — ANXIOUS
REDUCED TO \$119,000
Walk to Ganges from this larger rambling family home. 4 bedrooms, 2 full baths, fireplaces, plus airtight heater and wood supply. For the in-laws there is an RV pad and hook-ups including water, phone and cable. Perfect for horse lovers or sheep raising. Includes piped community water. For your private tour, please
CALL GARY



NEAT AS A PIN
If you've been waiting for an immaculate home in a great neighbourhood - this 4 bedroom view home is a must see. Appliances, drapes and large double garage are some extras. A 5 min. drive from Ganges. \$159,000 MLS.
CALL BRIAN



SUN, SEA VIEW & ARBUTUS
Small 3 yr. old cottage, vaulted ceilings, open plan facing southwest and located on a beautifully wooded 1.13 acres in a very desirable area of fine homes. Large workshop / garage/studio, gazebo and decks. Excellent value at \$99,900 MLS.
CALL BEV



LOOK & COMPARE
You won't find better value for your money today than this immaculate 2 BR., one level home featuring skylights, fireplace, whirlpool bath, on a nice .48 acre property with ocean views & close beach access. This lovely home is a pleasure to show and is listed to sell at \$119,500 MLS.
CALL DARLENE



FULFORD VALLEY
For the hobby farm enthusiast, this 10 acre property offers everything in one nice neat package. The 2500 sq. ft., 4 BR home, new barn, and numerous outbuildings represent good value. \$259,500 MLS.
CALL EILEEN



TUCKED AWAY AT WALKERS HOOK
Across from the ocean is this pleasant ranch style house on a lovely 0.67 acre property enhanced with sunshine, privacy and many fruit trees. This house has almost been fully renovated, attention to the kitchen and bathroom would complete the picture. Energy efficient: 2x6 construction, thermo panes and wood stove. \$89,500. MLS.
CALL ANNE



JUST LISTED
3/4 acre on easy access waterfront. New home under construction. Sunny southern exposure. Located within walking distance to Ganges. It won't last at this price. Asking \$239,900 MLS.
CALL BECKY



SUPERB OCEAN VIEW
Convenience and comfort are yours in this 3 bedroom 2 bathroom home within a few min. of Ganges Village. The view of Mt. Baker, outer islands and ocean will thrill you. Reduced to \$129,000 MLS.
CALL BRIAN



SECLUDED SETTING!
Super little hobby farm. Stained glass, pine & parquet add character to this architect designed home. Fencing & barn for critters and a workshop for you \$149,000 MLS
CALL PAT

TRANQUIL 30.22 ACRES
Potential seaviews and valley views. Sunny south west exposures and the property is zoned for 5 acre lot development. \$125,000.
CALL BEV



LOOK AT ME NOW!
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! Reduced, \$129,000 MLS.
CALL ANNE



SEAVIEW HIDEAWAY
Delightful private residence on 4.2 acres with extensive views over Captain Passage to outer Islands. Screened sun porch, 2 bdrm, 2 bath, sunny, close to beach. List price \$162,500 MLS.
CALL SYLVIA OR ARTHUR



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. MLS. To view
CALL DARLENE OR FINN



GANGES COMMERCIAL/ INVESTMENT
Comfortable newly renovated 2 bdrm home on 3.49 acres in process of re-zoning to "commercial service" zone (development permit area). Rent, hold, develop - every way a winner! List price \$189,500 MLS.
CALL SYLVIA OR ARTHUR

NEW LISTING
2.12 level acres in sunny location. 3 bedroom mobile home with 264 square ft. addition. Great starter home or weekend getaway. Asking \$66,875 MLS.
CALL BECKY



NEW - NEW - NEW
WALK TO BEDDIS BEACH
Sitting on 1.12 acres is this energy efficient four-bedroom home featuring a spacious open plan with a cedar vaulted ceiling and ocean view. \$115,000.
CALL ANNE



YACHTSMAN'S PARADISE
Spacious home with quality features. Private ramp with serviced DOCKING FACILITIES. Extensive decks with hot tub. Guest cottage. 1.14 acres lowbank waterfront. New list price \$650,000 MLS.
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LAKEFRONT HOBBY FARM INVESTMENT OR DEVELOPMENT
Large, comfortable 5 bedroom, 2-1/2 bath home on sunny 22.7 acres with lovely pastoral view to lake. Fenced pasture, orchard, C4 resort zoning or commercial development. Near village, quiet and private. Now asking \$349,000 MLS.
CALL SYLVIA OR ARTHUR



SPECTACULAR SUBDIVIDABLE WATERFRONT
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.
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Sales Rep.
537-2086



DARLENE O'DONNELL
Sales Rep.
653-4386



FINN RONNE
Sales Rep.
537-4072



ANNE WATSON
Sales Rep.
537-2284



NEVILLE ATKINSON
Sales Rep.
537-2591



BEV JOSEPHSON
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537-2797



TOM HOOVER
Principal Agent
537-5918



COZY IN WINTER... COOL IN SUMMER
Stay warm around the LR fireplace, snuggle close to the airtight insert in the family room while days & nights are chilly. In summer you can wander from the heat outdoors into a home which is cool and well shaded from your tall cedars or have a refreshing dip in the indoor swimming pool. This 3 BR home on acreage has a lot to offer. Asking \$149,900 MLS.

CALL JANET



COOK 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



EASY, CAREFREE LIVING
Spacious one level home in private, sunny setting. Easy care landscaping leaves you plenty of time for barbecues on the deck and soaking in the hot tub. \$105,000 MLS.

CALL PAT



EASY CARE LIVING
Sunny 3 bdrm home on 1/2 acre level lot. Great area for children, newly landscaped front and back yard. Recently renovated kitchen, bathroom and dining room. Listed at \$89,000 MLS.

CALL FINN



REVENUE HOME
One of a kind superb lakeview home. Open living design on upper floor. Two self-contained lower suites situated on a sunny 1.74 acres on quiet cul-de-sac near Vesuvius. \$215,000 MLS.

CALL FINN



WEEKEND GETAWAY!
A short stroll to the nearby beach from your small 2 BR home located on 1/2 acre with seasonal creek on property. \$45,000 MLS.

CALL BEV



REMBRANDT COULDN'T PAINT
A prettier picture than the view from this 5-bedroom custom home on 5 acres. Two separate levels of luxury, Jacuzzi, solid oak finishing, skylights, decks, gourmet kitchen, much more. Call if you demand the very best. \$398,000 MLS.

CALL BRIAN

DRIVEWAY NOW IN
5.17 acres in Fulford, only a few minutes from ferry and Ruckle Park. Sunny secluded property, gently treed with arbutus, fir, etc. A great buy for the sun worshipper. \$33,500 MLS

CALL JANET



VIEWS, ACREAGE, SUN
10 acres located within minutes of Vesuvius or Ganges, view building site, easy access, water & hydro at road. List price \$125,000 MLS

CALL SYLVIA OR ARTHUR



NEW RANCHER \$139,000
A friendly new home that almost takes care of itself. 3 bedrooms, vaulted living room with skylights, level grounds, nicely treed. This energy efficient home has greatly reduced heating costs with B.C. Hydro's "Energy Plus" system. Piped water and proximity to Vesuvius in an exclusively "New Home" neighbourhood makes for fine living and great investment.

CALL GARY



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



VIEW! VIEW! VIEW!
Enjoy sun, sky and eagles from this 3 1/2 yr old 4800 sq. ft. custom home. Over 1000 sq. ft. of decking, energy efficient, 6 bedrooms, bathrooms galore. 15 1/2 acres with another cleared site, road access, another well for a guest cottage — and the same incredible view. \$359,000 MLS.

CALL BEV



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 MLS.

CALL EILEEN



JUST LISTED
New home to be built on .66 acres. 2 bedroom, sitting room, country kitchen, vaulted & cove ceiling with skylights. 1 finished bathroom and one roughed in bathroom. Sliding glass doors lead onto courtyard. Well designed. Great value. Asking \$99,500 MLS.

CALL BECKY

TERMS OR TRADES CONSIDERED

This level, nicely treed lot is located in the prestigious 100 Hills area, minutes from Ganges village. It enjoys superb views of Ganges Harbour and the islands, snow capped north shore mountains, passing ferries and marine traffic. Located in an area of fine homes, this property is a good buy. List price: \$55,000 MLS.

CALL DARLENE



MUSGRAVE LANDING LOTS
Serviced waterfront lots of approximately 1/2 acre in a beautiful setting. This area is a 5 to 10 min. boat ride from Cowichan Bay on Vancouver Island or drive from Salt Spring. Sheltered year round moorage is included with the purchase of these lots. Prices from \$69,800 MLS.

CALL BRIAN

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

CALL JANET



NEW LISTING
Perfect as a retirement haven and room for your RV too. This cozy A-Frame is nestled amongst the trees on a sunny 1.8 acre lot, located within walking distance of St. Mary's Lake. Asking \$85,900.

CALL EILEEN

GALIANO ISLAND SPANISH HILLS STORE

This is a rare waterfront commercially zoned property next door to a government wharf. The store is presently being operated as a food take-out and grocery store. Offered at \$239,000.

CLOSE TO GOLF COURSE

0.98 acre. With selective clearing this will be a bright and sunny home site. Nicely sloped to get full advantage of the property. \$27,900 MLS.



ARDITH GARNER WARREN GARNER
Receptionist Galiano Sales Rep.
539-2002

MAYNE ISLAND

PRETTY SPOT TO BUILD
Now this is nice. 1/3 of an acre, services at the property line, a view over Village Bay, this new listing will not last long at \$23,900. To view this and other fine properties, call



VIRGINIA MARR FLYNN MARR
Mayne Sales Reps.
539-5527

PENDER ISLAND

CLOSE TO BEACHES — \$65,000
2 bdrm rancher featuring open kitchen - living - dining room, modern bathroom, laundry room plus utility room... in a quiet area close to 3 beaches. MLS.

WHERE EAGLES SOAR!! \$130,000
3 bdrm contemporary home on 2 levels... 3 baths, 2 fire places & OCEAN VIEWS. High, sunny location. Sea this today. MLS.

TWICE THE VALUE! — \$159,900
OCEAN & MOUNTAIN VIEWS and a unique 4 bdrm 4 bath home with part basement and double garage... on 1.32 acres. Ideal for two families. Call John & Sue at



SUE FOOTE JOHN FOOTE
Pender Sales Reps.
629-6417
Direct from Victoria 655-3411 toll-free

...PE, THE UNITED KINGDOM, LATIN AMERICA AND THE FAR EAST.

A BEAUTIFUL FAMILY HOME



This very private 2 x 6 constructed home has double pane windows throughout. Situated on a lovely wooded 1/2 acre, it offers 3 bedrooms upstairs, 1 1/2 baths, dining room as well as large eating area in the kitchen, utility room, 3 kitchen appliances, sundeck, carport, workshop for the handyman, garden shed and easy care gardening.

170 Lawnhill Dr. - \$124,900 TO VIEW CALL 537-2701

ROSCOMMON ESTATES

THE AFFORDABLE TOWNHOUSES designed for carefree island living. Get your personal information package now! Call: **WILF BANGERT**

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Your South End Realtor
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SUPER FAMILY HOME VENDOR INVITES OFFERS!



Total 2475 sq. ft. on two levels, 4 bdrms, 3 bathrms, rec. rm. South facing deck, near public beach and moorage. \$120,000 MLS.

LAKEFRONT



- * 1.02 ac., Cusheon Lake
- * Dock in place
- * 1088 sq. ft., two levels
- * Totally rebuilt 1987
\$99,900 MLS

LARGE VESUVIUS BUILDING LOT

Beautiful 1.16 acre lot facing S.W. with building site parked out. On piped water. \$52,500 MLS.

DON'T MISS THIS ONE!

A beautiful 10 acre parcel with views of the Gulf Islands and the mainland. Uplands forest zoning allows principal residence and guest cottage. Vendor encourages offers to asking price of \$77,000 MLS.

SOUTH END VIEW AND CABIN

Small rustic cabin with power, water, phone, on private 3.15 acres that rise in mossy rock tiers to a sunny building site facing south and a distant oceanview. \$65,000. Reduced to \$58,500.

DONNA REGEN, CGA
MLS GOLD AWARD WINNER
537-2845

HOUSE & COTTAGE ON 2 PRIVATE ACRES



Vesuvius area close to store and beach, 1300 sq.ft. plus, energy efficient home, 576 sq.ft. cottage, all on 2.10 acres in very much its natural state. \$149,500 MLS

ONE LEVEL VIEW HOME \$145,000 MLS



Ideal retirement home, master suite with large dressing area and full ensuite, 2nd bedroom and full bathrm, utility room and large living room with fireplace. Great views to Outer Islands, adjacent lot available to purchaser at \$45,000.

RETIREMENT OR FAMILY HOME - \$125,000 MLS



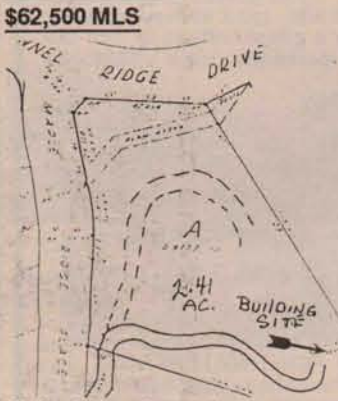
Many featured property, solar heated pool, entertainment size covered patio, Recreation Room with fireplace, plus 2 Bdrms, 2 Bathrms, Liv. Room with fireplace, views of St. Mary's Lake, close to golf and tennis.

EXCEPTIONAL DEEP WATER MOORAGE POTENTIAL ON IDYLIC SECRET ISLAND



This .22 of an acre lot offers one of the most exciting possibilities for deep water moorage on this very special holiday retreat island. The lot is some 150' long on the waterfront, has several good building sites and is nicely treed with firs and arbutus. Secret Island is immediately south of Prevost Island and is just minutes by boat from Salt Spring and Pender Island marinas. There is a central lane running the length of the island, a community dock, a water system, but no power. Asking \$35,000 MLS.

POPULAR CHANNEL RIDGE VIEW ACREAGE \$62,500 MLS



Walk this unique view property with its treed walkways, road to building site on community water, hydro, telephone — and then sit and gaze at the view of Sansum Narrows.

CONTACT
SANTY FUOCO 537-2773
"MLS GOLD AWARD WINNER"

SUPERB VIEW ACREAGE - \$105,000



24 plus acreage, very private, several building sites, well. Very much in its natural state, good road to view site.

THE ESSENCE OF SALT SPRING



Beautifully handcrafted home situated on a private south facing acreage. Vaulted ceilings, hardwood floors, oodles of windows and doors all add up to a very charming island home. All within easy walking distance of a nice beach and good moorage. Asking \$147,000 MLS. For a private viewing, please call

HENRI PROCTER
AT
537-5577 or 537-4273

NEW LOT LISTING

This sunny 1.52 acre parcel slopes gently to the southwest, at the end of a quiet cul-de-sac close to Ganges. This lot has enough trees for privacy and plenty of open ground for a good garden. \$29,500 MLS.

CALL **DAVID DUKE**
653-4538
MLS GOLD AWARD WINNER

THETIS - TIDAL WATERFRONT



This sunny 11 3/4 acre parcel is located at the north end of picturesque Thetis Island, has 510' of tidal waterfront on Cufra Channel. The property is basically level for approx. 500' from the road, then drops down to the water in a series of benches. The land is well treed throughout, has some rocky moss-covered outcroppings and enjoys excellent southerly views to the Vancouver Island mountains from the upper level home site. \$39,000 MLS.

THIS IS THE PRIVATE BEACH



... that you can enjoy and is just a short easement path from this one of a kind acre view building lot, which has all the benefits of being in Reginald Hill. Just \$39,500 MLS.

THE EAGLES ARE YOUR NEIGHBOURS

An exceptional 2.43 acre property with views into Fulford Harbour and Mt. Bruce with potential for an even greater view when more trees are removed. There'll be a southerly exposed area of arable soil when cleared. There's a small travel trailer and 10 x 12 addition just right for a summer holiday retreat. All this is at the end of a quiet cul-de-sac and is just \$40,000 \$39,000 MLS.



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

Judi Pattison 539-2077

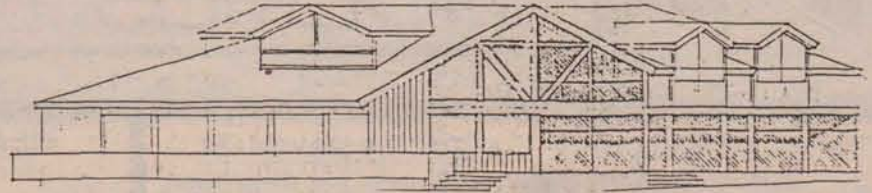
NRS. PENDER ISLAND REALTY LTD. 629-3383

Marge & Don Keating — 629-3329

Linda Sokol — 629-6569

Linda Grimmer — 629-6711

CREEKSIDE MARKET



The Gulf Pacific Group is pleased to introduce CREEKSIDE MARKET to be located on McPhillips Ave. in the village of Ganges. The design is compatible with the Island setting and based on an OPEN MARKET concept with flexibility to accommodate a variety of products/services. The second floor offers office space which could have a common reception area. Combined use of ground and upper floors available. Good off-street parking. Lease with option to purchase is a possibility. If you would like information on this exciting quality project, call:

DONNA REGEN, C.G.A.
537-2845

GULF ISLANDS REALTY LTD.

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



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SALT SPRING ISLAND



OCEANSIDE TOWNHOMES

- 35 Exclusive Residences on a 4½ Acre Treed Estate
- Breathtaking Harbour Views
- 1 & 2 Storey with 2 or 3 Bedroom Floor Plans
- Main Living Area on One Level
- Private Moorage Available
- 5 Minute Walk on Oceanfront Boardwalk to Town Centre
- Superb Craftsmanship Priced From \$170,500

FOR BROCHURES OR APPOINTMENTS TO VIEW, PLEASE CALL

Exclusive Agents: Kerry and Arvid Chalmers
Pemberton Holmes Ltd. — Ganges, 156 Fulford-Ganges Rd.
P.O. Box 929, Salt Spring Island,
British Columbia Canada V0S 1E0
Bus. (604) 537-5568 Res. (604) 537-2182

SENIORS
FOR
SENIORS

537-4604

Office Hours:

Mon., Tues., Thurs., Fri.:
9:30 - 11:30, 1:30 - 3:30



SALT SPRING'S *Only* WATERFRONT TOWNHOMES

Grace Point's incomparable oceanfront setting, unique custom-designed residences and quality detailing have made it the Gulf Islands' most desirable new address. Three exceptional south-facing townhomes are now available for viewing, priced from \$219,500. For superb waterfront living on British Columbia's south coast, Grace Point is in a class by itself.

VIEW BY APPOINTMENT

FOR MORE INFORMATION:
ARTHUR GALE, SYLVIA GALE,
TOM HOOVER
1101 GRACE POINT SQUARE
GANGES
(604) 537-9981





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156 Fulford-Ganges Road

Victoria Direct Line 652-9225 Fax 652-9225

SEMI-WATERFRONT ESTATE



Over 2,000 sq. ft. of living in this custom-built home in Fernwood area. 3 BR's, 3 baths, family room & many extras including large sun-decks. Exceptional setting on 4.36 acres of delightful semi-waterfront with sweeping views of passing boat traffic, and ramp to beach. Bonus - a 1 BR self-contained cottage and super garden (separate water supply). Try your offer on asking price of \$249,000. MLS.

SEA & LAKE VIEWS

Over 1/2 acre in prestige area overlooking St. Mary Lake. Driveway in to building site nestled in arbutus trees. Just listed at \$49,000. M.L.S.

ATTRACTIVE SEAVIEW LOT

Perfect site for your dream home! Quiet road close to Ganges. Drilled well (2 gpm), perc tested, roughed in driveway. Surrounded by large rural acreages. Lots of sun! Only \$43,000. MLS.

VERY SCARCE

WEST SIDE WATERFRONT



Over half an acre of low-bank waterfront near Vesuvius - 120 feet on the sea edge which provides warm swimming and excellent seasonal moorage. Piped water, hydro and cable to lot line. Act quickly on this one! \$120,000 MLS.

ANN FOERSTER
537-5568 or 537-5156

REAL ESTATE NEWS



HEATHER SIMPSON, C.A.I.B.

is not a realtor. You can find her at our Sidney office and she can help you with all your insurance needs. Call 656-0911 for friendly service.

EXCEPTIONAL QUALITY PLUS LAKE VIEW



It is quite obvious that, feature by stunning feature, this incredible home is in a class by itself! There are 3 BR's and two baths on its well laid-out 1,500 sq. ft., as well as a superb rec. room in the full, daylight basement. Almost every room affords close-up views of St. Mary Lake, and fishing and swimming are only steps away. Very sunny, very private, quite new. Let me tell you more about it. \$159,000 MLS

OCEANFRONT FOR \$30,000?

On Salt Spring these waterfront lots would sell for \$150,000 - but this is Wise Island, just minutes north of Montague Harbour. These beautiful lots are serviced with piped water!

For more information on the above, please call

WILF BANGERT
537-5568
537-5692

LOG HOUSE WITH ACREAGE NEW WELL & TOTAL PRIVACY



27 Acres with solid log home, log barn, cabin & outbuildings. Approximately 10 acres cleared. Good timber. Pond. Good soil. Old orchard. South facing - all day sun! Now \$239,000. MLS

SECRET ISLAND

Waterfront, southwest exposure. 1,900 M.L.S.

OCEANFRONT

Almost one acre of south facing waterfront with a view down Ganges Harbour. Look out on seal rocks and an abundance of natural life. Private, good soil. Well-built home and outbuilding. Prime Island location. Solid value. \$299,000 M.L.S. But vendor wishes to encourage all offers.

VIEW

Home with ocean view overlooking Active Island. Home, workshop, sundecks, private. \$81,900 MLS.

ACREAGE

Over 5 acres - 3 1/2 acres in natural state with exceptional view home building site prepared & road in. Approx. 1 1/2 acres has been reclaimed from gravel extraction - an ideal site for certain home occupations requiring a large flat area or possible re-zoning for light industry. Offers to asking price of \$45,000 MLS.

DAVID WILLIAMS
537-5568
537-9510
537-0230

OCEANVIEW HOME



2 BR - 1213 Sq. Ft. rancher home in sunny area with excellent fenced garden close to walk-on beach and boat launch. Excellent water. Vendor is anxious to sell. For appointment to view call:

WYNNE DAVIES
537-5568 537-9484
VICTORIA DIRECT 652-9225

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



This older but well-maintained 2 BR home has a new kitchen with a great work area, as well as a large family room. The ocean is just across the road from this 1 acre property, and the views are unsurpassed. Very sunny, and very private. Excellent vendor financing is available. Very well priced at \$115,000.

DO YOU ENJOY VIDEOS?

Here's your chance to own your own video store. Doing a good business in a high traffic area with lease in place till 1991. Lots of stock . . . \$60,000 M.L.S.

AS GOOD AS WATERFRONT

Gently sloping .78 of an acre lot with driveway in. Landscaped, private and enjoys a super ocean view. Just 66 feet from the water's edge! Let's go see it! \$85,000. M.L.S.

A VALUE-PACKED COMFORTABLE HOME YOU SHOULD SEE RIGHT NOW!

PICTURE PERFECT GARDENER'S PARADISE

Hundreds of flowers and bushes bloom around this 3-bedroom cedar home on 1.09 sunny, private acres. Backbone of the family . . . the large kitchen adjoins a cosy family room. Super ocean view with fenced garden area and greenhouse and the garage at end of paved drive has an upstairs. Close to the lake for swimming and fishing. Get your family settled now! \$135,000. MLS

HERE'S YOUR CHANCE !!!

- Acreage on Salt Spring in natural state - from 4.9 acres to 7.5 acres. Peaceful and private and vendor may carry with as little as 20% down and balance at current rates. Priced to sell from \$22,900 to \$35,000. MLS. Call today!

LAND FOR SALE!

- Secluded acreage with drilled well. Trailer allows you to use this as weekend retreat while you build. Close to Long Harbour ferry and public beach. \$39,900 MLS.
- Sloping lot with ocean views once cleared. Piped water, cablevision, near St. Mary Lake. Build your dream home! \$29,000 MLS.
- Building lot close to St. Mary Lake. Partially cleared with valley view, piped water, cablevision, hydro and driveway in. \$27,000 MLS.
- Ideal investment lot in commercial core of Ganges, on bypass route, excellent location. \$45,000 MLS.
- Exclusive "Hundred Hills" area, 9.04 acres with spectacular ocean view. Includes 45' x 25' barn, in excellent condition and year round pond fed by natural springs. Minutes from town. DON'T MISS THIS BEAUTY! \$135,000 MLS.
Multiple Listing Service
Gold & Silver Award winners"
ARVID & KERRY CHALMERS
537-5568 or 537-2182

PERFECT FOR A FAMILY SEEKING A PRIME LOCATION AT A REALISTIC PRICE



This single level 3-4 bedroom home is a delight to see. Gently sloping private lot has easy care garden. Close to Beddis Beach this park-like property abutts a salmon spawning creek. Act Now! \$150,000 M.L.S.

SOUTH FACING ST. MARY LAKE



2 Bedrooms and Separate Suite

2.46 Acres - 3000 sq. ft. AIR CONDITIONED home with self-contained suite and two large conservatories complete with plants. Private lakeshore park, large pond alive with Koi and aquatic plants, grape arbor and over 50 fruit trees. Electronic security, TV satellite dish and much, much more.

This is the builder's own residence and the design and quality throughout are evidence of his skill and excellent taste.

ASKING \$360,000
For appointment to view
Phone WYNNE DAVIES
537-5568 or 537-9484
Victoria Direct 652-9225

GRACIOUS, SPACIOUS MARACAIBO HOME



Nestled in private park

Nearly 2 acres and on a quiet cul de sac, enjoy luxurious living in this beautiful one level home. Over 2300 sq. ft. of living space including 3 BRs (Master is 18' x 13'8" with 4 pce ensuite), den, large convenient kitchen with breakfast bar and much, much more. Entertain on the party-sized sundeck! Ask for a showing soon!

JUST LISTED AT \$242,000 MLS
For an appointment to view
Phone ANN FOERSTER
537-5568 or 537-5156
Victoria Direct 652-9225