

Logs that look like stone

Mortons' stack wall fools the guests and keeps the hydro costs way down

By VAL RICHARDS

Art and Doris Morton's house fools guests every time.

The "stack wall" home is built of 16-inch split cedar logs and from a distance and even up close the home appears to be made of stone.

The Mortons came to the island four years ago and when a friend at Shawnigan suggested constructing a "stack wall" house they became interested. The home is made of walls that are 16 inches thick. All but two interior walls are constructed in the same manner. The wood is sup-

ported by cement and vermiculite, forming strong and certainly winter-wind resistant security for the 1,800 square foot home.

In addition to the stack wall effect, the home sports a passive solar heating system so that all the large windows are

south-facing and the small, double paned windows are north-facing. Consequently, the living area consists of three rooms joined together by a common heatilator fireplace and wood heater.

These provide the home with a sufficient heat source: according to Morton, the hydro bill runs at about \$52 every two months.

"The house construction is labour-intensive in that it is built from scrap materials," Morton explains. The cedar came from a shake and shingle mill and the major requirement for the 16 inch lengths was that they be bone dry on the eve of construction.

The construction style originated in the east where the 16-inch lengths are not split but used as rounds. The wall pattern is much more regulated throughout the home as a result.

"If you happened to be artistic there are all sorts of things you could do with the different colours and textures and even shapes," notes Morton. The wood walls also allow one to hang pictures anywhere.

The red cedar ends and cement structure is bordered by a yellow cedar trim and the fir front door is two inches thick.

Because of the elaborate wood heating system, the Mortons decided to go for a metal roof which they managed to style in a pagoda fashion adding to the uniqueness of the stone-look-alike home.

The house is surrounded by flowers and forest and the 12-acre section provides a peaceful setting.



The Mortons and their log house that looks like stone



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ATTRACTIVE BUNGALOW FOR THE CONTEMPORARY FAMILY

Plan No. H-1-3-460
By Jennifer Roland

This attractive three bedroom bungalow is designed with the contemporary family in mind. There is excellent separation between living areas and although the home is compact, the generous use of light in an open-design concept creates a feeling of spaciousness.

Classic double doors open to a large foyer that is open to the central, skylit dining area. Vaulted ceilings and skylights throughout this common area are an unusual touch, and the living room is highlighted by a three-sided fireplace.

The dining area and living room are open to each other, creating a natural gathering place that is perfect for entertaining friends and family. Sliding glass doors open to a high sundeck, which is also accessible from the breakfast nook.

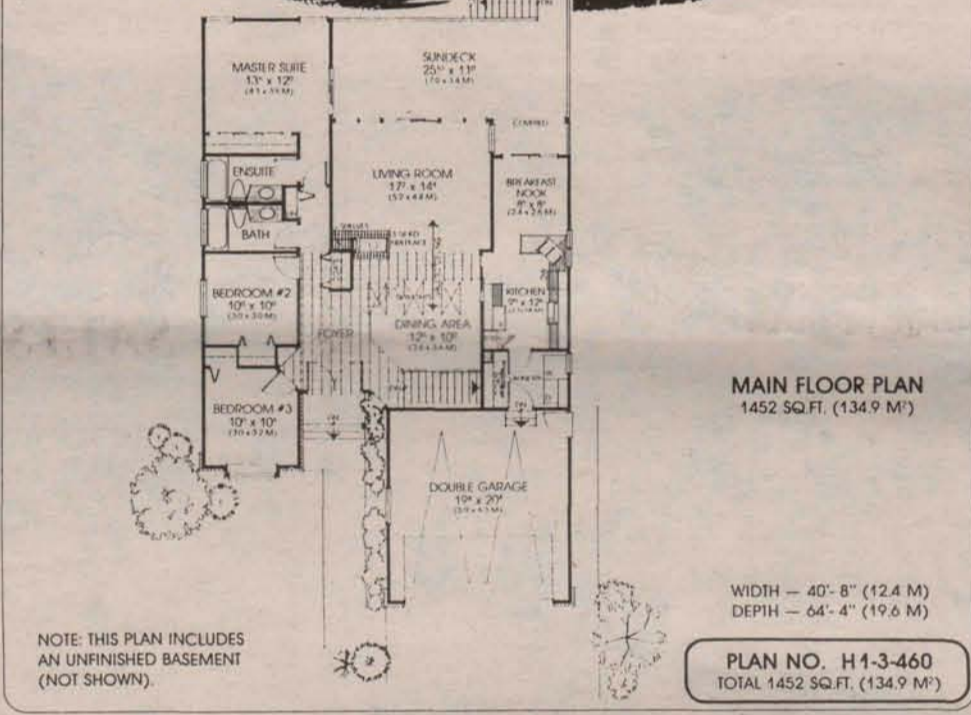
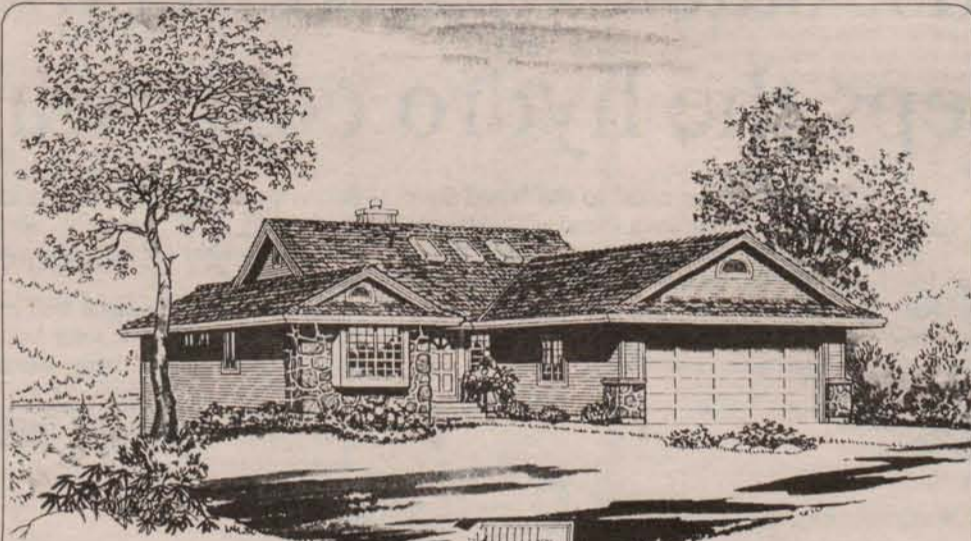
There is plenty of counter and cupboard space in this compact, but very efficient kitchen. It also offers a space saving pantry and convenient access through the laundry room to the double garage.

Two bedrooms share a full bath, and you have the flexibility of turning the third one into a den or office, because of its location. The master suite features a private ensuite, a large closet and access to the sundeck.

Stonework and multipaned glass windows adds traditional charm to the exterior of this unusual home and there is an unfinished basement for future expansion, should you need it.

Plans for design No. H-1-3-460 are available for \$210 (set of 3) and \$21 for each additional copy. Saver sets are available for \$242 (set of 5) and \$294 (set of 8). B.C. residents add six per cent prov. sales tax. Also add \$6.50 postage and handling within B.C. or \$9.00 outside of B.C.

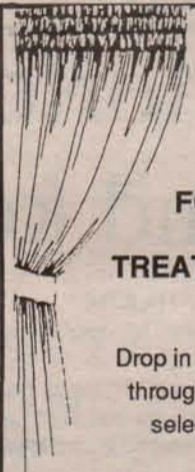
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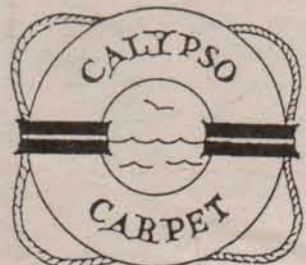
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Building activity swells on each of Gulf Islands

There were twice as many building permits issued in the Gulf Islands this August than in August, 1988.

On Salt Spring, a total of 16 single family dwelling permits were issued along with two commercial permits, compared with eight and one respectively, during the same period last year.

The Outer Islands are also experiencing an increase in construction activity. A total of 15 single family building permits were issued in August, 1989 of which six were issued on Pender Island. Figures for last year totalled eight during the same

period with Pender Island being issued three and Galiano Island, five. Total value of building permits issued in 1989 was \$903,614. This sum was nearly half in 1988 at \$477,357.

Total value of those permits issued on Salt Spring during August was \$1,929,862. The figure for the same period last year totals \$741,724.

Building permits for single family dwellings this year are up over last year, with 156 compared to 103 during the first eight months.

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



ONE BLOCK FROM BEACH

This 2 bedroom ocean view home is surrounded by its own park-like grounds. Weeping willows, lawn bowling greens, fish pond, superb vegetable and flower gardens. Enjoy the in-ground pool or walk to the nearby beach. List price: \$159,000.
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This 1522 sq. ft. home offers an open plan living and dining area with two bedrooms and a new den. Situated on 5 acres of arable land with a seasonal creek and all day sun. Come and make your offer. List price \$122,500.
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LOVELY PASTORAL VIEWS

From this 5 year old 3 br, 2 bathroom chalet style home. Located on 1.51 sunny acres in the Fulford Area. \$106,000.
CALL BEV 537-2532



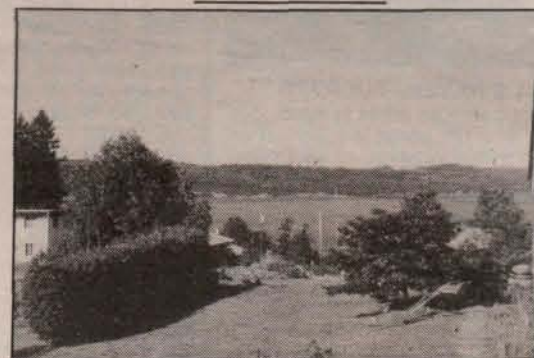
LOOK & COMPARE

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 view & close beach access. This lovely home is a pleasure to show and is listed to sell at \$119,500.
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Good location combined with all day sun make this St. Mary Lake view home special. 4 - 5 Bd., close to lake swimming, trout & bass fishing. Golf, tennis and ocean beaches nearby. Value - \$119,500.
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NEW LISTING

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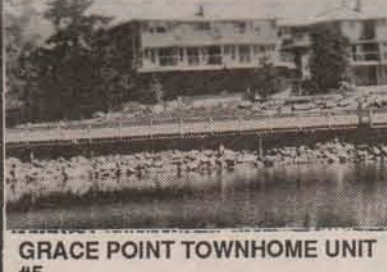
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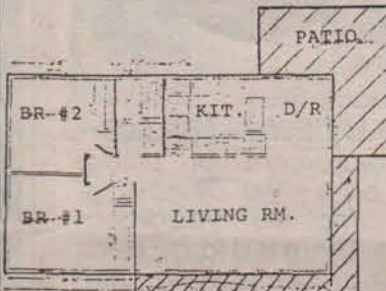
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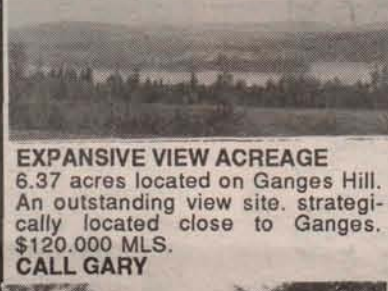
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New home to be built on .66 acres. 2 bedroom, sitting room, country kitchen, vaulted & cove ceiling with skylights. 1 finished bathroom, one roughed in bathroom. Sliding glass doors lead onto courtyard. Well designed. Asking \$110,000 MLS.
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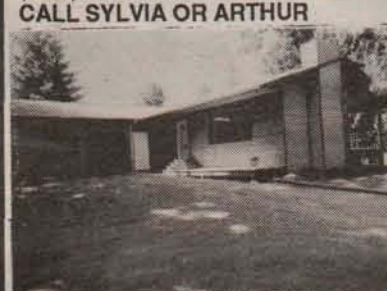
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10 acres located within minutes of Vesuvius or Ganges, view building site, easy access, water and hydro at road. List price \$125,000 MLS.
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"ISLAND GETAWAY"
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LOOK AT ME NOW! ISLAND WATERFRONT GETAWAY
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An exceptional 2.34 acres of waterfront with a delightful 5 bdr family home with spacious rooms and superb views. Great warm swimming beach, gardens, orchard, pasture & large separate workshop. List price \$749,000 MLS.
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SALT SPRING ISLAND ACREAGE
Very pretty acreage centrally located between Ganges and Fulford Harbour. This nicely treed partly cleared property has road in and would make a great hobby farm or country estate. Listed at \$41,500 MLS.
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GALIANO ISLAND

DOUBLE VIEWS
Enjoy the sunrise over Vancouver or the sunset over Salt Spring Island from your decks. This 2 bedroom home is situated on 2 acres of wooded privacy. There is a 17x10 workshop for the handyman and a spacious solarium for the "greenthumb" of the family. Priced at \$98,900 MLS.



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1.25 acres pastoral view, 2 bdrms, 2 bthrs, hot tub, 3 space carport, workshop, fireplace in master bedroom. Large sunny patio and deck.

PERFECT RETIREMENT HOME - \$95,500
This neat year-round home is unique! 2 bedrooms, large deck, guest house and workshops all on 1.3 acres. The grounds are landscaped and private.



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One of Pender Islands charming older homes... on 2 acres... tastefully up-dated to modern standards. Large kitchen & spacious living-dining room with heatilator fireplace. Four bedrooms. Fenced for horses & plenty of water. \$98,000.



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letters

Miracles

To the Editor:

This Terry Fox day reminds me of a couple of experiences which shed a little light on the subjects of death and suffering. It seems sometimes the experience of suffering — however hard or negative it may be, puts us in touch with the "healer" within — perhaps it takes tragedy to make us aware of this power.

Ten years ago I was crossing the highway on foot, hit by a car which came out of nowhere, and knocked unconscious for about three days. I remember floating out of my body in a totally wonderful space towards what seemed to be the centre of light and love in the Universe. I had no desire to return but got the message there was something I had to finish. I was going back.

I remember swearing, hearing voices down on the right and waking up in a hospital bed with people sitting beside me. After that experience I was left with no fear of death, but a wonderful impression and an altered perspective on what life's really about. Although recovery from that accident has been sometimes long and painful. I found techniques in the book *Creative Visualization* helpful: author S. Gawain writes: "I've found that in my experience the best way to work on healing is to picture myself as a clear channel for healing energy, the spiritual energy of the universe, to flow through me and to the person who needs it. I think of my higher self sending energy to the other person's higher self to support them in whatever they need to do to heal themselves. At the same time I picture them as they truly are ... a divine being, a beautiful and perfect expression of God ... naturally healthy and happy."

Secondly, I was on St. Joseph's Island, near Thunder Bay, the day Terry Fox ended his run there. I was struck by the distinct thought that cancer was environmental and something had to be done about it. This year at the Fall Fair, it was impressive to see so many well-informed island groups — the salmon enhancement, recycling, agricultural land use, Island Watch, Green Islands, Sierra Club and the ladies handing out trees — making us more aware of what we can do together.

I accidentally bumped into MLA Terry Huberts and his assistant Shane Janzen, and we discussed the need for further consultation and co-operation.

Perhaps healing ourselves and our environment involves crisis but ... miracles happen every day — in fact, they tend to be the order of the Universe.

SUE HISCOCKS,
Ganges

Degradation

To the Editor,

While I was definitely impressed by the size of some of the vegetables at the Fall Fair, I could not help wondering how much fertilizer and pesticide etc. would have been used to produce some of the giant specimens on display.

While it is no longer considered ethical for our athletes to take drugs to improve their performance and win medals, it is still considered OK to produce oversized and perfectly shaped unblemished vegetables with the help of all the chemicals at one's disposal.

It is now time to outlaw all chemicals in the production of specimens for such contests, and to forbid anyone found using chemicals on their vegetables to enter their produce for two years, just as Johnson has been forbidden to compete for two years.

Furthermore, I should like to see categories such as: the apple with the most worms, or the tomato with the most blemishes! This might bring it to people's attention that it is high time we got off this chemical kick which is contributing considerably to the degradation of our farmland.

SIMON ROOK,
Ganges.



SUNNY NEW HOME IN VESUVIUS

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



WON'T LAST LONG

4 BR Tudor rancher on .93 acre of level fenced property situated in quiet area close to Ganges. Separate 200 sq.ft. work shop, \$94,000 MLS.



COTTAGE WITH OCEAN VIEW

Two bedroom cottage on 1.51 acres. Nice level fenced acreage with small orchard. Very sunny, quiet area. Great starter or recreational home. \$75,000 MLS.



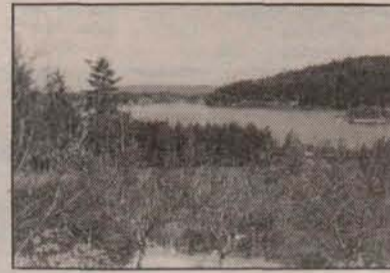
BOATER'S HAVEN

Over one acre of low bay waterfront on lovely Southy Poi... Private jetty with serviced docking facilities, launch ramp foreshore lease. Spacious attractive home with many special features and superb views from every room. Extensive decks with hot tub. Self-contained guest cottage. \$650,000 MLS.



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.



WANTED: A FAMILY WITH SEVERAL SCHOOL CHILDREN

Take advantage of the view from over 800 sq. ft. of new deck and admire your low maintenance lot with 12 fruit trees and paved driveway. The carport could be used as a workshop. Built-in vacuum system and oil/wood furnace add to this well-priced 5 bedroom and full basement ready to finish off home. Make an appointment today! \$112,000 MLS.



PRICED TO SELL

Sunny 3 bdrm home on 1/2 acre level lot. Great area for children, newly fenced front and back yard. Recently renovated kitchen, bathroom and dining room. Listed at \$89,000 MLS. Reduced to \$85,000.



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.



BEDDIS BEACH

Sunny, level, ocean view lot, surrounded by quality waterfront homes in the Beddis subdivision. Services with hydro, telephone and water. Now reduced to \$55,000.



SMALL ACREAGE NORTH END WITH WELL

Lot 2 - 1.97 ac. south facing, has a good seasonal stream and easy access to building site. \$27,900.



LAKEFRONT

1.02 ac. Cusheon Lake, dock in place, 1088 sq. ft. Two levels, total rebuilt 1988 immaculate, super getaway, private, great fishing / swimming. \$89,900 MLS.

5.14 ACRES \$37,900

Located on quiet dead end cul-de-sac, this wooded 5 acre lot offers excellent privacy, sea glimpses, roughed in driveway, 1 g.p.m. well. Try \$10,000 down and vendor financing.

NEW LISTING — SECLUDED ACREAGE CLOSE TO GANGES

5.37 acres with very private setting. Sunny location with treed, gently sloping property. Driveway in one of the many building sites. Cleared. Seasonal creek. \$49,500 MLS.

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Crossword

By Rick McConnell

ACROSS

- 1 Chicken partner
- 5 Accountant's letters
- 8 Cheese
- 12 Zone
- 13 Record
- 14 Margarine
- 15 Black Valley, Alta.
- 17 Prolific Writer?
- 18 Finish
- 19 Free
- 20 Explosion
- 21 Lobe
- 22 Relaxing sound
- 23 Bow's partner
- 26 Slanted
- 30 Moony name
- 31 Gallery stuff
- 32 Costa _____
- 33 Mollusc
- 35 Tree type
- 36 Weep
- 37 Table scrap
- 38 Stash
- 41 Three prefix
- 42 Compass pt.

- 45 Wash
- 46 Black Nudge, Alta.
- 48 Winged
- 49 Lean-to
- 50 "Yours. Mine and _____"
- 51 Jaw
- 52 Gorged
- 53 Dagger

DOWN

- 1 Sprint
- 2 Press
- 3 String ornament
- 4 Gal of song
- 5 Gold land
- 6 Shape
- 7 Era
- 8 Black Hillock, Alta.
- 9 Arm bone
- 10 Old cars
- 11 Negative warning
- 16 Tie

- 20 Lunch container
- 21 Black Brook, B.C.
- 22 Picnic pest
- 23 _____ mode
- 24 Massage
- 25 Genetic stuff
- 26 "Tears _____ not enough"
- 27 Talk back
- 28 King-topper
- 29 Tried for office
- 31 Some
- 34 Raw metal
- 35 Seed coat
- 37 See 51 across
- 38 Strip
- 39 Geological basin
- 40 Track-shaped
- 41 Support
- 42 Turned
- 43 Certain
- 44 Gaelic
- 46 Tea
- 47 Distress signal

Solution Page R10

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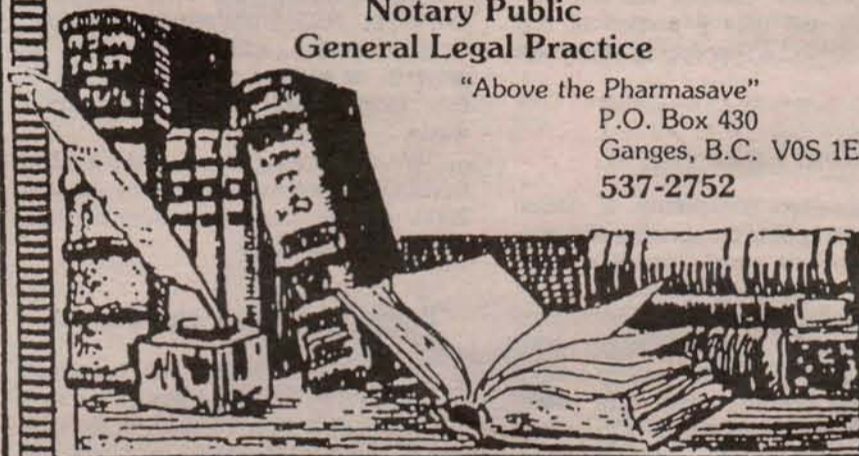
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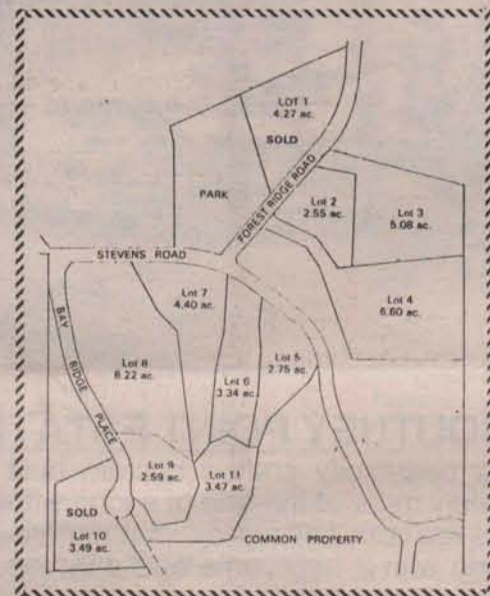
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LAW OFFICE

AT LAST! FOREST RIDGE ESTATES — PHASE II



Phase II has finally come on the market and already there are only 9 of the 11 lots available. Don't miss your chance to purchase one of these south end acreages close to Ruckle Park and beach access. All are treed, have rocky knolls, some have arable portions, some have sea views, all have wells and hydro at the lot line.
Prices start at \$63,500. Call me today for full details.

**CALL DAVID R. DUKE
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Upgrading may lead to outages

If there's another cold spell this winter, B.C. Hydro will be well-equipped to provide heat to island homes.

Current upgrading of the sub-station at Atkins Road will involve short power outages in the islands. A hydro crew from Nanaimo will be undertaking the work during the next few weeks and all work will take place within the sub-station.

The Salt Spring Island sub-station serves Salt Spring Island and all of the Gulf Islands. There are a total of five circuits and between 7,800 and 7,900 hook-ups. While one circuit is being modified it will be "turned off" and users will be transferred to one of the other four circuits. It is during this transferral process that islanders may be momentarily without power.

The upgrading will allow a greater hydro load to be placed on the sub-station.

Provincial

Roundup

A proposed logging scheme for B.C.'s beautiful Inside Passage has triggered yet another political and environmental confrontation.

Last week, NDP forestry critic Dan Miller called for a series of public meetings and an extension of the September 30 deadline for public input into the proposed management scheme for the Inside Passage.

It's typical of the Socreds to throw a major logging scheme at British Columbians, and then run for cover for three weeks until the deadline for input has passed," Miller said.

The proposal calls for a chain of marine parks, protection of scenic values, and prudent timber harvesting on about 250,000 hectares along a 400-kilometre marine corridor from a point on the Mainland, almost level with the northern tip of Vancouver Island, to Prince Rupert.

Forest Minister Dave Parker says about 10 per cent of the area visible from the transportation corridor has commercial timber and only a portion of that would be subject to harvesting at any one time.

Deal Lake Agent

The northern community of Dease Lake will be getting the services of a part-time government agent, Premier Vander Zalm announced last week.

Dease Lake and area has a population of about 1,000, including members of the Tahltan Indian Band. Residents in need of government services must now travel nearly 100 miles north to the nearest government agent's office in Cassiar.

Fairer Jury System

Attorney General Bud Smith last week announced a number of policy changes designed to make British Columbia's jury selection system fairer.

One of the changes will increase the representation of native Indians on jury panels, groups of randomly selected citizens from which juries are drawn.

The new policy will also prevent the re-selection of people for jury duty for at least two years. Another change will result in the selection of jurors who live no more than an hour's drive from the court house where the trial is held.

Farewell Garbage

Environment Minister Bruce Strachan last week announced a plan to reduce the amount of garbage produced in B.C. by 50 per cent within 10 years. The plan is to be implemented in co-operation with municipal governments.

The money will be used to support municipal waste-management planning, local recycling and waste reduction projects, as well as the development of new technologies for the treatment of waste.

"We are looking ahead to the kind of environment we want to have by the year 2000, and the action will begin immediately," Strachan says.

Totems Across the Pacific

British Columbians will contribute \$40,000 for two totem poles to be raised simultaneously next February at the closing of the New Zealand Commonwealth Games and in Victoria which will host the 1992 games.

Solution

R	I	B	S	C	M	A	C	U	R	D	
A	R	E	A	L	O	G	O	L	E	O	
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59 ac. prime soil, not a stone on it, 10 acre woodlot, bal. in hay & pasture. Lots of water. Ideal for orchard, berries, table grapes, hay or livestock. U/D duplex w/1400 sq. ft. on ea. floor. Nr. Duncan. \$315,000.

INVESTMENT OPPORTUNITIES

* Fulford 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.

* 1 Block to Ganges Core 12.5 acres sub-divideable, some ocean views, sewer & piped water, residence presently rented, excellent development or holding property. \$495,000.



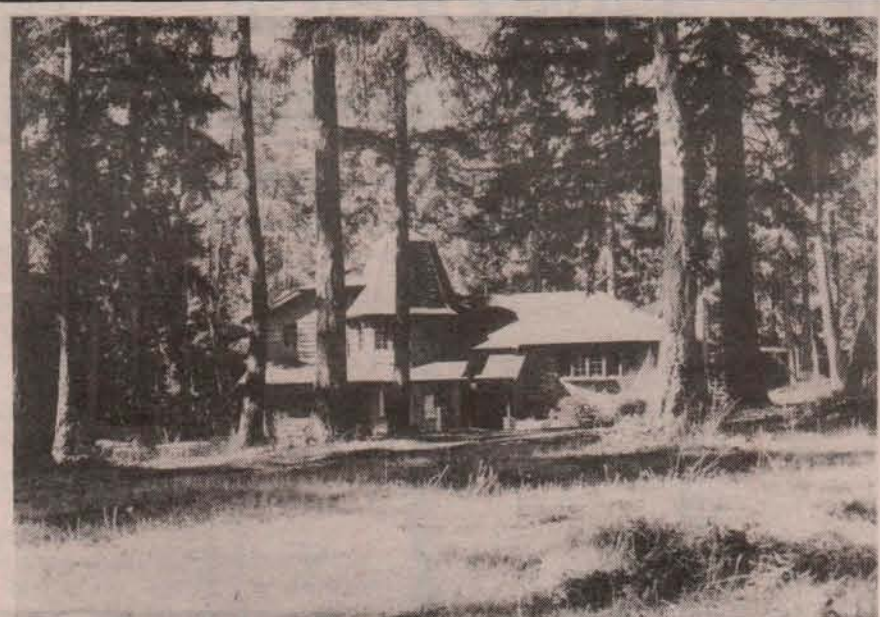
EXECUTIVE ESTATE

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.

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Approach this beautifully crafted custom built Tudor home among tall stately trees at the end of a long winding driveway. The 2.35 acres are fairly flat and low-maintenance. A three way split level home with 3 bedrooms and den; the design lends itself well to private guest or in-law quarters. Oak wainscoting throughout; extensive use of brick, quality appliances and much more. Interior garage and 12 x 20 enclosed outbuilding.

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SUNSHINE & PRIVACY



Lakeview; 0.87 park-like acres; fruit trees; veg. & rose gardens; 3 bdrm. 2 level finished home; sun-room; decking; games room; 3 bathrooms; List price \$149,000.

CUSTOM DESIGN HOME



OUTLOOK OVER ACTIVE PASS: near new contemporary residence; 2 bedrooms and studio recreation room; large double garage. List price \$175,000.

BUILDING LOTS / UNIMPROVED PROPERTIES

- .50 acre, sewer & piped water, zoned for duplex; List Price \$30,000.
 - .28 acre, Ves. area; fully serviced lot, some view; List Price \$32,000.
 - 5 acres, private & sunny; Vendor financing; List Price \$46,000.
 - 5 acres, VIEW, VIEW, VIEW; List Price \$65,000.
 - 5 acres, TIDAL WATERFRONT, vendor financing; List Price \$75,000.
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BRAND SPANKING NEW



Quality built 3 BR home in popular Vesuvius area. Ocean-view with a tasteful decor. Offers to asking price: \$210,000.

BRINKWORTHY



Immaculate bungalow. Over 1300 sq. ft, fully fenced, landscaped. Just move in & enjoy. Asking price \$82,500.

TO BE MOVED



Move the 3 BR mobile to a location of your choice. Over 1000 sq. feet, large kitchen with eating area. Four appliances. Listed at below appraised value. Offers to \$33,000.

MAGGIE SMITH
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100 HILLS GEM!



A well-built 1735 sq. ft. home with charming trellised courtyard, rockery, flower and vegetable gardens. Very private lot. Breath-taking views of Ganges, outer islands, Mount Baker, mainland mountains. Enjoy the sunshine on your private sun-deck! Asking \$189,000. Call Liane today to view.

COUNTRY ROADS!



Idyllic, almost 10 acre parcel offering privacy, an orchard, pasture, forest with the plus of a sun-splashed southern exposure. Building site prepared with power hook-up. Close to a beach access. Asking \$78,000.

LIANE READ
537-4287

SUNNY EXPOSURE HOUSE & COTTAGE



Architect-designed home of 2,600 sq. ft. on 9 wooded acres of seclusion. Close to activities. Includes pretty, 500 sq. ft. cottage. \$265,000.

WALK BY THE SEASIDE



1.73 acres of cleared property across from ocean. Very private. 2 BR, 516 sq. ft. insulated cottage with new storage shed. \$118,500.

SCARCE WATERFRONT



Two lots totalling 234.5 feet of ocean frontage. Easy beach access. Partially renovated 2-bedroom home with western exposure. Good holding property. \$350,000.

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or
Shelli Robertson
653-4347

WOODED 5-ACRE PARCEL



Best buy — wooded five acres with pastoral views. Driveway and building site in. Lots of sun in a developing area. Zoning allows main residence and guest cabin. No restriction on mobiles. Price reduced - \$39,500.

NEW HOME - NEAR COMPLETION



Vendor forced to relocate, good neighbourhood, close to lake, store, tennis. Two bedrooms, patio, piped water, large lot. View today - still time to pick your colours. \$111,000.

NORMAN ROTHWELL
537-5103

LAKEFRONT FARM



19 acres located on Weston Lake. Quality home modern design with many features, plus barns and outbuildings, cleared, fenced fields plus wooded areas. Price \$499,000.

WOODLAND DRIVE



1 acre lot wooded, 2 bedroom home in good area, well built and excellent condition. Price \$125,000. **SOLD**

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MULTIPLE-FAMILY ZONED ALLOWS FOR 9 UNITS

Priced to sell, this .9 acre multiple-family zoned parcel's strategically located within the core of Ganges. Close to the hospital and shopping, it also allows a level walk to the village. Price includes appraisal, development permit and approved site plan. \$69,000.

3 BDRM. HOME IN THE VILLAGE



Three bedroom bungalow within the village of Ganges. Almost half an acre of landscaped property offers very arable soil and privacy. New roof & gutters plus connected to sewer. \$84,900.

STRICK AUST
537-5828

COSY HOME WITH OCEAN VIEW



Don't overlook this cosy 2 bedroom home situated on half-acre lot serviced with water & sewer. Great workshop equipped with 60 amp wiring, water, heat & telephone. Asking price \$92,000.

BRINKWORTHY PARK



Nicely kept modular home in retirement park. Underground serviced with water, sewer, power and cable. Well landscaped with enclosed garden and 256 sq. ft. of covered patio. Located close to Ganges and all Island amenities. \$59,000.

PHYLLIS FETHERSTON
537-2095



3 bdrm home on 1/2 acre lot, piped water, electric heat, oak floors. 1196 sq. ft. Vendor financing to qualified buyer. Asking \$107,500.

ATTENTION INVESTORS & BUILDERS

1/2 acre easy building lot, piped water, paved road in area of modern homes. Vendor financing available. Asking \$29,500.

BOB TARA
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UNIQUE, COSY — \$289,000



Home with two separate workshops and guest cottage all on 1.36 acre. Beautiful waterfront. 144 ft. oceanfront and moorage. Foreshore lease applied for. Price includes washer, dryer, refrigerator & stove. Beautifully parked out grounds and arbutus trees. \$289,000.

WHIMS ROAD



Gently sloping 2.78 acres of nicely treed property. On cul-de-sac and private. Water and hydro to lot line. Now \$39,500.

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\$55,000



- * 2 Bedroom bungalow
- * Close to Ganges
- * With all appliances

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- * 1.88 level acres
- * With house & workshop
- * Ideal for development
- * Rare C1 zoned
- * Priced - \$160,000.

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- * Level .47 acre
 - * Near Drummond Park
 - * Fulford village & school
 - * Priced to sell \$50,000
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Woodsy, hideaway, 5 acres of peace & quiet, near Fulford \$38,500.



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OCEANVIEW CHARACTER COTTAGE



Everyone's dream! 3.5 acres of sunny arable land overlooking Ganges Harbour - Excellent water supply. Delightful 2 BR cottage with considerable recent upgrading including new septic field, water pump, 400 sq. ft. of decking etc. Just listed at \$112,900. \$109,000. MLS. ASK FOR A VIEWING!

INVESTMENT

Holding property with rental houses close to town. 4 1/2 acres zoned commercial service with potential to subdivide or strata title into 12 lots. Vendor will sell all or part. Light industrial zone. Great potential. \$490,000. MLS.

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



This spacious 3 bedroom & den "Cape Cod" style home on spacious low maintenance lot is just minutes from St. Mary Lake. Deer-fenced garden, paved driveway, cablevision and house is situated on a quiet crescent. - DON'T DELAY, THIS WON'T LAST LONG. \$155,000. M.L.S.

BUYING ON A BUDGET? HERE'S THE BARGAIN YOU'RE LOOKING FOR!

Superb sun travel, with ocean glimpses and Vesuvius sunsets make this 2 BR modular home on a spacious 1 acre lot a delight! Piped water, cablevision, paved driveway with tennis, golf, swimming and ferries close by. ACT NOW! \$79,000. MLS.

SUNNY AND SECLUDED WITH VALLEY VIEW

Treed 6.05 acreage close to Ganges with subdivision potential. Driveway is in with 2 road accesses. Cleared building site and 12 gpm well!! DON'T MISS IT. \$49,900. MLS

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1.39 acres with level access and cleared building site. Easy trail leads down to a sandy beach. House site will give a super ocean harbour view. There is a 10' x 40' water lease in place. Dock your boat 12 months a year in the deep safe moorage basin you share with Maracaibo yachtmen. ASKING \$135,000. mls.

OCEAN VIEW HOME

1213 sq. ft. 2 bedroom one level home with 2 car garage. An immaculate home that is well maintained and has been loved by its owners. Worth more than the asking price but owners disabilities force move. SPECIAL REDUCED PRICE \$119,500. MLS.

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537-5568 537-9484

HARVEST HAPPY MEMORIES FOR YOUR FAMILY IN THEIR OWN HOME



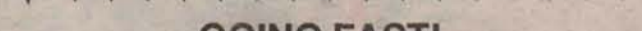
Lots of windows and skylights allow for all day sun and bring the beauty of the outside to your chairside in the solarium and dining area of this spacious family home. Two full levels of living include 3 BR, a den, and a recreation room. Just steps from schools, shopping and the hospital, you can leave your car at home. Price below replacement value - SEE IT TODAY! \$114,000. MLS.



GRACIOUS SPACIOUS HOME IN MARACAIBO

Architect-designed executive home built to take advantage of the southern exposure yet providing protection from summer sun with extra-wide overhangs and spacious decks. One level living with over 2,000 sq. ft. of floor space allows division of bedroom wing (3 BR, 2 full baths) from entertainment area (Living room with brick fireplace & dining room), which carries on to the gourmet kitchen with centre island and laundry area. A guest room or study with ensuite completes the main floor. The basement area has a workshop-storage room. A concrete driveway leads to the attached double garage.

Set this delightful home on 1 3/4 acre of park-like woods, add an excellent water supply (well) & prepare to retire today! All this for only \$220,000. MLS.



GOING FAST!

Move quickly to take advantage of purchasing this waterfront lot near Vesuvius. Over 1/2 acre with 120 ft. on Duck Bay at the end of Monteith Drive. Warm swimming & excellent seasonal moorage. Piped water, hydro and cable to lot line. Offers to \$120,000. MLS.

ANN FOERSTER
537-5568 or 537-5156

ATTRACTIVE SEAVIEW LOT

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

Phone Ann Foerster
537-5568 or 537-5156
Victoria Direct 652-9225

SEA AND LAKE VIEWS

Over 1/2 acre in prestige area overlooking St. Mary Lake. Driveway in building site nestled in arbutus trees. Now only at \$44,500. MLS.

IDYLIC ACREAGE

Over 5 ac. with 1100 ft. of year-round creek frontage on Cusheon Creek. Piped water, driveway in to bldg site. Arable soil. Beautiful trees, especially maples. Only \$49,500. MLS.



GULF ISLANDS REALTY LTD.

P.O. Box 750, Ganges, B.C. V0S 1E0 — PHONE (604) 537-5577
FAX (604) 537-5576

RURAL SETTING SOUTH END HOME

\$109,000. MLS



On 1.02 acres this 3 bedroom home offers peace and tranquility with its meadow view, bordered by Weston Creek and surrounded by larger acreages and farms, easy care landscaping with split rail fencing.

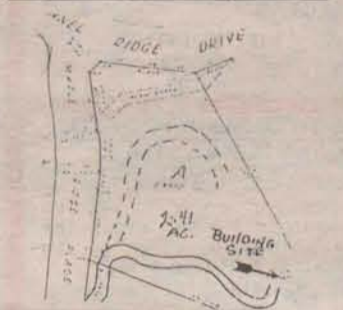
TOWNHOUSE LIVING NEAR THE SEA \$89,900



Ideal retirement home, easy care garden, balcony and patio for outdoor enjoyment, plus 1500 sq. ft. of living area. Ocean views and minutes to level oceanside walkway.

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

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.

MOVE IN TOMORROW



Brand new 1399 sq. ft. rancher on .55 acres. Quality throughout. Custom built cabinets in country kitchen. 3 bedrooms, 2 baths, plus L-shaped dining/living room. Low maintenance! Located in sunny Vesuvius area. \$137,000. MLS.

LYNN SCOTTON
537-5186

ST. MARY LAKEFRONT HOME



2 levels; 3 bdrm living on upper floor. Lower level (above ground) ready for further development. Over an acre on a quiet dead-end road. Large sauna building by the lake with a substantial dock system. \$175,000. MLS.

FOR THE MOST DISCERNING



This exquisite home is one of Salt Spring's finest. Over 3000 sq. ft. of beautifully appointed living space is presented with 4 bdrms, 3 bathrms, and an all oak gourmet kitchen with every conceivable option. An in-ground pool. Double enclosed garage and a breathtaking oceanview plus much more. By appointment only. \$389,000. MLS.

DONNA REGEN, CGA
MLS GOLD AWARD WINNER
537-2845

HOBBY FARM POTENTIAL ON PRIVATE ACREAGE



This very private 5 acre parcel is located between Fulford and Ganges. The driveway to the building site winds past this very substantial new 24 x 28 double garage plus workshop. The workshop doubles as temporary accommodation and has 200 amp power. There is a drilled well. \$72,000. MLS.

CLOSE TO GANGES



The warmth of wood will surround you both inside and out, with this well maintained 3 BR character home on an easy-care .73 acre sunny private lot with some mountain views. Living room features large rock fireplace. \$99,000. MLS.

CALL DAVID DUKE
653-4538
MLS GOLD AWARD WINNER

BEAUTIFUL BEDDIS ROAD

Beautifully treed acreage offering a variety of terrain, from good bottom soil to stately maples and fabulous ferns. This special piece of property offers privacy as well as the convenience of a close proximity to Ganges. 3 acres allows for a guest cottage and there is a dug well on the property. Asking \$38,500.

CHARMING SALTSRING WATERFRONT HOME



Situated on 1.74 private acres where one can enjoy views over Ganges Harbour and the fruits of the orchard. The charming character home offers 5 bedrooms as well as a great suite. Ideal Bed'n'-Breakfast. Located within easy walking distance of downtown Ganges. Vendors are motivated so don't miss this one. Asking \$249,000.

For Details Please Call
HENRI PROCTER 537-4273
SILVER MLS AWARD WINNER