

Buyers attracted to Outer Islands properties

By DAVE FRASER

PENDER ISLAND — The exodus of city-dwellers fleeing to the Outer Gulf Islands to escape explosive real estate markets elsewhere seems as inexorable as the rush of lemmings to the sea.

They come to Galiano, Mayne, Pender and Saturna from Vancouver, Toronto, San Francisco and other big cities experiencing crazy land prices.

They are retired or still working. They're the affluent looking for a choice acreage by the sea, or just ordinary working people looking forward to retirement and wanting something inexpensive on which to build their little piece of heaven.

What these urban refugees have in common is a desire to flee the rat race and own land before it is priced beyond their grasp.

In the last few months real estate offices on the Outer Gulf Islands have been enjoying an unprecedented surge in sales. The boom is particularly acute with those companies linked with the NRS international marketing network.

For the past one-and-a-half years, the network has allowed prospective buyers to walk into any NRS office in Canada, the Western United States and Hong Kong and pick up a catalogue listing Gulf Islands properties.

Besides the catalogue, NRS advertisements are placed in the *Globe and Mail*, which is distributed internationally.

The effect has been a surge of interest in Outer Gulf Islands properties.

"It's the best market I've seen in the eight years since I've been here," says Carol Kennedy of Mayne Island Realty. "It hasn't slowed since last summer."

Kennedy says she is getting more inquiries from serious buyers — "they come in spite of the snow and rain — and that although business is fairly steady year-round, there are a lot of sales in the fall. Summer vacationers become enamoured with the islands and return soon afterwards to search for properties.

So what's selling? "A real mix," says Linda Sokol of Pender Island Realty Ltd. She lists inexpensive raw land building

lots, weekend retreats, waterfront properties and residential homes as the offerings selling most briskly.

From January 1 to February 21 of this year Sokol's office sold 39 properties, compared to 117 sales in 1988 and 67 sales in 1987.

Sokol says the boom is partly due to the volatile real estate situation in Vancouver and Toronto. Many residents of those centres sell their homes at a large profit but can't afford to rebuy in the same area. So they come here.

"And Pender prices are so reasonable, working people can afford to buy retirement homes and rent them out in the meantime," she said.

Kennedy adds that homeowners capitalize on the buoyant Lower Mainland market by "selling their west side homes and (finding they) can afford a smaller residence in Vancouver and a nice piece of recreational property on the Gulf Islands."

There's also a new breed of buyer on Mayne Island. "They used to be retirement and recreational properties that sold. Now there's quite a few young couples

wanting to change their lifestyles," Kennedy said. "They conduct businesses from their homes with their fax machines and go to the office twice a week."

Jill Hansche-Penny of Galiano Island Realty Ltd. is also dealing with younger purchasers, especially business people in their early 40s, who want to become permanent members of the Galiano community while commuting to their Vancouver offices once or twice a week.

"We're looking at a heavy summer if sky-rocketing interest rates don't happen," Hansche-Penny says.

She predicts Galiano prices will climb next year after remaining fairly steady for the past three to four years.

"We're getting a lot of inquiries from Back East, where we didn't have them before," she said.

Sokol said that next to Vancouverites and Victorians, her next largest pool of customers are local purchasers. They buy land for investment purposes or plan to upgrade to a larger home now or in the future. And many of their relatives are buying as well.

Quite a few Albertans, particularly from Edmonton, are snapping up properties, she added.

Then there are buyers from Ontario and California, lured by the comparatively cheap real estate prices and the rural nature of the Outer Islands.

Californians want to escape population congestion, pollution and crime, says Sokol. "They want to leave the atmosphere of the States. It's the whole pie in the sky thing. Canada offers an alternative."

Galiano has larger, more exclusive properties, says Kennedy, who owns half of Galiano Realty. Properties average out at between five to 10 acres.

"But that's what makes Galiano such an attractive place to live," adds Hansche-Penny.

She says the island has larger lots because Galiano was not subdivided before the Islands Trust came into effect in 1973.


Meanwhile, Hansche-Penny noted her office doesn't have the listings it had last year. For example, she said there are only a few waterfront properties left on Galiano.

Pender and Mayne Island values are next in line to those of Galiano. Quite a few lots between one-third and one-half an acre in size are available.

Saturna has the least expensive property prices of the four Outer Islands, primarily because ferry access is not as handy as elsewhere. Kennedy says Saturna sales are active, with quite a few waterfront lots being available.



Familiar sight on Outer Gulf Islands — the tacking up of "sold" signs on properties listed for sale — is repeated by agent Linda Sokol on Pender Island. Interest in properties is surging on the islands.



HOME

F·I·N·D·E·R'S G·U·I·D·E

Your guide to Gulf Island properties

COMPLIMENTS OF:

Medical premiums to rise by 6.5 per cent

By HUBERT BEYER

Premiums for British Columbia's Medical Services Plan (MSP) will go up by about 6.5 per cent April 1, and that's no joke.

Premiums for individuals will increase by \$2 to \$31 a month; a couple will pay \$55 a month, up by \$3; families of three or more will be charged \$62 a month, an increase of \$4.

Health Minister Peter Dueck says the government has made every effort to hold the premium increases to a level "British Columbians will find reasonable." He points out that revenues from premiums cover only about 15 per cent of the province's total health care budget.

NO COAL

Provincial government approval of a major coal project in southeastern British Columbia expired last week, and if the company which made the proposal wants to revive it, it may face even tougher environmental controls, according to Environment Minister Bruce Strachan.

The Sage Creek Coal project received the government's approval in principle in 1984, but plans were put on hold when the bottom fell out of international coal markets.

There had been some concern from south of the border that the project would have negative impact on the water quality and quantity of the Flathead River at the U.S. border, and Strachan says any resurrection of the project would be carefully screened by B.C. and the state of Montana.

"Protection of the environment must be given top priority in any future consideration of the proposed Sage Creek Coal project," the minister says.

NAME THAT PARK

If you fancy having a walking trail named after you, here's your chance. All you have to do is come up with the winning name for the province's newest urban park, the 2,000-acre University Endowment Lands in Vancouver.

Elwood Veitch, minister of regional development, wants "all British Columbians, young and old," to get in on the contest. In addition to having a trail named after him or her, the winner will get a helicopter ride over the newly-named park and the Lower Mainland communities the park will serve.

For what it's worth, Elwood, here's my suggestion — Chief Dan George Park. I think it has a nice ring to it and would suitably honour one of British Columbia's great late native sons.

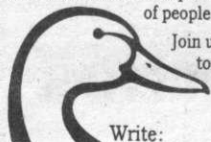
OWEN HONOURS

B.C. Ombudsman Stephen Owen was recently elected president of the International Ombudsman Institute. Ombudsmen from more than 60 jurisdictions world-wide belong to the institute.

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capital comment

John Reynolds, speaker of the B.C. Legislature, to which the B.C. ombudsman is accountable, said Owen's election as president of the institute is "a distinctive recognition of Mr. Owen in particular and of British Columbia in general."

AIDS STATS

According to health ministry estimates, between 6,000 and 10,000 British Columbians are infected with the AIDS virus, that is they would test positive for the

virus, but not necessarily contract the disease.

The number of infections actually diagnosed as a result of the B.C. Centre for Disease Control's tests stands at 2,609. Of that total, 2,034 were homosexuals or bisexuals. The rest can be broken down into 23 intravenous drug users, 43 haemophiliacs, 92 heterosexuals; nine prostitutes, three prostitutes who are also intravenous drug users, 41 blood and blood product recipients and 353 for whom no risk factor was established.

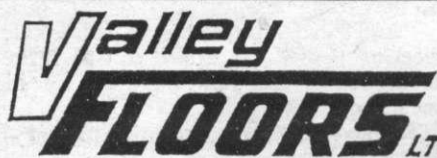
Health Minister Peter Dueck stresses that

the number should not be confused with the number of actual cases of AIDS. The number of people who actually contracted Acquired Immune Deficiency Syndrome stood at 464 on December 23, 1988. The first case of AIDS in B.C. was reported in January, 1983.

FULL CIRCLE

For nearly two years, Premier Vander Zalm did it his way and bought himself a lot of grief. Now he's reverting back to the management style of his predecessor, Bill Bennett.

The latest shift in Vander Zalm's operating style came with the hiring last week of Jerry Lampert, long-time political backroom boy and former principal secretary to Bennett. Lampert, 44, will start his new job as Vander Zalm's principal secretary on April 3.



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OUTSTANDING SALES ACHIEVEMENT



Century 21 of Canada recently recognized their top performing sales people and companies with outstanding achievement awards. Photo shows proud award winners from left to right: Pat Jacquest, Brian Betts, Becky Legg, Eileen Larsen, Sylvia Gayle, Tom Hoover, missing from photo is Ed Davis.

Individual awards for outstanding achievement were:

Second quarter 1988 — Pat Jacquest, Eileen Larsen

Third quarter 1988 — Ed Davis (missing from picture)

Fourth quarter 1988 — Becky Legg, Sylvia Gayle, Brian Betts

Outstanding achievement award for the 3rd and 4th quarter of 1988 were awarded to Century-21 Islands Realty Ltd. Tom Hoover proudly displays these awards.

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country gourmet

by john edwards



When Dox Quixote went jousting with windmills he was really riding across fields of saffron. La Mancha is the source of the world's best: it costs \$2,000 U.S. an ounce and cheapens gold in comparison. La Mancha, Arabic for "the parched lands," comes alive with shades of purple every autumn when the rains bring forth crocus sativus, the autumn crocus.

Why is saffron fabulously expensive? In a word, labour. Each crocus contains only three of the delicate stigmas which are the source of genuine saffron. No mechanical means has yet been devised to replace the touch of experienced human fingers in their harvest. And a pound of saffron may require 100,000 flowers.

Furthermore, the stripping of the stigmas must take place immediately, before the blossoms wilt, to avoid damage. They must be cooked perfectly the same day (or night) in deep pots. Too much heat destroys the rich scent, too little and the saffron is inferior and commands a lower price in the merciless eyes of the buyers.

Saffron farmers and their entire families work long hours in the kitchen every autumn. As the night wears on they sit, half-asleep, around the table knee deep in a lavender sea of discarded flowers. The aroma from the saffron pots on the stoves fills the air while each person, with practised hands, adds three more stigmas to the tiny pile of long red threads on his or her plate.

Saffron is not just worth more than gold here... it is gold. People are paid in saffron, cook their special dishes with saffron, and look forward to the last Sunday of October when the harvest is over and the Fiesta of the Saffron Rose can take place. La Mancha has been exporting saffron since the 1300s and without it the local economy would collapse.

You can imagine, then, how kindly they regard the efforts of the unscrupulous and the greedy to adulterate true saffron. In the past these miscreants were beheaded, burned at the stake or, if they were fortunate, only buried alive. In the 20th Century the addition of safflower petals or tumeric or marigolds results in arrest and prosecution, although I still wouldn't want to try it in Iran where mediaeval justice is enjoying another renaissance.

The Phoenicians pacified their goddess Astarte with saffron cakes. They left a taste for the red gold wherever they set up trading posts, from North Africa to Marseilles to Cornwall, thus giving us Arabic pilaf, French bouillabaisse and English saffron buns.

Since saffron has been discovered in Egyptian mummies it comes as no surprise that Cleopatra both cooked with saffron and used it in her make-up.

Saffron is mentioned by the epic poets Homer and Virgil (on the other hand, what isn't?); and more relevantly by Pliny and Apicius. Pliny gives us the encouraging news that "those who drink saffron-water before wine will avoid hangovers and get hammered with difficulty." He also tells us that saffron induces sleep while at the same time acting as an aphrodisiac, which rather defeats the purpose unless your lover exists only in your dreams.

Marcus Apicius, my favourite classical cook and the father of western cuisine, gives a typically superb recipe for a fish sauce made with saffron, pepper, lovage, savory, onion, damsons, wine, vinegar, stock and olive oil.

The greatest consumers of Spanish saffron are now the Arabs, which is fitting since they introduced the plant to the Iberian peninsula when they invaded it in the 10th Century. Indeed, the word saffron is derived from *za'faran*, and is one of the many Arabic legacies in our cookery and our language.

Indian cuisines use it with rice dishes, of course, and also as a flavouring for yogurt cheese, and in hot milk with pistachios. It is indispensable to a Spanish paella or an Italian risotto while a bouillabaisse without its pinch of saffron is beneath contempt.

So much for the national dishes. The fact is, however, that saffron will enhance the flavour of a legion of main courses and desserts and its noble colour will delight the eye as well as the palate. Less pleasant is the cost. I pay about \$7 for 0.046 oz. or, if you prefer, 1.3 grams. That's almost enough for a large paella or two pots of authentic bouillabaisse.

But it's a question of priorities. I don't smoke, drive a BMW or waste money on lotteries. I EAT!

Salmon Safrane

a freshly caught coho salmon, baked
parsley

saffron butter sauce:

2 T butter	salt and pepper
2 T flour	1 T chervil
1 C hot milk	\$1 worth of saffron (good pinch)
the juice of half a lemon	pinch of nutmeg

Melt the butter in a saucepan then whisk in the flour. Add hot milk in a thin stream. Use your whisk energetically to maintain the smooth consistency of the butter sauce. Squeeze the juice of half a lemon into the pan. Bring up to the boil and add pepper and salt to taste, chervil, saffron and nutmeg. Simmer the saffron butter sauce for 20 minutes then serve over portions of coho salmon on a bed of mushrooms and celery.

This sauce is notable for the colours: the muted greens of the chervil and the deep yellow-gold of the saffron sea that flows for a few moments over the silver grey salmon skin. It accentuates the natural, delicate flavour of the fish and makes every bite thought-provoking and satisfying.

I like to bring the salmon intact (but cleaned of course) from the kitchen on a bed of sliced sauteed mushrooms and celery. Spectacle is important. To accompany this *Poisson de Resistance*, serve boiled potatoes that have been chilled, then sauteed with carrots in two tablespoons of good olive oil. Miraberis!



Successful event

Dorothy Ballantine (left) stands with organizers of recent cribbage tournament held on Ganges under Royal Canadian Legion sponsorship. Committee included, from left, John and Eleanor Noakes, Sam Ballantine, and Dolores and Jim Bird. Event, reported in last week's *Driftwood*, drew Legion entrants from throughout Lower Vancouver Island.

Salmonid enhancement groups hold regional meeting in Ganges

Salt Spring last Sunday hosted the fifth annual meeting of groups in the southern Vancouver Island salmonid enhancement public involvement program.

In attendance were 60 representatives of groups from Sooke, Goldstream, Saanich Inlet, Mill Bay, Cowichan, Chemainus, Ladysmith and Salt Spring. Also present were teachers active in the "salmonids in the classroom" program developed for schools by Fisheries and Oceans Canada.

Hosted by Salt Spring's *Island Stream and Salmon Enhancement Society*, the annual meeting sandwiched speakers around a tour of the Cusheon Creek hatchery.

The meeting heard from Lynda Bermbach, who wrote the "salmonids in the classroom" package. She explained how it increases the awareness of children through games, puppets, posters, displays and the presence of eggs hatching in the classroom.

The program operates from the kindergarten to the Grade Seven level and, in the few years since being developed, has met with growing acceptance in all Vancouver Island school districts, Bermbach said.

She added that integration with all aspects of current curriculum has been successful, and that the program continues to expand.

The Salt Spring group has been part of that success, having purchased salmonid kits and aquariums for each school on the island, and designed workbenches and basic lab equipment for student studies at the Cusheon Creek hatchery.

The hatchery — built by volunteer labour and through the help of employment grants and Federal Fisheries — sits on Cusheon Creek land provided by Mr. and Mrs. Fritz Boehm. A visit to the site last Sunday saw trays of

hatcheries will be maintained and improved, but none will be expanded and no new ones built.

"The public involvement program has been recognized as a great success."

"The emphasis will be on enhancement of spawning channels and habitat reclamation, a switch from high tech to nature," the Salt Spring group said. "In short, the public involvement program has been recognized as a great success."

The afternoon session included a presentation by Dorothy Kieser from the Pacific Biological Station in Nanaimo, who outlined the signs and symptoms of sickness in fish.

Kieser said fish are able to defend themselves against illness, but when their resistance levels drop due to poor water quality or habitat, they become susceptible to a broad range of problems.

The presentation was meant to help volunteers learn about basic illnesses and their factors, and to help volunteers and the station develop a co-ordinated approach to identification of developing diseases.

39,000-plus eggs in various stages of hatching out.

The facility has the potential to produce half a million fry for distribution to streams in the Gulf Islands.

The meeting heard that seven new area co-ordinators have been put in place for B.C., a move that is expected to allow each region to expand its volunteer programs.

The Salt Spring society said it hopes the change will give it "more of the valuable time of its co-ordinator, Trevor Morris, who has been instrumental in our local success."

Also planned is a shift in emphasis to habitat improvement and natural rearing. Large-scale

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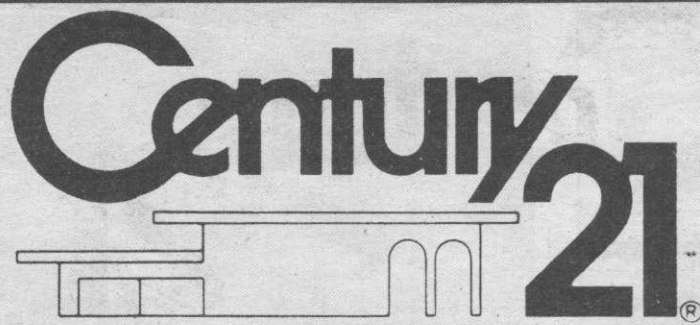
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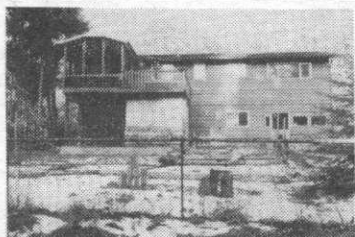
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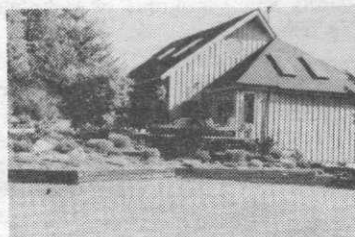
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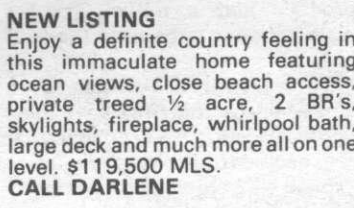
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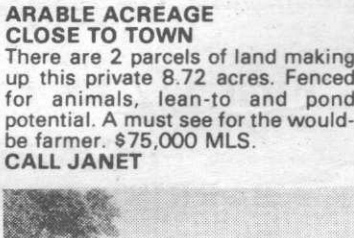
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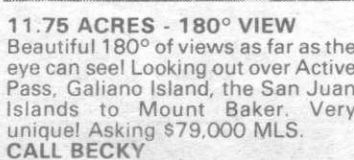
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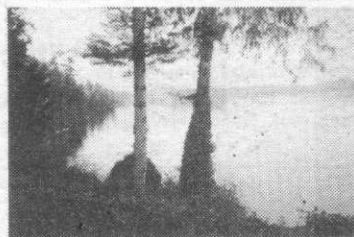
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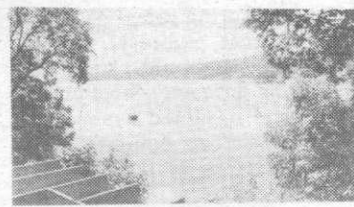


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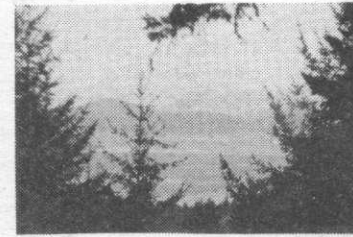


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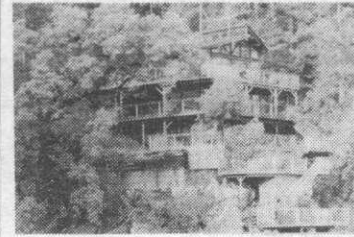
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There is tremendous potential on this 22.73 acres of beautiful farm property as it has 7 acres in C4 zoning allowing for a resort, campsites or restaurant. There is a large, comfortable 5 BR, 2 1/2 bath home with views over rolling fields to the picturesque lake. Excellent location, close to village. Asking \$375,000 MLS.
CALL SYLVIA, ARTHUR OR TOM

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

537-9981
FAX #537-9551

Century 21

ISLANDS REALTY LTD.
WE SET THE STANDARD

THE LARGEST
REAL ESTATE
ORGANIZATION
IN THE WORLD
EACH OFFICE IS
INDEPENDENTLY
OWNED AND
OPERATED

* and * Trademarks of
Century 21 Real Estate Corporation



DARLENE O'DONNELL
Sales Rep.
653-4386



WARREN GARNER
Sales Rep.
537-2564



ANNE WATSON
Sales Rep.
537-2284



NEVILLE ATKINSON
Sales Rep.
537-2591



BEV JOSEPHSON
Sales Rep.
537-2532



FINN RONNE
Sales Rep.
537-4072



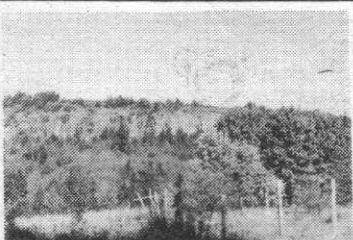
SUE FOOTE
Pender Sales Rep.
629-6417



JOHN FOOTE
Pender Sales Rep.
629-6417



TOM HOOVER
Principal Agent
537-5918



GALIANO ISLAND
Farm acreage just minutes from Sturdies Bay ferry. 108 acres. Older home with cabin and garage. Approx. 83 acres farm zoned. 25 acres rural zoning. Potential for some subdivision, possible seaviews. \$280,000 MLS
CALL ED



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. MLS.
CALL BRIAN

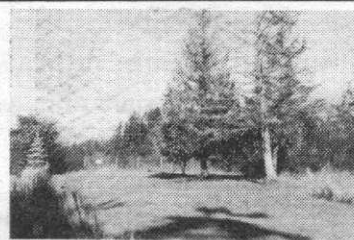
CUSHEON LAKE ROAD
A delightful location for building on this .48 acre lot overlooking Cusheon Lake. Warm swimming, fishing, canoeing just across the road. List price \$24,000 MLS.
CALL JANET



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



SUPER OCEANVIEW BUILDING LOT
Level, nicely treed building lot, located in the prestigious 100 Hills area, minutes from the village enjoying super views of the harbour and islands. MLS.
CALL DARLENE



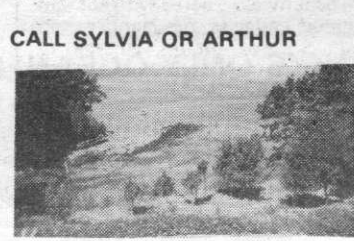
VESUVIUS BAY ROAD LOT .68 ACRE \$24,500
A very desirable building lot.
* Level
* Fenced all sides with driveway in place
* Sunny, with St. Mary Lake across the road
* Piped water
* Close to ferry access.
CALL GARY



COMMERCIAL 2 ZONING
Great family business and revenue potential situated in Lake Cowichan. Entire building of 2,754 sq. ft. includes store area 1,054 sq. ft., storage w/ walk-in coolers, etc. 646 sq. ft. w/ 2 BR, plus garage, laundry and outside storage. Great potential on this 0.63 ac., to also put a second storey over store & storage area. Possible trades to mainland. Asking price \$99,500 MLS
CALL JANET



GREAT FAMILY HOME
Large 4 BR family home with 1 1/2 baths. Newly renovated kitchen & utility room, new carpets throughout upper floor. 0.60 acre with some distant ocean views. Located on dead end road within walking distance of town. List price \$79,500 MLS
CALL BECKY

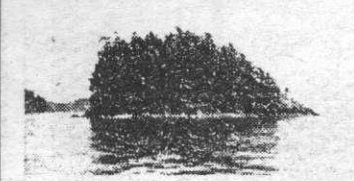


SUNSETS BEYOND YOUR IMAGINATION
4.2 acres of privacy with 100' of walk on beach, in ground oval pool, 2500 sq. ft. renovated home, circular driveway and plenty of out buildings to store your belongings. Asking \$425,000 MLS
CALL EILEEN



GORGEOUS GRACE POINT TOWNHOME
Unit #17 is one of four custom-designed waterfront townhomes still available in this exclusive 21-unit complex. Features include: sunny south-facing site overlooking the private marina; 1873 sq. ft. of living area embracing living room, dining room, kitchen, breakfast bar, downstairs den, master bedroom with ensuite, second bedroom, second full bath, downstairs bath with shower, utility room, walk-in closet, feature entry, main floor deck, upstairs deck. Five top-grade appliances included. Many choices available in quality floorings, cabinetry, lighting, etc. Extra-cost upgrade options available. Price \$236,500.

To view or reserve this or other available units, or to obtain our information package, please call:
ARTHUR, SYLVIA OR TOM



BELLE ISLAND
ISLAND just minutes from Ganges, this rare Gulf Island is 4 acres in size with magnificent firs, cedars and arbutus trees. Sea carved sandstone shoreline with clamshell beach. Good moorage potential. \$265,000.
CALL ED

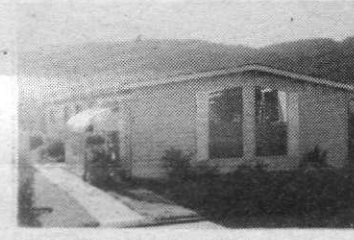


JUST LISTED - OCEAN VIEW
High vaulted ceilings and clerestory windows give this 3 bedroom home a spacious and appealing atmosphere. Captivating ocean and island views are yours to enjoy from your master bedroom balcony. Realistically priced at \$119,000 MLS.
CALL BRIAN

SUNNY ACREAGE
Located on the sunny side of Mansell Road is this 2.09 acre property. With a roughed-in driveway, building site and well. \$34,900
CALL ANNE



VIEW ACREAGE
Enjoy beautiful ocean views from your own secluded, private 23 acre estate. This Trincomali property is beautifully treed and is potentially subdividable. \$110,000 MLS.
CALL DARLENE



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



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

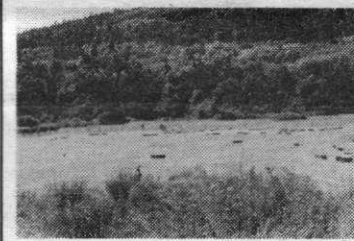
EASY BUILDING
On this level & sunny building lot. 1/2 acre with hydro, water & cablevision to property line. Located on paved road in sunny Vesuvius area. Properties are starting to sell in this area so don't miss this one! Asking \$25,000 MLS.
CALL BECKY



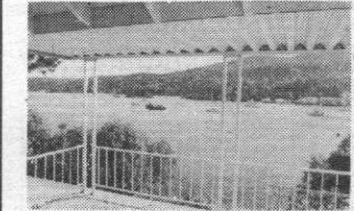
HARBOUR VIEWS
The spectacular views of Ganges Harbour from this immaculate two bedroom 1000 sq. ft. home with double car garage, concrete driveway, landscaped grounds, make this property a sound investment. MLS. \$110,000.
CALL EILEEN



SEAVIEW HOME ON ACREAGE
Attractive well maintained older home with well established garden on 8 wooded acres. 3 bdrm, 2 bathrms, SW exposure, seaview, paved driveway & only minutes to a good beach & golf course. \$129,000 MLS.
CALL SYLVIA OR ARTHUR



ACREAGE IN FULFORD VALLEY
Very nice 30 acre parcel in the lovely Fulford Valley. This property is one of a kind with large pasture area and a picturesque old barn. The remainder is gently sloping and well treed. \$180,000 MLS.
CALL DARLENE



ALWAYS SOMETHING HAPPENING
You'll enjoy the action in the harbour from this older character home featuring a view from almost every room. Well developed gardens, large workshop and pottery studio. Walk to town from here. Asking \$240,000. MLS.
CALL BRIAN

AFFORDABLE CLEARED BUILDING LOT
Nicely treed bldg lot on Mansell Rd. in quiet area. Approx. 1 mile from village and moorage. Driveway in, on water system with cleared bldg site. Financing available. Asking \$23,900 MLS.
CALL JANET

BROWNING HARBOUR!
4 bdrm, 3 level OCEANFRONT home ... paved circular drive, beach access, garage & workshop. QUALITY!!! \$189,000.
CALL JOHN OR SUE 629-6417

COUNTRY LIVING
South Pender ... 2 bdrm home on 2.45 ac. New well, wood-fired hot water heat. Needs finishing & painting. \$65,000.
CALL JOHN OR SUE 629-6417

WALK ON BEACH!
8.5 ac. accessible BROWNING HARBOUR OCEANFRONT. Close to Marina & shopping. Ideal for year round moorage. \$98,000.
CALL JOHN OR SUE 629-6417

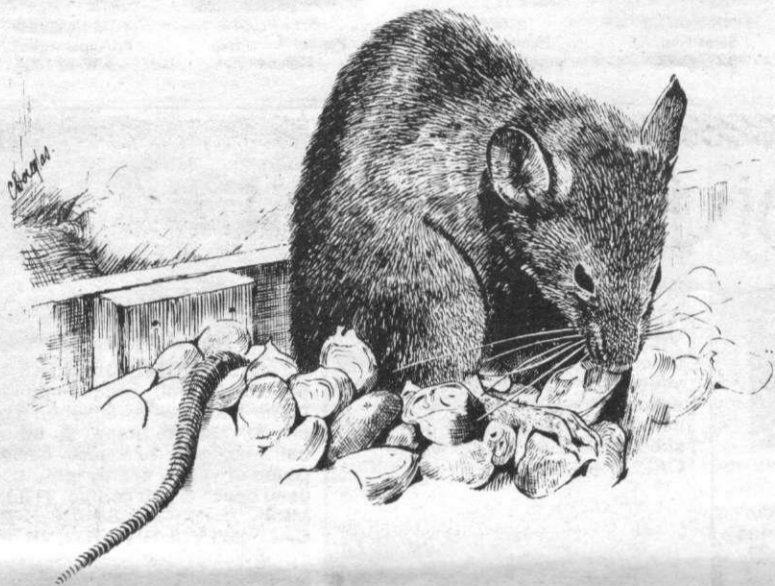
NATURAL HISTORY NOTEBOOK

PRESENTED BY: THE NATIONAL MUSEUM OF NATURAL SCIENCES, OTTAWA

National Museums of Canada

HOUSE MOUSE

MUS MUSCULUS II-37



Familiar to almost everyone, this small rodent came to North America in the baggage and stores of the early settlers. In their albino form they are seen as laboratory animals and pets. Much like the rat, the house mouse breeds throughout the year, the gestation period lasting 21 days, producing an average litter of between 4 and 7, with several litters being born each year, and sexual maturity occurring at 35 days of age. Chiefly nocturnal in activity, their food consists of grains, fruit and vegetables, stored food and refuse. The predations of cats, dogs, snakes, hawks, owls, weasels, opossums, skunks, raccoons and foxes help to control their numbers.

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.



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.

BUILDING LOT - Sea view, drilled well, 1/2 ac. with good soil. \$21,500.

INVESTMENTS

Several fine small business opportunities and development properties.

OTHER EXECUTIVE ESTATES — From \$395,000. 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

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

WERE YOU SNOWED IN?

The recent cold weather & heavy snowfall is still a reality every few years. If you felt isolated because you couldn't get out of your driveway or your home was difficult to heat, you should consider the advantage of living in

BRINKWORTHY PLACE

WHERE:

- you can watch your streets being plowed early in the day.
- you will incur the least amount of power failure.
- you could walk to the grocery store.
- you are minutes from the hospital and doctors' offices.
- you know there are many friends and neighbours close at hand.
- you still own your own home.
- AND, where you will feel safe and secure.

Think about it, drive around and see what we are doing or just give me a call.

PATRICK LEE

SALES REPRESENTATIVE

Bus. 537-5041

Res. 537-5302



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.

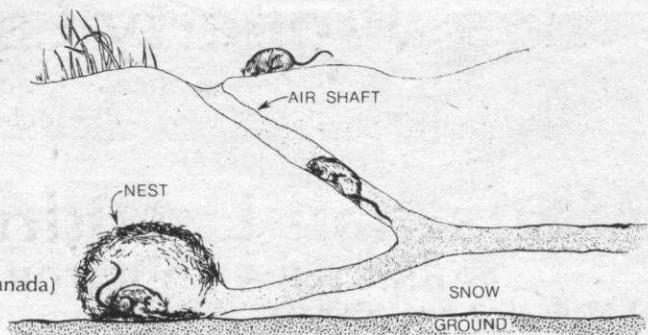
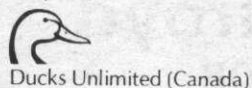


CONTACT: Sylvia, Tom or Arthur

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

OVER 80% SOLD

Marsh World



LIVING UNDER THE SNOW — Although ducks and geese can fly south in the fall, small mammals such as voles which inhabit our meadows and marsh edges must stay and brave the long winter. These mammals escape the harshness of winter temperatures and winds by living under the snow. They build warm nests and networks of tunnels, which may include air shafts to the outside for ventilation. Snow is a poor conductor of heat and acts as an insulator. Temperatures under deep snow have been recorded to be from 15°C to 32°C warmer than the air temperatures above.



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

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



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



ISLAND HISTORY

This refurbished spacious character home done in the 'arts and crafts' tradition (William Morris) sits on 2 oceanview acres. To return it to its 1912 glory, the old woodwork was uncovered; floors were stripped and finished and new wiring, plumbing plus a new roof and gutters were done. Private, yet minutes from town. Curl up in front of the original fireplace. \$139,900 MLS.

WORKSHOP OR STUDIO



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! \$82,500 MLS.



YOUR CHOICE!

Local hardware store for \$69,000 or rental business for \$40,000. Excellent business with a secure long term lease. Would make a super family operation. Enquire today.

SOUTH END RETREAT

Cabin on private acreage. Heated by wood, there is hydro and you'll love the sauna! ONLY \$45,000 MLS.

MID ISLAND SECLUSION

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



COMFORTABLE HOME AND INCOME

Side-by-side strata duplex with sea views and only a block to the beach! Great investment as 2 rental units or live in one and rent the other. Each home has 3 bedrooms, with 1400 sq. ft. of floor space, and one has a large finished loft area as studio space or extra bedroom. Level sunny back yard with large fenced vegetable garden area and two garden sheds. Could be sold to 2 separate buyers but need to be sold at the same time. Listed at \$142,500 MLS as a package.

ANN FOERSTER
537-5568n or 537-5156



CHARACTER HOME IN GANGES CORE AREA

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

EXCELLENT TERMS

\$3,000 down and balance at 11% - 3 year term (10 yr. amortization) for this pleasant .68 acre wooded lot close to hospital and shopping. Quiet cul-de-sac location. Asking \$22,900 MLS.

● Ocean view building lot with pleasant views of Ganges Harbour. Driveway in and building site levelled. \$33,500 MLS.

KERRY & ARVID CHALMERS
537-5568 or 537-2182

REAL ESTATE NEWS



LOUIS RENAUD

of Key Pawn Trucking is not a realtor but he is known to move a lot of land.

RENTALS

3 cabins and a comfortable view semi-waterfront home on over 3 acres. **SOLD** Offer on asking price of \$134,500 MLS.

VIEW — LOW PRICE

Half acre lot with good ocean view. Driveway in. The new sleeping cabin with cedar deck is free. Priced for a quick sale at reduced price of \$19,900. MLS.

FARMSTEAD

50 sub-dividable acres (10 lots) with 4 bedroom cottage, large barn and southerly views. Good group purchase, holding property or estate development. Close to Ganges yet quite secluded. \$265,000 MLS.

ANOTHER

27 acres, log home, other buildings. Pond, good soil, forest. Secluded yet 2½ miles from beautiful downtown Ganges. \$260,000 MLS.

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

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

INVESTMENT OPPORTUNITY

GROWTH POTENTIAL OF SALT SPRING ISLAND, WHETHER WE LIKE IT OR NOT, IS EXPECTED TO DOUBLE!

INVEST NOW IN PROPERTY IN THE GANGES CORE

¼ acre with sewer and piped water. Presently zoned Rural with residential taxes (\$274). Several adjoining lots are zoned COMMERCIAL. OWNER SAYS SELL! Invest in Ganges - \$40,000 MLS.

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.

WYNNE DAVIES
537-5568

VIEW ACREAGE

These 28 acres rise from fertile lowlands up to a forested ridge where fabulous views abound. There is a 6 g.p.m. well, an abundant spring, 2 creeks and hydro at the property line. \$85,000 MLS. **SOLD**

"THE WARMTH OF WOOD"

Puts you at ease and invites you to enjoy the airy spaciousness inside — southern exposure and skylights. If you choose solitude then this ¾ acre property can be enjoyed from deck or grounds. 2 or 3 bedrooms, energy efficiency with superior construction (2x6 walls) makes this near new home at 180 Lawnhill Drive (St. Mary's Highlands), terrific value at \$87,900. Call

ROBERT TRUMP
at
537-5988 or 537-5568
for a showing.

REVENUE PROPERTY

Collect more than \$900 per month revenue from this 3 acre, semi-oceanfront property. **SOLD** in the comfortable 3 bdrm house and rent out the three cosy cabins. Good oceanfront on other side of road. \$134,900 MLS.

GANGES OCEANFRONT

One of the few remaining downtown oceanfront townhouses. Very spacious and beautifully finished. All the modern amenities and within walking distance to all facilities. \$198,500. **SOLD**

VIEW ACREAGE

Beautiful oceanview acreage near Ganges. These 10.2 acres are well treed and overlooked Sansum Narrows to the southwest. All services are at the lot line, \$85,000 MLS. **SOLD**

A LITTLE HOMESTEAD

These level and sunny acres are in a quiet, secluded area. There is an older cabin with fixing up, and a 2.5 gpm well. \$39,500 MLS. **SOLD**

Sales like these don't just happen — they are the result of hard and dedicated work. As a 24 year resident of this island, I'd love to list and sell your property too! Let's get together!

WILF BANGERT
537-5568, 537-5692

FULFORD HARBOUR

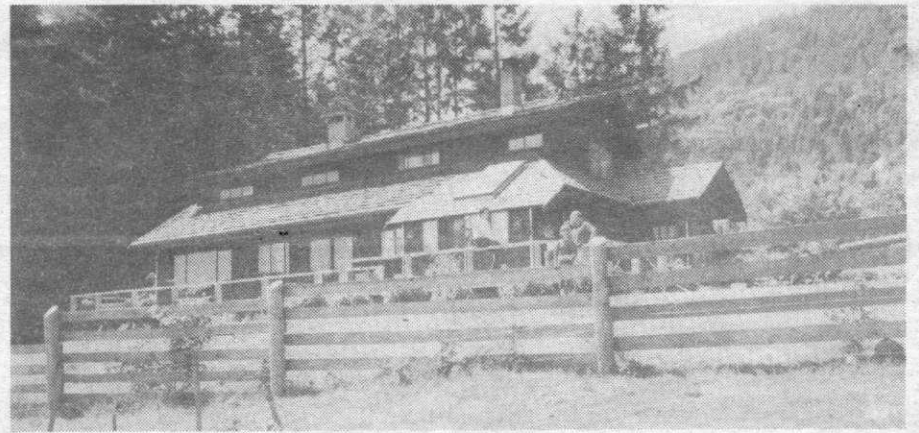


SOLD

A harbour view, seclusion and south exposure are only part of the story on this older south end home close to 2 acres.
Offers to \$85,000.

For a courtesy market evaluation contact your southend realtor

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



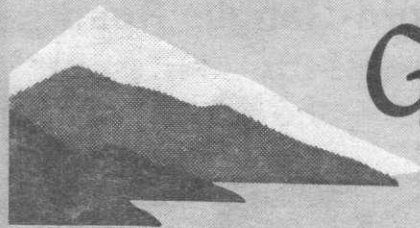
FULFORD VALLEY JEWEL

Live in this beautiful contemporary home with over 2300 sq.ft. of superior finishing overlooking fantastic Fulford Valley. The panoramic views encompass fenced & cross-fenced pastures, a new 1200 sq.ft. stock barn with hay loft for 40 tons & several outbuildings. One of the most important features includes 2 overflowing wells and 3 large irrigation ponds. The hard work is done! Relax on the spacious sundeck and enjoy this island treasure!
LISTED AT \$249,000 MLS.



**PEMBERTON,
HOLMES LTD.**
P.O. Box 929, Ganges, B.C.
V0S 1E0

ANN FOERSTER
537-5156 or
537-5568



GULF ISLANDS REALTY LTD.

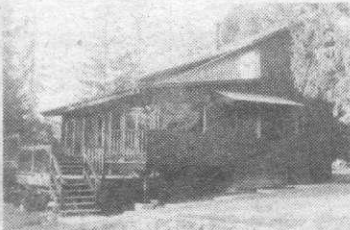
P.O. Box 750, Ganges, B.C. V0S 1E0 — PHONE (604) 537-5577

SUPERIOR VIEW LOT



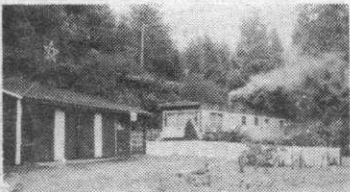
Ocean views in Vesuvius sunbelt. Easy access, several building sites, very desirable. \$49,500 MLS.

**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.

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.

**RETIRE TO THIS HOME -
\$125,000 MLS**



Immaculate in every way, this well built home will give you the freedom to enjoy golf, tennis or St. Mary Lake and in the appropriate time, a 15'x30' solar heated pool.

**SUCH PLEASANT AROMAS —
CAN THIS BE WORK?**



Yes, you too might enjoy these working conditions and you don't have to be a "master baker". With a few days of training you can produce these appealing and tasty products. Good hours, good walkby traffic and a growing business. Only \$39,900 MLS.

**EXCEPTIONAL ACREAGE
\$85,000 MLS**



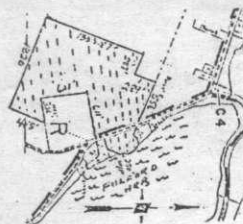
VIEWS - Your choice of several sites.
WATER - 15 gpm well or spring
ACCESS - Easy off Garner Road - sunny, private, treed.
See this property now, or call for more information.



If you are seeking view homes or view acreages, choice neighbourhoods, hobby farms or waterfront property, please contact me.

FRANCES EIDE
537-5577 (w), 537-9350 (h)

**FULFORD HARBOUR
WATERFRONT ACREAGE**



Great opportunity to enjoy the open space of acreage along with the wonders of oceanfront - many options: develop, subdivide or joint ownership. Approx. 37 acres of upland property with approx. 2 acres of lowbank waterfront. Not many of these unique properties available. \$270,000.

CALL
SANTY G. FUOCO
537-2773

SUCCESS!

**AFFORDABLE OCEAN VIEW
CHARACTER HOME**



Large bright rooms, 2 bdrms and den up, possibly 2 floors down. Brick fireplace, hardwood in livrm. \$67,500 reduced to \$64,900 MLS.

**OCEANVIEW WEST COAST
CONTEMPORARY**



2000 sq.ft. luxury living, architect designed, the best materials, outstanding finishing work. Located in beautiful Paracaibo Estates, where your investment provides you with year round moorage, swimming, tennis, parkland and miles of beach like this one. Ask for a personal tour. \$278,000 MLS.

**STARTER/RETIREMENT
RANCHER**



One level living close to town. Some ocean view. Thermo windows. Wood stove, stove, fridge, dishwasher on an easy care 1/2 acre serviced lot with piped water. \$71,500 MLS.

SOUTH END ACREAGE

4.97 ac. at Isabelle Point and Holmes Bds. A privately private, excellent woodlot. Perc tested. \$39,900 MLS.

**OVERLOOKING
GANGES HARBOUR**

\$79,900 MLS
**NOW REDUCED TO
\$76,900 MLS**



Cute, clean and compact - 2 bdrms and 4 pce bath up. Large family room, utility room, 3 pce bath, huge work area (could be 3rd bdrm) den. Privately located at end of quiet cul-de-sac. Near village on piped water.

CHANNEL RIDGE VIEW LOT

Lot 15, Price \$59,900.

NEW LISTINGS

Serviced building lot, piped water, privacy, .55 acre. \$27,500 MLS.

LAKEFRONT



Rare - 1088 sq.ft. cottage totally rebuilt 1987 on over an acre of lakefront. Fish and swim from your dock. \$99,900 MLS.

DONNA REGEN, CGA
537-2845

"EXPERIENCE MAKES THE DIFFERENCE"