

Gulf Islands Real Estate News

Parker Island Estates lots offer purchasers quiet lifestyle in ocean-front surroundings

Parker Island is "a Gem of the Pacific," says real estate agent Mel Topping.

NRS Salt Spring Realty is working with developer Rampart Estates on the 35 ocean-front properties.

Parker Island is located off Galiano Island in the Southern Gulf Islands of British Columbia. A previous owner held the island in his family for years before selling to a Vancouver developer who had it divided into 20-acre lots. When Rampart Estates purchased the island it was developed further into 10-acre lots.

Across from beautiful Montague Harbour in Trincomali Channel between Galiano and Salt Spring, Parker Island is located mid-way between Vancouver and Victoria. It is one of only a few islands which has convenient year-round access. B.C. Ferries operate passenger-auto ferries to Galiano from Tsawwassen on the mainland and Swartz Bay on Vancouver Island.

Travelling from Sturdies Bay to Montague Harbour takes only a very short time and the ferry dock there is only minutes away from Parker Island. Air

taxi services are available on the mainland and Victoria on the Island.

Dedicated parkland encompasses a unique square-shaped beach area for the general public and a marine park is located near to Montague Harbour.

The treed-lots feature Douglas fir, arbutus, red cedar hemlock, Garry oak and dogwood which bears B.C.' official flower.

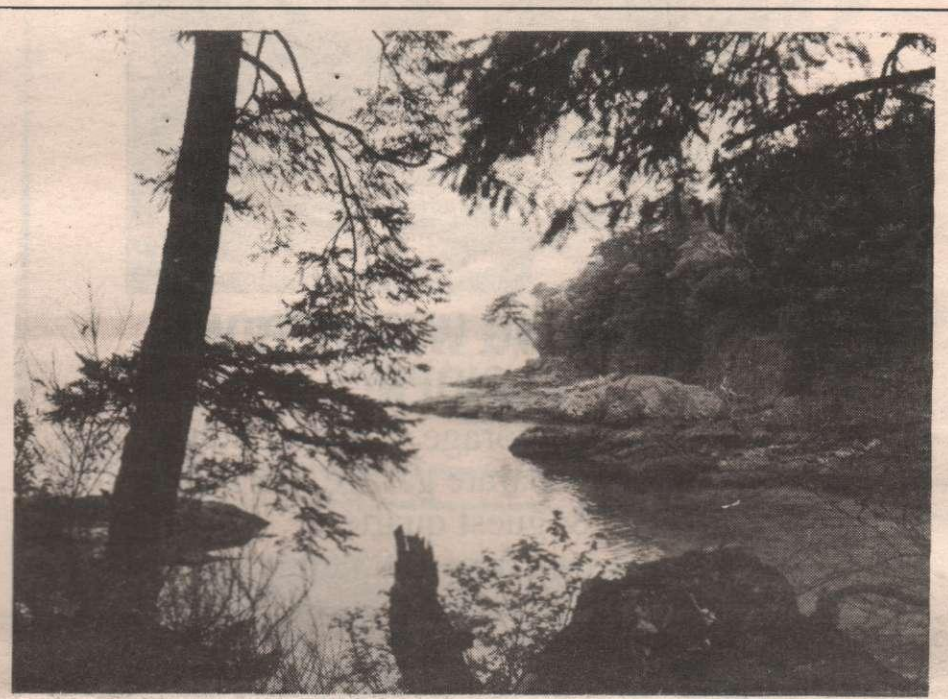
Wild life includes blacktail deer, raccoon, mink and sea otter. Bird life is particularly abundant, ranging from the tiny Rufous Hummingbird to the American Bald Eagle.

Sea and shore birds can be counted by the thousands. For those with a taste for seafood, beaches provide a harvest of clams and oysters while offshore fishing at Porlier Pass and Active Pass is some of the finest on the West Coast.

Two of the lots have been sold and offers are coming in on the others, says Topping. "The prices are very good right now."

Lot prices range from \$49,000 to \$195,000. They vary slightly in size but all are a minimum of 10 acres. The topography of the island is varied, permitting a wide assortment of home sites and interesting ocean and harbour views.

Topping explained the vendor is requesting one-third down and will provide financing on the balance over a three-year term, on certain properties to be determined by the vendor at the time an offer is submitted.



Stands of evergreens and deciduous trees provide habitat for a variety of wildlife and birds on tranquil Parker Island Estates in the beautiful Gulf Islands. This small island has been developed into 10-acre lots.

The island is serviced by B.C. Hydro and five test wells indicate an abundance of fresh water.

available for residents who arrive by their own boats.

Parker Island Estates offers a rare opportunity for recreational and permanent living in one of B.C.'s most central, protected and desirable Gulf Island locations, says Topping.

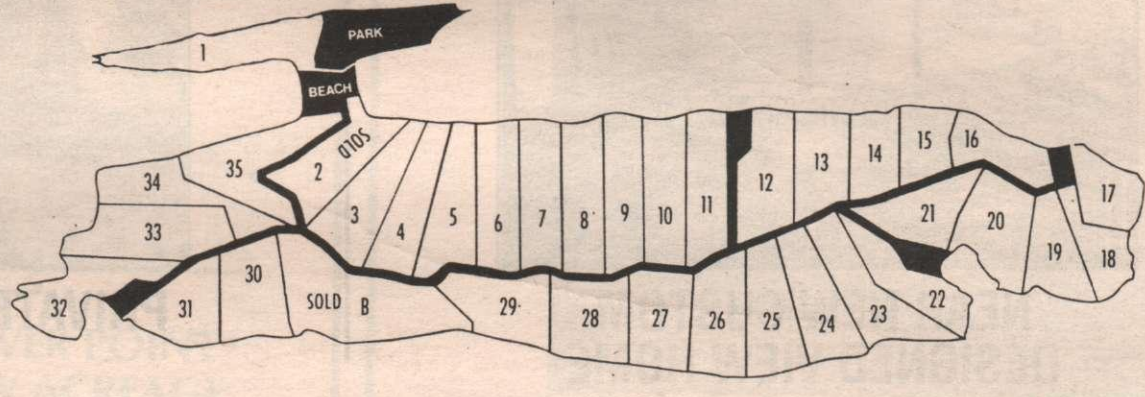
"It truly is a gem in the Pacific."

A trans-island service road provides access to all lots. The lee side of the island and two protected coves provide excellent moorage. Wharf facilities are



Locator map

TEN ACRE WATERFRONT ESTATES



Lots on Parker Island all feature ocean-front positions.

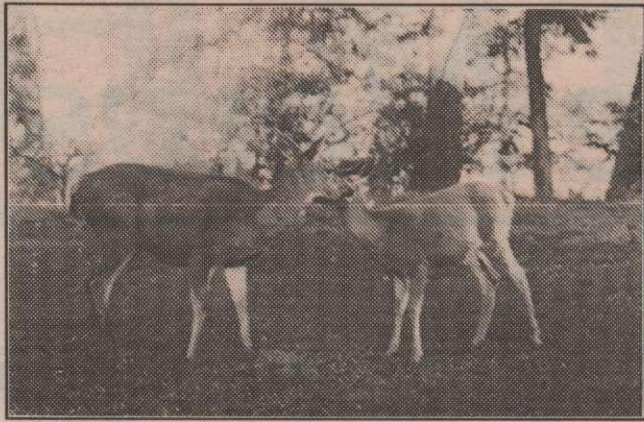
NRS SALT SPRING REALTY LTD.

149 Fulford Ganges Road
P.O. Box 69, Ganges, B.C. V0S 1E0
Telephone: (604) 537-5515

Victoria Direct: 656-5554

Vancouver Direct: 278-5595

VIEW NOW!



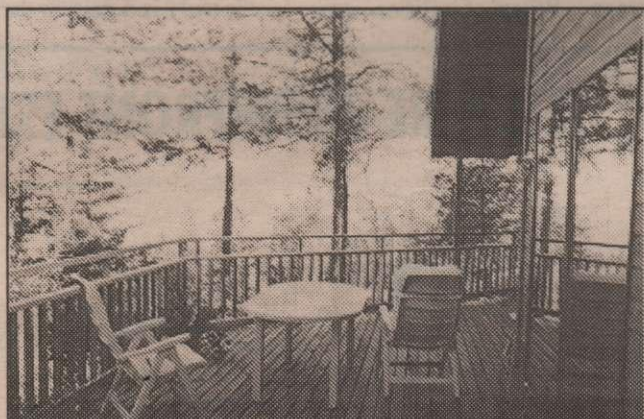
CHARMING WATERFRONT RESIDENCE

Excellent moorage, construction & location; separate garage/workshop & guest quarters;
List Price \$395,000.



CHARACTER COTTAGE LOCATED IN SUNNY VESUVIUS

Permanent or recreational living; an ideal island retreat;
List Price \$122,500.



NEAR NEW CUSTOM DESIGNED VIEW HOME

2 Bedrooms and den; excellent workmanship throughout;
List Price \$175,000.



PRIVATE SECLUDED ESTATE PROPERTY

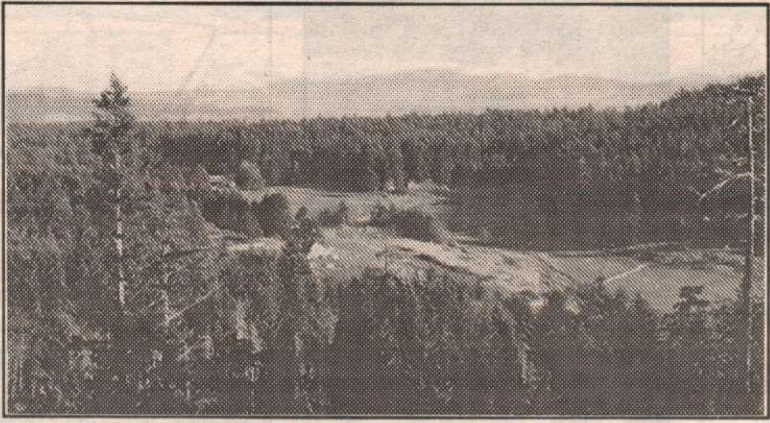
4 bedrooms; sauna and jacuzzi;
List Price \$425,000.

**GIL
MOUAT**



Res./Off: 537-4900
Pager: 388-6275
(#6112)

**CALL NOW!
DON'T BE
DISAPPOINTED!**



SPECTACULAR OCEAN VIEWS

One of the last ocean view acreages in the south end of the island, this 5-1/2 acre property is one of the finest. The above photo was taken on the building site and features a view over the farming valley and out to sea, and is backdropped by the spectacular North Shore mountains. **\$89,000.**



EXCEPTIONAL OPPORTUNITY

Be your own boss, and enjoy exceptional returns from this unique restaurant and accommodation business. As well as, a busy restaurant with separate dining room and fast service areas. The second floor contains 7 units of accommodation, and right in the middle of town! **\$119,000.**



ENJOY A PANORAMIC VISTA

The mid-island location of this 7-1/2 acre view lot makes it convenient to both the Fulford Ferry and Ganges. The above photo is from the building site that enjoys sun all year long. The vendor will carry financing for a good covenant. **\$67,500.**

MULTIPLE-FAMILY ZONED LOT BUILD UP TO 9 UNITS!

This lot is priced for a triplex, but the zoning allows for up to 3 triplexes! Convenient to shopping and medical services; this would be an ideal site for retirement housing. **\$69,000.**



BEAVER POINT VIEW ACREAGE

Consisting of over 3-1/2 acres, this lot is fully serviced and enjoys an uninterrupted view over a working sheep farm and down the McLennon Valley. Vendor financing will be considered for a good covenant. **\$44,900**

**STRICK
AUST**

FULFORD HARBOUR



The Cutting Edge

OF ECOLOGICALLY SOUND DEVELOPMENT

147 Acres of prime agricultural land is to be shared by 12 families only. 80 Acres has been set aside with a covenant to preserve and protect the natural environment in perpetuity. Over 600 acres of Ecological Land Reserve adjoins our 80 acre preserve. Many of the 4 to 7 acre parcels enjoy natural ponds, meadows and seasonal streams. Driveways and wells are in on each site. Extensive trail and road networks run through and around the property. Remember... there are

only 5 five left.

FOR FURTHER INFORMATION
CONTACT:

DENNIS O'HARA

DON'T FORGET!!

We have the only real estate office in Fulford.

Talk to our resident realtor, **Dennis O'Hara**

office: 111 Morningside Road, Fulford

phone: 653-9555 (office)

537-2491 (home)



SEMI-WATERFRONT BEAUTY

Lovely, treed, .69 acre building lot with far reaching views over Trincomali Channel and directly across the road from the beach. Water system, hydro and cable available at lot line. Perced and ready to build!

A rare find at \$79,000.00. Call Shelli to view at 653-4347.



AN ABSOLUTE CHARMER

This lovely two-bedroom panabode is located close to the beach, with some seaviews. Seven years old, but looks like new. Includes, cozy fireplace, whirlpool bath, fridge and stove. Large deck and large attached carport. Ideal for first time buyers, retirement or island getaway! Call Shelli to view!

.48 acre / \$119,500.00



**SHELLI
ROBERTSON** 653-4347



\$24,500 SECRET ISLAND

Approx. 100 feet of waterfront with a beautiful uninterrupted view to the southwest over Captains Passage & beyond. Private dock available for lot owners.

Marion Marks 537-2453



\$98,500 IDEAL ACREAGE

11.42 acres for a private farm. Arable land & pasture is mostly fenced. Soil is rich peat that is sub irrigated. Sunny & quiet bldg. site.

Jim Spencer 537-2154



\$149,000 LASQUETI IS.

Approximately 1500 ft. oceanfront on Long Bay. Road access by the Lasqueti Community Hall.

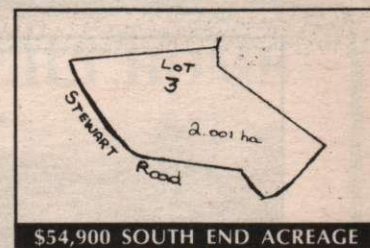
Russ Crouse 537-5203



\$175,000 LONG HARBOUR

Over 2 1/2 acres of cleared sloping land on waterfront. Ideal for the family that enjoys boating, fishing and wind surfing. Located on Long Harbour.

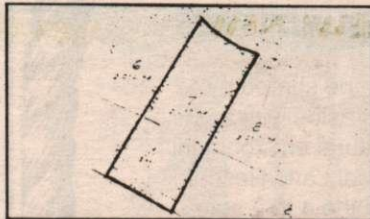
Jim Spencer 537-2154



\$54,900 SOUTH END ACREAGE

Arable 4.94 acres located close to Fulford Village. Property has been professionally cleared and developed. Well priced acreage in today's active market.

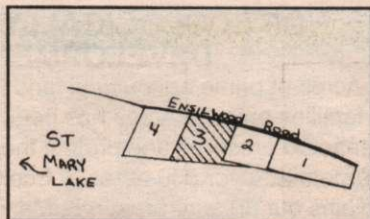
Strick Aust 537-5828



\$71,500 VIEW ACREAGE

Excellent privacy with south exposure and sea views to Vancouver Is. Drilled well & driveway to bldg. site; small cottage/storage area under construction.

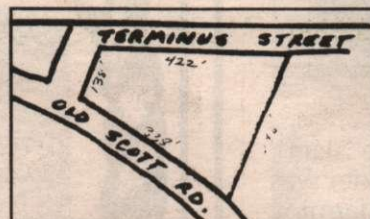
Gil Mouat 537-4900



\$48,500 LEPAGE RD.

Close to St. Mary Lake, nicely treed lot with driveway, hydro and water completed. Move in a mobile home and set up housekeeping. 1.77 acres.

Phyllis Fetherston 537-2095



\$89,900 OCEAN BREEZES

Beautiful south facing view property in area of good homes. Abundant with full growth trees. 2.22 acres of gently sloping land with rock outcroppings.

Phyllis Fetherston 537-2095



\$47,000 SEA-VIEW ACREAGE

Very private 2.19 sunny acres, Mount Belcher. Good views over Trincomali Channel and Outer Islands. Roughed-in driveway, power at road. Needs well.

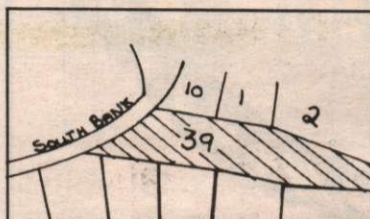
Paul Greenbaum 537-5064



\$275,000 GOOD MOORAGE

A sunny waterfront acreage fronting on a small bay with good moorage, close to Vancouver ferry. Vendor financing available. 2.03 waterfront acres!

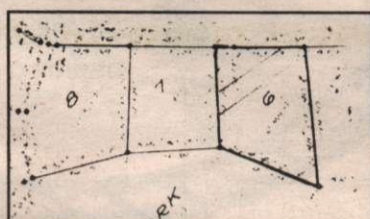
Bob Tara 537-5807



\$29,000 ST. MARY HIGHLANDS

1.53 acre bldg. lot. Remainder lot (was used for shale) now to be used for building only. Has CRD waterline across (no easement yet). Power, Phone, cable.

Dick Troy 537-2236



\$38,500 MOUNT ERSKINE

Good building lot with a seaview and close to a good public beach. Water has to be proven before building permit issued. Vendor financing - 10% down.

Bob Tara 537-5807



\$159,000 WATERFRONT MARACAIBO

Strata lot 57 offers 220' of low bank waterfront and would require a custom designed home to utilize the unique qualities of this site.

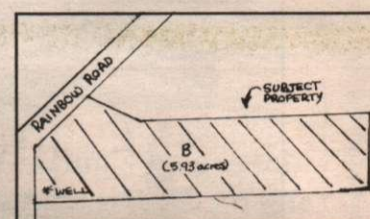
Paul Greenbaum 537-5064



\$52,000 CENTRAL LOCATION

2 acre parcel has a drilled well on arable land. It features a far reaching view. Accessed by paved road. Located in quiet area between Ganges & Fulford.

Jim Spencer 537-2154



\$59,900 RAINBOW ROAD

Subject to final registration, nicely treed arable parcel offers views to the north & northwest from upper or lower bldg. sites. 14 GPM well. 5.93 acres.

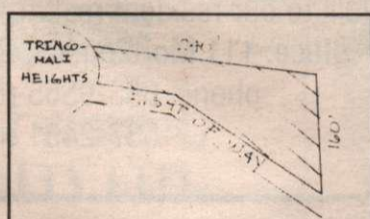
Dennis O'Hara 537-2491



\$53,500 VALUE, VALUE

4.2 acres of cedars & firs. Privacy but close to ferry & Ganges. 12 x 64 mobile home, with 2 bdms, airtight, gas range & services to be developed.

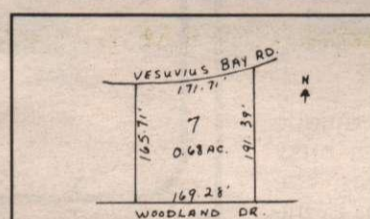
Norman Rothwell 537-5103



\$35,000 BUILDING LOT

Popular St. Mary Highlands. Nicely treed, piped water, hydro & cable. Nice homes in area. Purchaser to be aware of water easement on this lot. .52 acre.

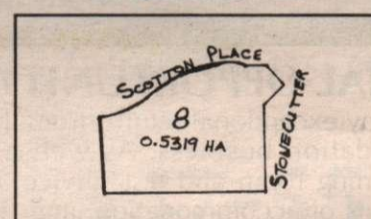
Maggie Smith 537-2913



\$35,000 LAKEVIEW LOT

Excellent bldg. lot on Woodland Dr. & Vesuvius Bay Rd. .68 acre with lovely maple trees for privacy. Roughed-in driveway, power, phone, water and cable.

Dick Troy 537-2236



\$42,900 VESUVIUS LOT

Large 1.31 acre building lot in popular Vesuvius area. Corner lot offers good arable soil and all services including community water, hydro, phone, cable.

Strick Aust 537-5828



\$500,000 ISABELLA POINT

Over 1000 ft. of low bank waterfront. 19.64 acres in two parcels of gently sloping land with great views of Fulford Harbour & waterfront across the road.

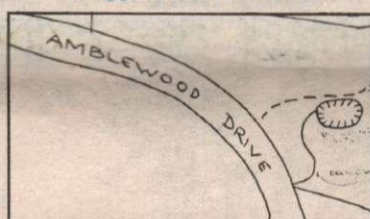
Phyllis Fetherston 537-2095



\$299,500 WATERFRONT ACREAGE

On Sansum Narrows. West facing approx. 1300 ft. waterfront by one mile deep. Property rises to approx. 1200 ft. with sweeping views. Water access only.

Russ Crouse 537-5203



\$44,900 BEAVER POINT

Driveway roughed in to valley view bldg site. Approx. 1 acre of level, arable land. Hydro & phone at lot line. 180 ft well - 11/2 GPM. Taxes are approx.

Strick Aust 537-5828



\$550,000 BULLMAN RD.

Fantastic seaview property with approximately 3300 feet of waterfront. 78 acres. Very few large waterfront acreages like this become available.

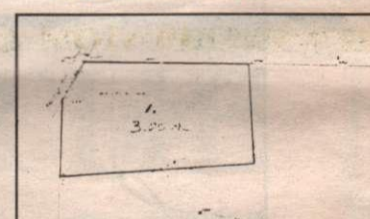
Bob Tara 537-5807



\$37,500 SEAVIEW

Excellent bldg lot. Great sunsets, driveway roughed in to bldg site. Water must be approved before bldg. Close to superb west-facing Cranberry Beach.

Dick Troy 537-2236



\$42,500 SMALL ACREAGE

3.00 acres of naturally treed property. Driveway roughed in. 275 foot well yields 4 GPM. Located at south end of Salt Spring. Vendor financing available.

Bob Tara 537-5807

\$22,900 BUILDING LOT

Nice easy to develop lot, close to nicest beach on Salt Spring. No restrictions on mobile homes. Sea view over Galiano.

Paul Greenbaum 537-5064

\$75,000 RURAL SETTING

5 tidal waterfront acres located close to Ganges Village and all Island amenities; within walking distance to Long Harbour ferry. Power at lot line.

Gil Mouat 537-4900

\$49,500 PREFERRED LOCATION

2.13 acres of lovely 1st and 2nd growth timber on Dogwood Lane. Driveway & bldg. site developed already. One block to ocean. Build your dream home in the trees.

Norman Rothwell 537-5103

\$35,000

Seaview plus privacy from this North End lot. Views toward Houston Passage. 1.22 acres. Needs well. Roughed in driveway to secluded site.

Paul Greenbaum 537-5064

\$67,500 SECLUSION

7.55 acres overlooking the Islands & Coast Mountains. Access from Caprice Hts by easement or Armand Wy by panhandle. Vendor to rough in driveway.

Strick Aust 537-5828

\$55,000 SOUTH END

5 acres of south facing property naturally treed with a couple of nice building sites. Located on a quiet cul-de-sac. Vendor offers easy terms.

Bob Tara 537-5807

\$45,900 TREED LOT

Nice .96 acre lot in natural state situated in Mt. Belcher Heights. Serviced with water, power & phone. Offers some sea-views, good privacy & sunny exposure.

Paul Greenbaum 537-5064

\$25,000 BUILDING LOT

Two lots totalling 1/2 acre to be sold as one lot. (Min. 1/2 acre by law). Fairly level treed lot with easy access. Close to beach. No bldg. scheme.

Dick Troy 537-2236

\$42,000 ORCHARD VIEW

1.53 acre treed bldg. lot with excellent bldg. site overlooking a small orchard and heritage farmhouse. Power, phone & water (2 GPM drilled well).

Dick Troy 537-2236

Why Settle For Less Use NRS®

The Island's Premier Motel SEABREEZE

On park-like acreage with some seaviews

- ★ 30 modern units
- ★ Cable, colour TV's
- ★ Close to Ganges shopping & beach
- ★ Some kitchenettes | queen size beds
- ★ Clean, quiet & friendly service.

101 FULFORD-GANGES ROAD



537-4145



welcome

MARKET EVALUATION CERTIFICATE

Use this certificate for a no-obligation Market Evaluation of your home.

This certificate entitles you to an up-to-date written evaluation of your home based on the comparative value of homes similar to yours in your neighbourhood. Call for an appointment TODAY!



Ask your professional NRS salesperson.

Your NRS salesperson offers you all the Advantages of the National Real Estate Service Marketing System combined with all their experience selling homes like yours in your neighbourhood. Ask them what your home is worth in TODAY'S market.



NRS NATIONAL REAL ESTATE SERVICE

EXCELLENT SHOP



Phyllis Fetherston



\$88,000 TIDY HOME

On fully serviced lot. Ocean view and walking distance to ocean. 20 x 24 workshop fully insulated & equipped with 60 amp service.

RETREAT



Mel Topping
537-2426



\$169,000 WATERFRONT

Access from Maple & Cowichan Bays. Unfinished cottage. Very secluded & private. Abundance of wildlife. Deep water frontage.

WOOD FLOORS



Bob Tara
537-5807



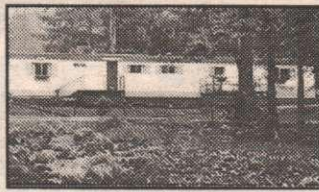
\$99,000 CLOSE TO TOWN

3 bdrm home on piped water midway on the island. Good family home with vendor financing to qualified buyers. New 6' x 26' sundeck.

AFFORDABLE!



Dick Troy
537-2236



\$69,900 GOOD LOCATION

Safe quiet family location near lake. Easy walk to school. Excellent 600 s.f. workshop wired 220 with lights & wood heater.

DELIGHTFUL



Russ Crouse
537-5203



\$119,500 SEAVIEW

Two bdrm panabode on nearly half an acre located close to beach. Includes wood fireplace, whirlpool bath, & large sundeck.

NEW! NEW!



Maggie Smith
537-2913



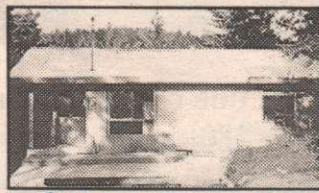
\$149,900 DUPLEX

New duplex offering 1344 sq. ft. per side. 3 bdrms. Potential revenue \$600 per month per unit. Nice treed lot close to ocean.

IDEAL RETIREMENT



Maggie Smith
537-2913



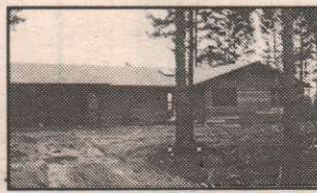
\$129,000 VESUVIUS AREA

Cozy 3 bdrm home close to Beach. Nearly finished - you can choose carpet colours. Ocean view & private yard with lots of sun.

PRIVATE ACREAGE



Mel Topping
537-2426



\$179,000 NEW RANCHER

3 bdrm home on 5 acres of seaview arable land which is partly treed. Many extras including double garage & large sundeck.

RUSTIC CHARM



Dick Troy
537-2236



\$134,500 CABIN

Professionally built cottage with new master bdrm on main floor & new studio/carport with power & water (buried). Treed 5 acres.

FAMILY HOME



Mel Topping
537-2426



\$149,000 HIGHLANDS

Neat & tidy, well maintained home has partial mountain & seaview. 4 appliances included. Nicely landscaped half acre in good acre.

MOBRAE AREA



Gil Mouat
537-4900



\$134,500 FAMILY HOME

Affordable home on large level, sunny & arable lot with view of Lake. Fully finished on both levels. Good garden soil & greenhouse.

FERNWOOD SCHOOL



Dick Troy
537-2236



\$125,000 WALK TO OCEAN

Totally renovated home on 1 level, landscaped & sunny acre. Lots of shelving & cupboards. Hot tub deck with lattice work.

CUSTOM QUALITY



Norman Rothwell
537-5103



\$255,000 NEW HOME

Over 1800 sq ft on one floor with 980 sq. ft. unfinished down. Brick fireplace, large ensuite with jacuzzi & shower, large bdrms.

FULFORD CABIN



Bob Tara
537-5807



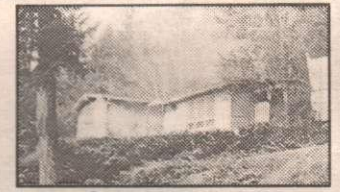
\$275,000 SOUTH END

A unique waterfront lot, s.w. exposure, walk on beach & small cabin, presently rented. Located on a cul de sac for privacy.

GOOD INVESTMENT



Mel Topping
537-2426



\$149,000 REVENUE

Main residence plus 4 plex & cottage on 5 acres overlooking Blackburn Lake. Also studio & workshop bldg. Well maintained bldgs.

5 BEDROOMS



Mel Topping
537-2426



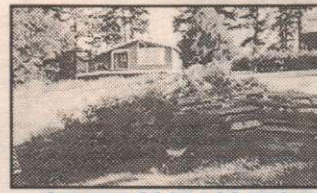
\$145,000 VESUVIUS BAY

Two storey home in area of good homes. Excellent bed & breakfast. 1300 sq. ft. on main floor plus fully finished downstairs.

CUTE & COZY



Phyllis Fetherston
537-2095



\$98,000 GOOD LOCATION

3 bdrm newly renovated home with 500 sq. ft. of deck. Walking distance to school & shopping. Includes 4 appliances, drapes & shed.

GARDENERS DELIGHT



Gil Mouat
537-4900



\$224,500 VIEW ACREAGE

5 bdrm home. Secluded & sunny & close to Ganges. Open in design with hobby room & cheery kitchen. Excellent garden & fruit trees.

MOVE RIGHT IN



Norman Rothwell
537-5103



\$119,000 NEW HOME

Good neighbourhood. Close to store, tennis, golf, ferry and on a cul-de-sac. Two bedrooms, patio, city water, and on a large lot.

LOADED WITH EXTRAS



Mel Topping
537-2426



\$189,900 VESUVIUS AREA

Luxury 3 bdrm home in quiet setting in Vesuvius. Extras include games rm, family rm, swimming pool, carport & paved driveway.

REVENUE OPPORTUNITY



Maggie Smith
537-2913



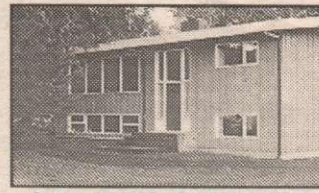
\$179,000 SIDE BY SIDE

Duplex unit located within walking distance of Ganges. Each side consists of 2 bedrooms, living room, kitchen, bath and laundry.

CLOSE TO GANGES



NORMAN ROTHWELL
537-5103



\$165,000 HOUSE WITH SHOP

2 level acres, 2-bdrm house w/full undeveloped daylight bsmt. 4-car garage with power, 3-car carport & garden shed. Possible subd.

WALK TO THE FERRY



GIL MOUAT 537-4900



\$349,000 WATERFRONT

3-bdrm cedar post & beam on Scott Point. East-facing, potential year-round protected moorage. Near ferry, Ganges, island amenities.

SMALL PANABODE



DICK TROY
537-2236



\$78,000 WALKER HOOK AREA

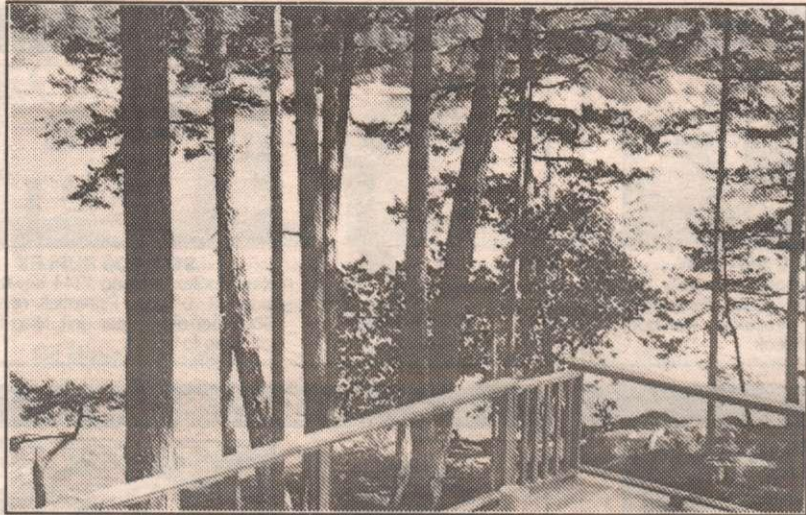
Seaview 1/2 ac. level land, garden potential. 1 bdrm panabode, garden utility shed. Quiet, opposite farm property. Access to ocean.

BUYING OR SELLING

Call us for an evaluation of your Property
No Obligation

WE'RE THE FRIENDLY PROFESSIONAL TEAM

Beautiful Waterfront - \$289,000



Enjoy relaxing on the deck and watching the marine traffic cruise along the inlet of Long Harbour. This 1.36 acres of level parked out property offers a 3 bedroom house and lots of outbuildings. Also offering excellent moorage.



Jim Spencer
537-2154

NRS

**SALT SPRING
REALTY LTD.**

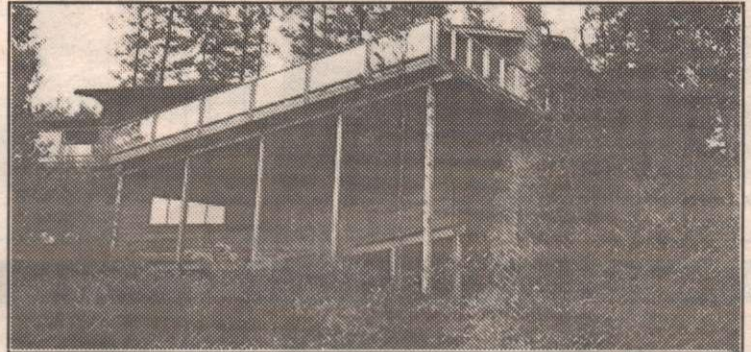
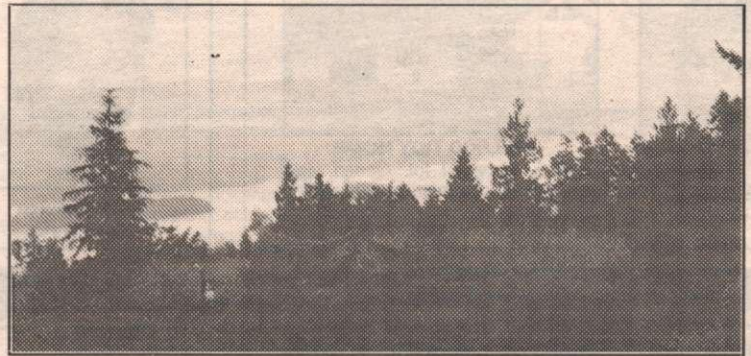
SERVING SALTSRING ISLAND FOR 61 YEARS
149 Fulford-Ganges Road, Box 69, Ganges, B.C. V0S 1E0

537-5515



Marion Marks
537-2453

A NEW LAFORTUNE BUILT HOME



This is a new home, built by one of Salt Spring's long established builders features over 1800 sq. ft. of living area on one floor. In addition the unfinished lower level has 980 sq. ft. Also included - brick fireplace, large ensuite with separate shower and jacuzzi, three large bedrooms & two-car carport. This custom design home with quality construction throughout is situated just minutes from Ganges with one of the most sought after views in the Gulf Islands. \$255,000.

537-5515

NORMAN ROTHWELL



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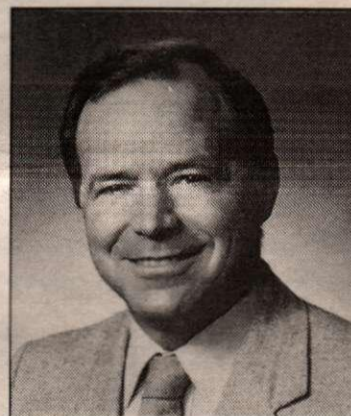
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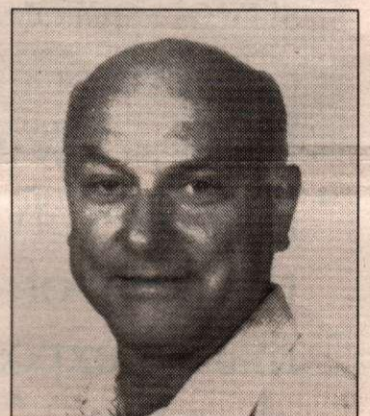
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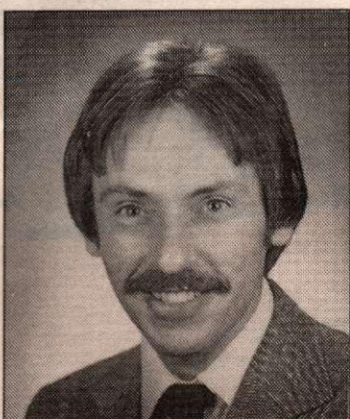
Strick Aust
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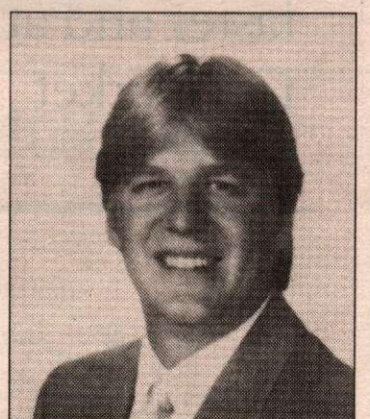
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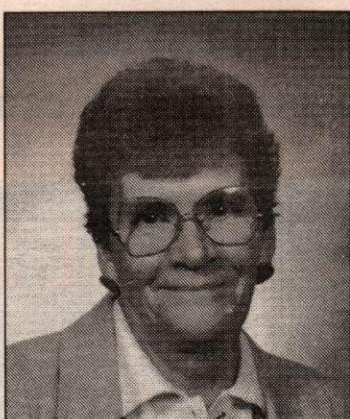
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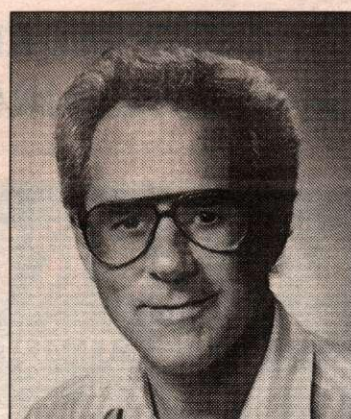
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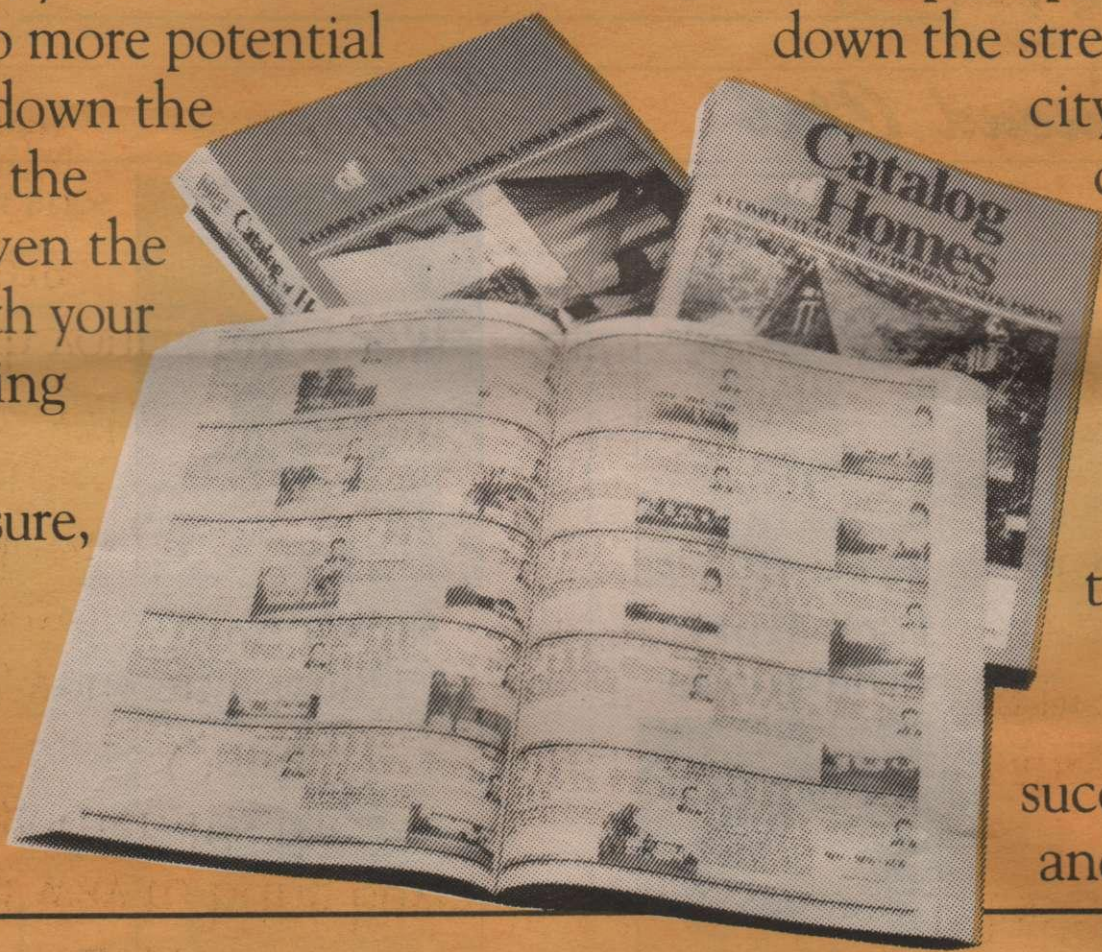
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