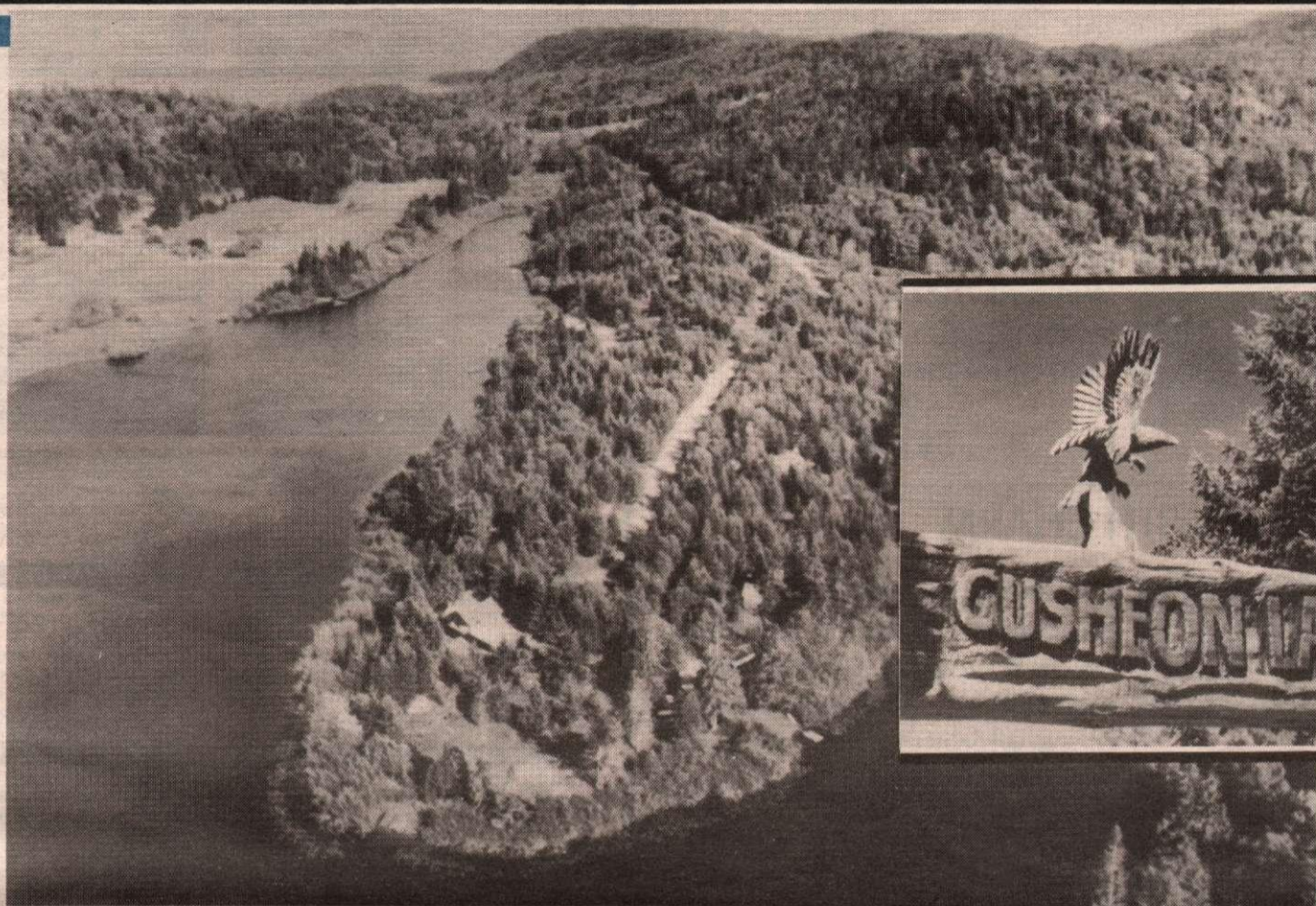




Gulf Islands

Real Estate News

Supplement to Gulf Islands Driftwood



Lakeshore resort perfect island business investment

A beautiful resort destination on Salt Spring Island is waiting for a new owner. Cusheon Lake Resort enjoys acres of privacy on a tip of land with 1,000 feet of accessible lake frontage on a tranquil lake.

Helmut and Rosemary Boehringer, the congenial hosts of the family resort, have created a welcoming holiday experience for the traveller to Salt Spring.

During their 10 years on the largest of the Gulf Islands, the Boehringers have developed and maintained the resort with great care, providing an atmosphere of warmth, rustic charm and peace.

The land on which the resort is situated blends wooded areas with open, sweeping lawns. A 50-acre park reserve across the lake further enhances the privacy and peace of the site.

In all, there are 11 cottages, two cedar A-frames and nine log construction, most of which have fireplaces and skylights as well as wide, private balconies for expanded outdoor living enjoyment.

Current total sleeping accommodation at the resort allows for 61 guests with space for additional rollaway cots and cribs in all units.

Cabin balconies are furnished with wood chairs for relaxing and picnic tables are provided on the grounds for outdoor dining. A log constructed swing set is situated to provide fun for children.

An inviting outdoor hot tub, set in an attractive glass and cedar enclosure, surrounded by flowers and overlooking the lake, provides an opportunity to wind down after a day of enjoying Salt Spring's charms.

For the sake of peace, there are no telephones in the chalets but a phone booth for communication with the outside world is centrally located for guests.

A comfortable rambling home, currently used as the owners' accommodation,

has the potential to be used as a main lodge building for the resort's guests. With expanded use, the building could be used for seminar space or receptions. Lake views are a feature of the home as well. From the rear watch can be maintained over resort activity while the front has relative personal privacy.

The main house has partial log and frame construction with exterior cedar siding and a shake roof.

The lake and surrounding area is a

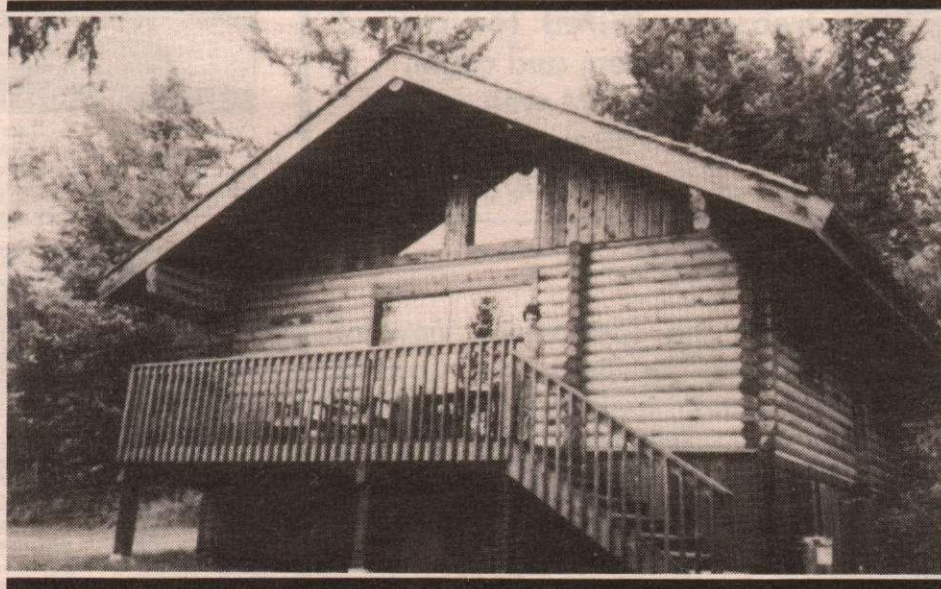
playground for all seasons. Canoes are available for guests and there are sailing and windsurfing possibilities as well. As the lake is a protected water reservoir, motor boats are prohibited. Bass and cut-throat trout offer the sports fisherman a challenge. Two sandy beach areas give enjoyment to both adults and children as do two commercial topper floats to swim and boat from and another float anchored off shore.

Salt Spring offers the pleasure of a nine-hole golf course, tennis courts at Portlock Park and horse back riding, among other activities. Boat charters for fishing or cruising can be arranged locally. Several restaurants, varying from good to gourmet, and a variety of specialty shops are located in Ganges, the seaside village just minutes away from the resort.

Float plane service is available from downtown Vancouver to Ganges via Harbour Air.

Cusheon Lake Resort, with its water, mountain and valley views, private lakefront peninsula and option to utilize its full zoning capacity by adding a further five cabins, is an excellently maintained and profitable business.

Marketing this fine property is Liane Read of NRS Salt Spring Realty Ltd who can be reached by calling 537-4287 or Page No. 388-6275 (1042).



NRS SALT SPRING REALTY LTD.

149 Fulford Ganges Road

P.O. Box 69, Ganges, B.C. V0S 1E0

Telephone: (604) 537-5515 Fax: (604) 537-9797

Victoria Direct: 656-5554 Vancouver Direct: 278-5595



\$455,000 WATERFRONT

Architect designed home with guest suite, one of the most attractive and well kept homes on Salt Spring. 128 ft. waterfront & .72 acre. Southern exposure.

Mel Topping 537-2426



\$175,000 HOBBY FARM

Older character home refurbished with taste in mind. 5.4 acre level land with new 2 stall barn, fenced pastures. Loft upstairs can be finished to suit.

Maggie Smith 537-2913



\$112,000 SMALL ACREAGE

Fertile & arable property with seasonal stream & large pond. Newer home needs minor finishing. Large sheep farm adjoining. Mortgage financing OAC at 11.8%

Dennis O'Hara 537-2491



\$329,500 NATURE AT YOUR DOORSTEP

2.13 acres located at top of a hillside with 360 degree views. Private and sunny, this 3 bdrm one level residence is spacious & could be expanded.

Gil Mouat 537-4900



\$189,000 JUST FOR YOU

Brand new 3 bdrm rancher situated on 11 acres in rural and private area. House includes many extras including skylights & sunken living room. View today.

Mel Topping 537-2426

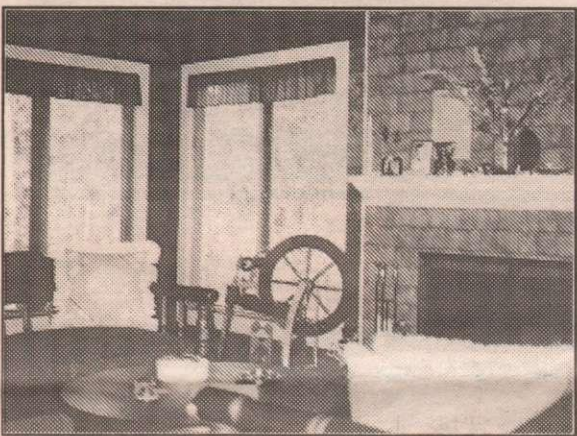
BEAUTIFUL SEMI-WATERFRONT



This lovely, treed building lot is indeed a rare find. Directly across the road from the beach, this property enjoys panoramic views of the Trincomali Channel to Galiano Island. Driveway access from either Westcott or Walker's Hook Roads. Water system, hydro and cable available at lot line.

.69 acre.
\$82,900.

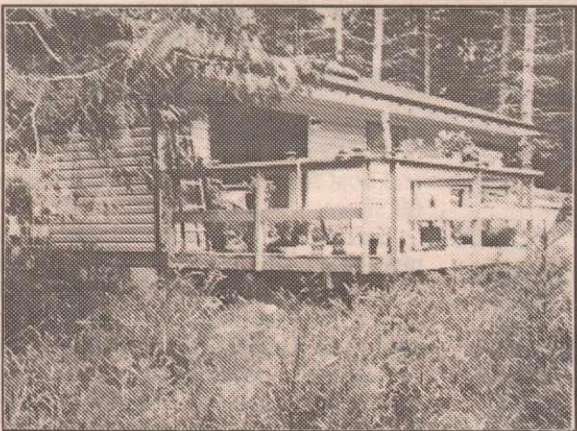
SEAVIEW WITH CHARM



This lovely, two-bedroom panabode is as pretty as a picture. Located close to beach, with a nice seaview. Includes cosy fireplace, whirlpool bath, fridge and stove. Large deck and large attached carport.

.48 acre.
\$122,500.

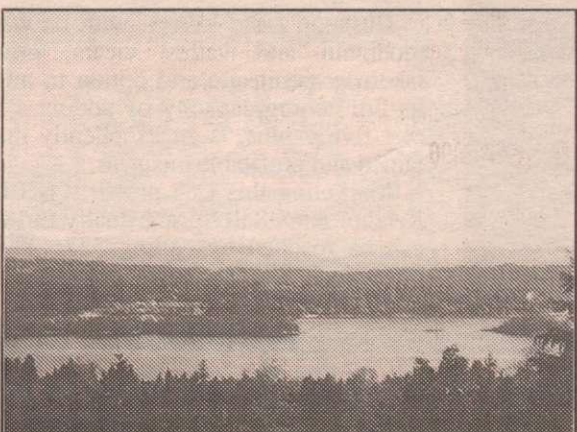
PRETTY ISLAND HIDEAWAY



One-bedroom home nestled among trees in a pocket of sunshine shows as new. Brick fireplace, skylights, glass patio doors to decks off both living-room and dining-room make nice contributions to this little treasure. Wired for central vacuum system and cable.

15GPM well.
.80 acre.
\$119,900.

ROOMS WITH A VIEW!



Enjoy the spectacular view of Ganges Harbour, the Coastal Mountains and Mount Baker from this 2+ bedroom home. Nestled among rock gardens, trees and flowering shrubs. Semi-circular concrete driveway with chain link fencing across front of property. Large deck, workshop/studio and double garage with mechanic's pit. A must to see!

.46 acre.
\$128,000.

SHELLI ROBERTSON

653-4347



\$78,500 FAMILY LOCATION

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

Dick Troy 537-2236



\$185,000 SUNNY SEA-VIEW

Ideal Fernwood location at crest of hill. Near school, store & beach. 2.74 fenced pasture. 3 bdrm modular home with full basement, sunroom & deck.

Dick Troy 537-2236



\$119,900 ISLAND HIDEAWAY

Nestled among the trees in a pocket of sunshine this nearly new one bedroom home features skylights, built in vac and two sundecks. Excellent 15 GPM well. Walk to Long Harbour ferry. Great weekend.

Marion Marks 537-2453



\$89,500 DOWNTOWN LOCATION

Double wide home with sundeck, carpet and storage area. Good lot with fencing and privacy, landscaped and walking distance to Ganges. Ready for you to move in.

Mel Topping 537-2426



\$279,000 SCOTT POINT WATERFRONT

Unique home with two workshops & a guest cottage all on 1.36 acres. Beautiful 144 feet oceanfront & moorage. Foreshore lease applied for. 4 appliances.

Marion Marks 537-2453



\$164,900 SUNNY VESUVIUS

Immaculate 4 bdrm home on cul-de-sac. So many features - thermo windows & screens, greenhouse, swimming pool, pastoral views, sunny exposure, hot tub etc.

Maggie Smith 537-2913



\$499,000 WATERFRONT RANCHER

New rancher on nearly 3 acres of lowbank waterfront on a private bay providing warm swimming and moorage. Good design and quality home. 3 bdrms, 2 1/2 baths, sunken living room and large deck for your enjoyment.

Mel Topping 537-2426



\$279,000 WEST COAST CONTEMPORARY

2600 sq. ft. home with panoramic views on 9 acres of sunny, wooded seclusion. Close to tennis, golf & ferries. Skillful use of skylights, hardwood floors, large thermo windows. 500 sq. ft. cottage rented at \$500.

Strick Aust 537-5828

NRS FOR ALL REASONS

\$145,000 SPLIT LEVEL

Unique 3 bdrm home extensively finished in pine & fir. Lovely large kitchen extending to living room. Carport & sundeck will be built on. 1.97 acres.

Marion Marks 537-2453



\$425,000 GULF ISLAND ESTATE

Contemporary home on 6 sunny secluded acres. Floor to ceiling fireplace, jacuzzi, large kitchen & eating area adjoining library/office, ample decking.

Gil Mouat 537-4900

\$295,000 CHANNEL RIDGE EXECUTIVE

Luxury seaview home with privacy in Channel Ridge featuring sunken living room, separate dining room, double jacuzzi in master ensuite, large sun deck.

Dick Troy 537-2236



\$145,000 VESUVIUS BAY

Two storey home in Vesuvius Bay in area of good homes. Very private. Excellent bed & breakfast. 1300 sq. ft. on main plus fully finished lower level.

Mel Topping 537-2426



\$167,500 NEAT AND CLEAN

Rancher on a quiet road, large lot & paved driveway. Close to Ganges & hospital. Room for expansion into attached garage. Large sturdily built workshop.

Bob Tara 537-5807



\$142,500 LOCATION, LOCATION

Older 2 bdrm home in sunny Vesuvius. Oceanview and close to beach for swimming, walking distance to Crofton ferry. Private half acre lot.

Marion Marks 537-2453

\$129,500 PERFECT GET-AWAY

Looking for that summer/weekend get-away? Retirement home? Here's a gem. Privacy, seaviews, great exposure - sunny southwest. Act quickly on this one. .55 acre lot in Vesuvius area.

Gil Mouat 537-4900

\$122,500 SEAVIEW PANABODE

Two bedroom panabode on nearly half an acre located close to beach at north end of Salt Spring. Includes wood fireplace, whirlpool bath, large deck for your enjoyment.

Russ Crouse 537-5203

\$179,000 RURAL SETTING

Quality home featuring 3/4 thermo windows, handmade cedar and brass hardware. Oiled T & G cedar ceiling in living room, Bird's Eye maple kitchen cabinets, teak entry room. Superior craftsmanship throughout.

Dennis O'Hara 537-2491

THERE'S NO PLACE LIKE HOME.



\$145,000 ST. MARY HIGHLANDS

Neat & tidy, this well maintained home has partial mountain and seaviews. 4 appliances included. Nicely landscaped half acre in good area of Saltspring.

Mel Topping 537-2426



\$129,000 SOUTH END COTTAGE

A rural setting in Fulford in an area of 10 acre farm properties. The 12.99 acres of land are quite steep and well treed. Architect designed cottage.

Jim Spencer 537-2154



\$93,500 WELL CRAFTED COTTAGE

Cottage to lock up on 5.06 acre of treed privacy, with year round creek. Use as a guest cabin/studio once you have built your dream home. Piped water.

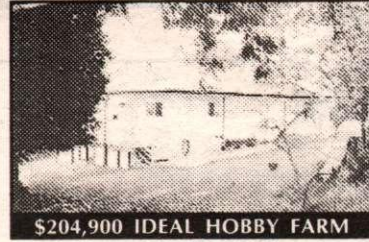
Liane Read 537-4287



\$179,000 ST. MARY LAKE

Over an acre of level, sunny land offering an open, usable frontage on popular St. Mary Lake. Small 2 bdrm home distinctively renovated on main floor.

Strick Aust 537-5828



\$204,900 IDEAL HOBBY FARM

6.13 acres, level, cleared, stately trees. 2 well maintained residences and related outbuildings. Also 2 bdrm modular home. Located close to Ganges.

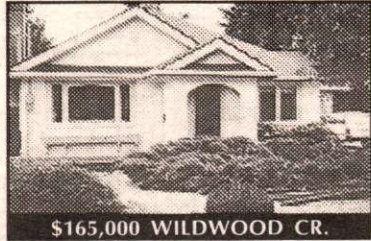
Gil Mouat 537-4900



\$149,900 HOBBY FARM

Unique small acreage with cute and cozy 2 bedroom plus den. Large master bdrm, decks with oceanviews, large workshop, fenced pasture, pleasant setting.

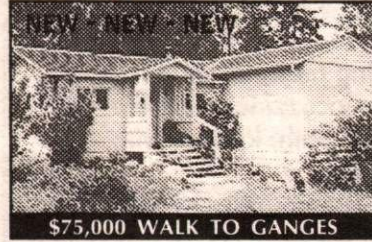
Maggie Smith 537-2913



\$165,000 WILDWOOD CR.

Completely renovated 2 storey home, backing on golf course. Ideal location for all island amenities. Beautifully landscaped with mature plants & shrubs.

Mel Topping 537-2426



\$75,000 WALK TO GANGES

Little old cottage on quiet road within walking distance to the village. Lovely old trees, holly, lilac, cedar etc. Possible vendor financing on this one.

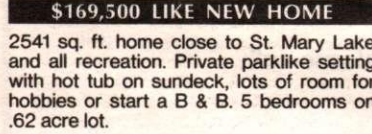
Brenda Cornwall 537-2702



\$87,500 ST. MARY LAKE AREA

Sunny, lakeview cottage, plus studio/workshop near St. Mary Lake. Near swimming, tennis, golf & soccer field. Good financing - 10% to qualified purchaser.

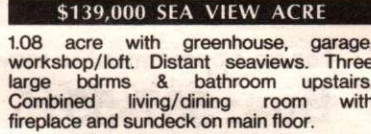
Brenda Cornwall 537-2702



\$169,500 LIKE NEW HOME

2541 sq. ft. home close to St. Mary Lake and all recreation. Private parklike setting with hot tub on sundeck, lots of room for hobbies or start a B & B. 5 bedrooms on .62 acre lot.

Mel Topping 537-2426



\$139,000 SEA VIEW ACRE

1.08 acre with greenhouse, garage, workshop/loft. Distant seaviews. Three large bdrms & bathroom upstairs. Combined living/dining room with fireplace and sundeck on main floor.

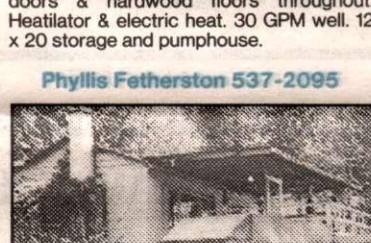
Bob Tara 537-5807



\$183,500 SALT SPRING DREAM

Like new custom built home with quality throughout. Landscaped .80 acre lot. Features sunken living room, formal dining room, hardwood floor, ground level entry, r.v. parking and much more. Call for more information.

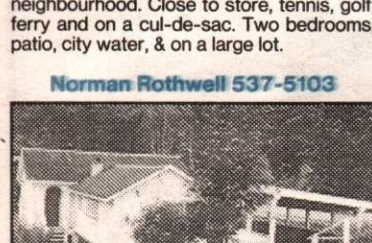
Paul Greenbaum 537-5064



\$169,000 2 BEDROOM CHARMER

Adorable 2 bdrm home set in private 2.36 acres. Wooden window sashes, French doors & hardwood floors throughout. Heatilator & electric heat. 30 GPM well. 12 x 20 storage and pumphouse.

Phyllis Fetherston 537-2095



\$113,500 NEW HOME

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

Norman Rothwell 537-5103



\$52,500 AS IN OLDER COTTAGE

Vendor not certain of septic tank location & makes no warranties regarding condition of house. Fireplace & flues not inspected. Lake access nearby.

Dennis O'Hara 537-2491



\$89,500 DOWNTOWN GANGES

Excellent potential for commercial development and rezoning. Corner location. Presently rented at \$525 per month. 2 bdrms, 3 piece bath, carport.

Dick Trory 537-2236



\$129,000 VESUVIUS BUNGALOW

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

Maggie Smith 537-2913



\$235,000 WATERFRONT

3 bdrm Cape Cod on landscaped .71 acre backing onto picturesque sheep farm. Path to oceanfront. Well kept home. 2 ton mooring block. Vendor may finance.

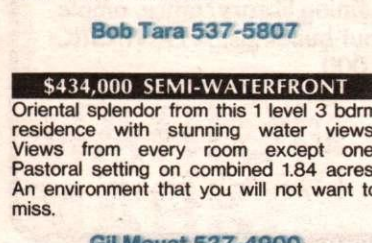
Dick Trory 537-2236



\$249,000 EXECUTIVE HOME

Quality built home in popular Vesuvius area. Lovely oceanview from this tastefully decorated home. Large covered decks, great exposure, superb finishing.

Phyllis Fetherston 537-2095



\$434,000 SEMI-WATERFRONT

Oriental splendor from this 1 level 3 bdrm residence with stunning water views. Views from every room except one. Pastoral setting on combined 1.84 acres. An environment that you will not want to miss.

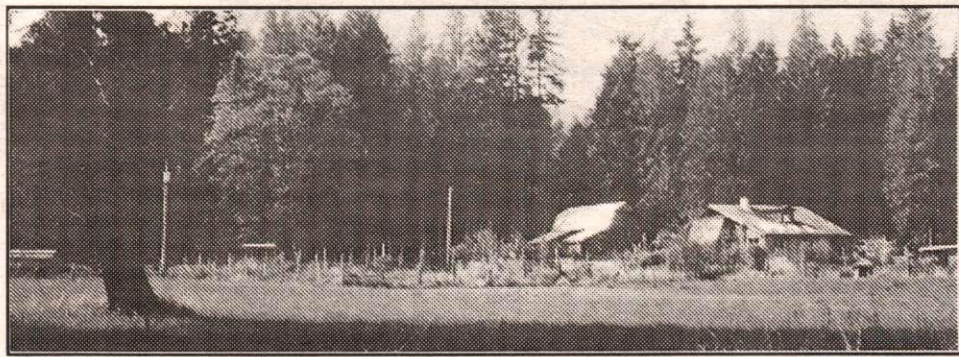
Gil Mouat 537-4900



\$225,000 WATERFRONT PRIVACY

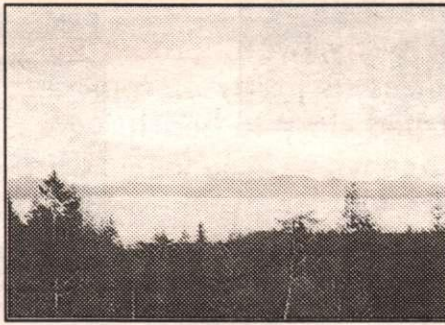
Over 160 ft waterfront. Lovely private .86 acre. Cozy 2 bdrm takes full advantage of waterfront. Lower level set up for art & crafts. Walk to ferry and yacht club.

Gil Mouat 537-4900



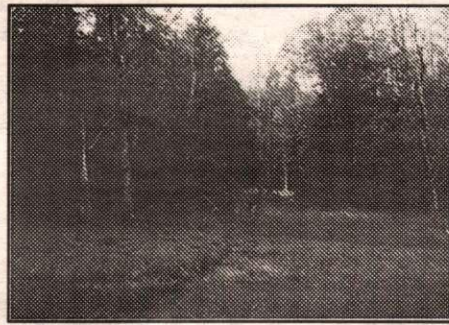
230 ACRE SOUTH-END SUB-DIVISION

Now available, Trincomali View Estates consists of 230 acres of peaceful pastures, and spectacular ocean views. This is the highest ridge in the Beaver Point area, rising to 700 feet above sea level, and assuring its future owners of not only unencumbered views, but more importantly, full day sun, all year. As well, the soil over most of the estates is deep and arable, offering the promise of lush pastures and over-producing gardens. Parcels will vary from 5 to 35 acres in size, but all contain special features that make them unique. Prices from \$69,000



PANORAMIC VIEWS PLUS FULL DAY SUN

Consisting of over 5 acres, this is one of the finest lots in Fulford's Beaver Point area. The property looks over Ruckle Park to Mount Baker and beyond, and enjoys both sunrises and sunsets. It is fully serviced, including driveways to both the guest cottage area and main building site. \$89,000



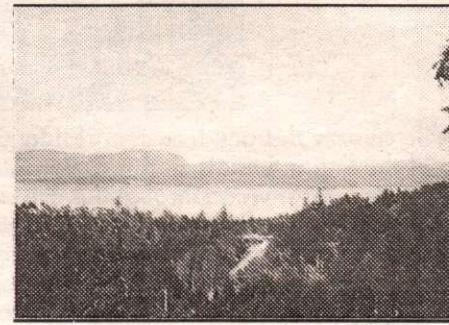
ARABLE PASTURE TREED BUILDING SITE

7 acres in size, this sunny lot contains approximately 3 acres of established pasture, with the remainder well treed in mature fir, maple and cedar. Ideal for a small hobby farm, the property has excellent potential for a large pond. Realistically priced at \$69,000



DELIGHTFUL HOME TOTALLY RESTORED

On almost an acre of landscaped grounds, this renovated 1930's home contains 4 bedrooms, large living room, kitchen with separate eating area, sun room and full basement. The property contains an inground swimming pool and a fenced garden. Walk to town! \$139,000



ALMOST 10 ACRES PASTURE AND CREEK

As if the fantastic view building site was not enough, this acreage also offers approximately 4 acres of pasture and frontage on Cusheon Creek. Fully serviced, including drilled well, hydro, phone, driveway, and cleared building site among the maple and cedar trees. \$79,000

VIEW ACREAGES ARE MY SPECIALTY

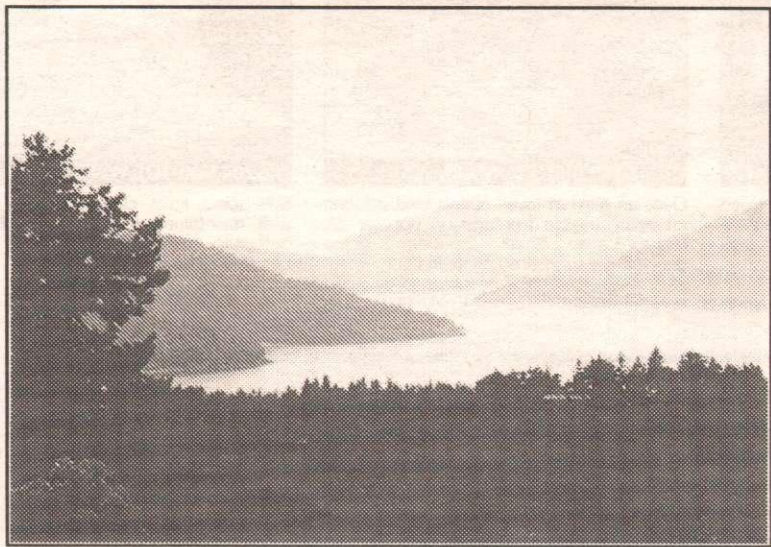
I currently have 20 view lots and acreages listed for sale, and am involved in the creation of many new ones. If you are looking for that special view property and can't find what you want, let me show you mine. For information please call...

VIEW LOT PROJECT ON PENDER ISLAND

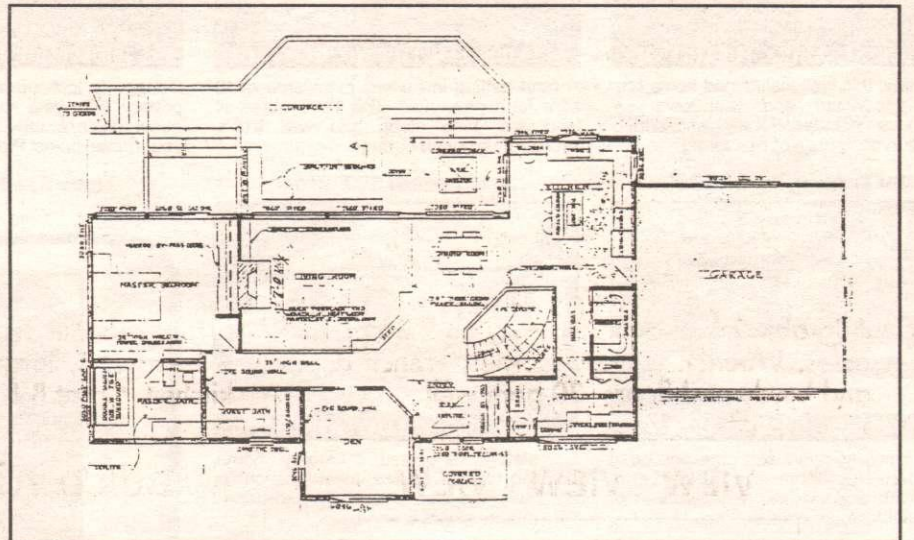
Currently being developed, these lots enjoy full day sun and are over-looking Browning Harbour. Sizes range from 1 acre to 4 acres and all will be fully serviced, including paved roads. If you are interested in a recreational or residential property on Pender, give me a call. Prices from \$24,900

STRICK AUST

537-5828



NEW LUXURY SEAVIEW HOME ON PRIVATE, TREED 1 1/2 ACRES



MAIN FLOOR: (1576 square feet)

Sunken living room brick fireplace; separate dining area; large master bedroom with master bathroom including double jacuzzi tub with tile surround; den/guest bedroom with separate guest bath; kitchen with centre cook top/raised counter; pantry; utility room.

FINISHED BASEMENT: (770 square feet)

Large rec. room; guest bedroom; 3rd bedroom; storage space.

OTHER FEATURES: Covered entry porch; double attached garage; electric furnace; large sundeck with built-in benches & covered area.

PRICE: \$295,000.



For an appointment to view please call:

Bus: 537-5515
Van. Dir: 278-5595
Vic. Dir: 656-5554
Res: 537-2236

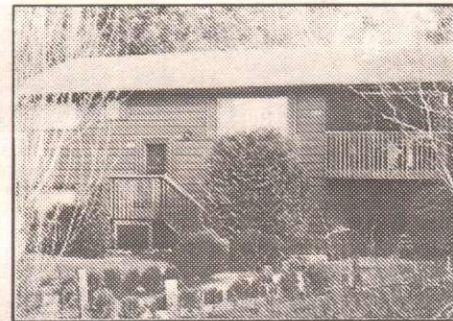
DICK TRORY

HERITAGE RESIDENCE, B & B POTENTIAL!



Architecturally designed, custom residence, circa 1940 vintage, with 17 rooms, top-of-the-line materials and finishing at the time, including oak flooring and yellow/red cedar wood throughout. Ensuite in master bedroom, vanity basins in 3 other bedrooms, fireplace in living room and in den/library, separate formal dining area, sunken living room. Property consists of two parcels, in separate titles, adding up to approximately 20 acres. Subdivision potential. Upland views and seclusion, yet close to St. Mary Lake, golf course, beaches and minutes to Ganges village. Single wide trailer located on property — caretaker? FANTASTIC ESTATE &/or BED N' BREAKFAST POTENTIAL! Asking \$529,000.

RURAL FAMILY HOME!



Three bedroom family home on fully landscaped, serviced lot including sewer and potable water; the entire property is in immaculate condition; extensive use of wallpaper & natural wood on house interior; ensuite off master bedroom & one 4-piece bathroom on each floor; a Jacuzzi tub down; large family room down with airtite; 307 sq. ft. sun porch over single carport; 500 sq. ft. garage/workshop at rear of property on concrete slab & ideal for cottage industry; vegetable & flower gardens on property; lot level with paved driveway; kitchen appliances included. Vendors motivated. Present all offers to \$123,900.

ACREAGE, CLOSE TO GANGES!



6.13 acres, level, cleared, stately trees; two well-maintained residences & related outbuildings, sub-dividable. Excellent potential! The second home located on the property is a modular home, 2 bedroom, large family room, measuring approximately 788 sq. ft. Asking \$204,900.

PRIVATE ESTATE! ACREAGE, POND, SECLUSION!



Contemporary Living/Gulf Island Estate; Westcoast designed home on 6 acres in a sunny secluded setting, feature floor to ceiling fireplace serving living and dining rooms; 3 bedrooms, tiled Jacuzzi pool with showers; large kitchen and eating area adjoining library/office, ample decking, landscaped grounds, pond and out-buildings; A FANTASTIC HOBBY FARM OR ESTATE! ASKING: \$425,000.



Residence: 537-4900
Pager: 388-6275 (#6112)

GIL MOUAT

GREAT STARTER HOME



\$169,000

Adorable 2 bedroom home set on 2.36 private acres. Wooden window sashes, French doors and hardwood floors, 30 gpm well.

FAMILY HOME



\$159,000

Lots of room in this 2 storey 3136 sq. ft. home. 4 bedrooms, large rec room & super family kitchen. Great B & B potential.

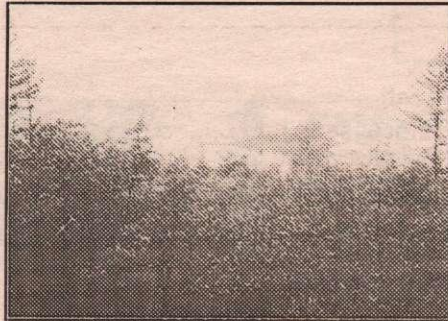
RETIREMENT HOME



\$88,000

Retire in this easy to maintain home. Ocean view and great workshop, Garage.

VIEW VIEW VIEW



\$149,000

Salt Spring Island at its best. 10.03 acres of view overlooking Stuart Channel. Well & driveway in.

BUILD YOUR OWN HOME

- 2.22 Acres - Ocean view \$89,500
- 1.86 Acres - Walk to lake \$48,500
- 1.84 Acres - Lake view \$59,500
- 4.27 Private - Acres \$47,000
- 2.96 View - Acres \$63,000

NEW NEW NEW



\$79,000

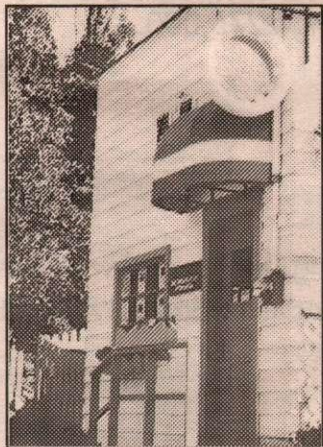
Just listed view lot in area of nice homes. Close to Ferries & very private.

PHYLLIS FETHERSTON



537-5515 (B)
537-2095 (R)
Fax: 537-9797
Victoria Direct:
656-5554
Pager:
388-6275 #4410

A COMPLETE AND HONEST COMMITMENT FOR ALL YOUR REAL ESTATE NEEDS.



WELCOME TO FULFORD HARBOUR

Operating the only Fulford Harbour real estate office has brought us close to the local southend community and provided us with strong background in Fulford Property dealings. If you are interested in the quiet rural lifestyle provided by the southend of Salt Spring, talk to the only resident realtor, Dennis O'Hara. We think you'll appreciate his 17 years of local knowledge.



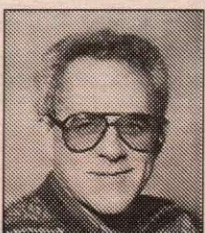
Walk to Village and ferry. Located on 1.5 acres this is a superior house in every detail. 11.75% financing.



80 acres of private park, ponds, streams & meadows all enhance these 3 to 6 acre parcels. Excellent agricultural land 11.75% financing.



Totally charming describes this home located on 4+ acres. 2 streams, pond & separate workshop/studio. 12.5% financing.

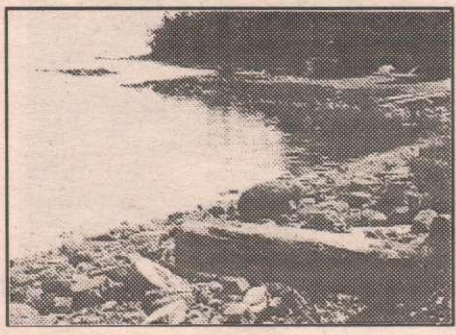


FOR INFORMATION ON ANY FULFORD HARBOUR PROPERTY CONTACT:
Dennis O'Hara
NRS Salt Spring Realty, 111 Morningside Road, Fulford Harbour
Phone: 653-9555 office / 537-5515 pager / 537-2491 home

DENNIS O'HARA

WATER

LAND



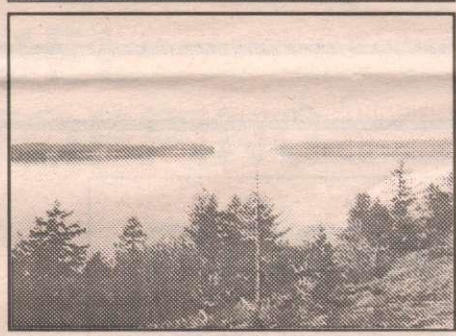
SEA FRONT

Welbury Bay waterfront. 3 acres with walk-on beach on a quiet bay. Close to Vancouver ferry. \$295,000. Can be bought with neighbouring 2 acres for a total of 5 acres for \$275,000 more.



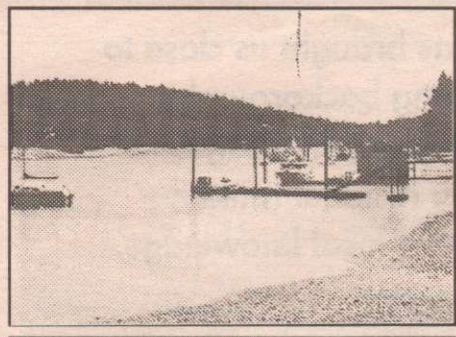
SEMI-WATERFRONT BARGAIN

Parklike 1.36 acres in natural state, on water system. Fronts on 2 roads, seasonal moorage, excellent marine views and excellent price of \$93,500. 12% financing available to qualified purchaser.



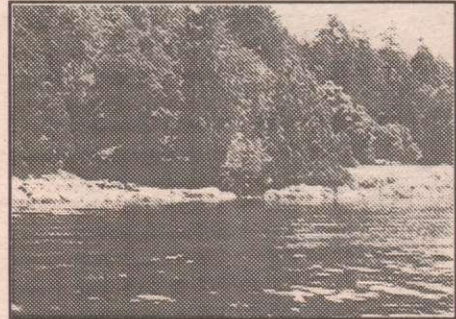
SPECTACULAR WATERFRONT

6.83 acres with 354 ft. of shelving sandstone beachfront. Property in natural state. Privacy, southwest exposure, wrap-around views, moorage potential, warm swimming. Would make a good group purchase. Zoned for home and cottage. You bring the plans!!! Asking \$275,000.



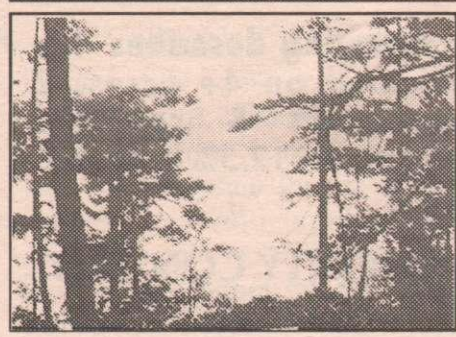
WATERFRONT, WATERFRONT

2.62 acres of cleared and sloping rare waterfront. Perfect for boating, fishing and wind surfing. This property offers a pleasant view and easy access to beach. Year-round moorage. \$175,000.



MUSGRAVE LANDING ACREAGE

Lovely south exposure, sunny, 20 acre parcel with 367 feet of waterfront. Treed seclusion. Heart of the boating, fishing waters. Waiting for your development plans - get together with your friends and create your own destination resort!



COLOUR ME BEAUTIFUL

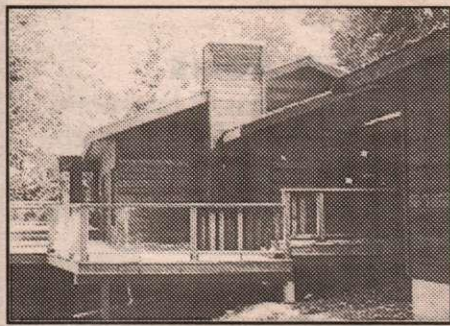
Parklike 1.5 acre waterfront lot, overlooking Navy Channel. Path to beach, building site ready for your summer use, drilled well. Located on Pender Island in area of nicer homes, this prime lot awaits your plans. \$78,000.

FRONT HOMES



FAMILY OCEANFRONT HOME

Well constructed 3 bdrm home with 2 1/2 baths on beautifully kept .71 acre of level ground. 135 ft. oceanfront across the road. Picturesque farm acreage on 2 sides. Great view of Wallace Is. and active boating channel. Large fenced vegetable garden. Paved driveway, shake roof, double attached garage. 2 ton mooring block. Piped water. Vendor financing... to qualified purchaser. Excellent value at \$235,000. For an appointment to view please call.



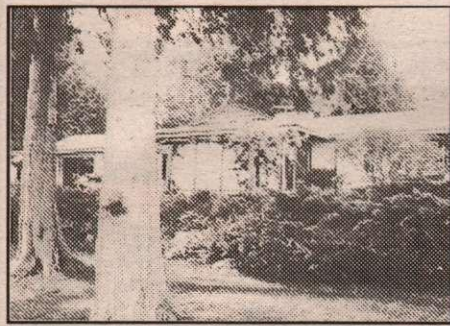
PRIVATE BAY SETTING

Brand new 1964 sq. ft. rancher on approximately 3 acres of lowbank waterfront at the north end of Salt Spring. Skylights, large decks, sunken living room, sun room off kitchen, jacuzzi tub in master and many more quality features. Warm swimming and moorage for your boat. Excellent value at \$499,000.



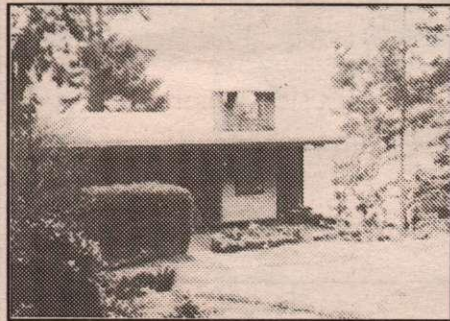
WATERFRONT! VIEW!

Step right into this charming three bedroom home! Great views, moorage potential, close to Vancouver ferry, yacht club, minutes to Ganges Village. Very pretty area. Great for walking, bicycling -- enjoy the almost tame deer! Vendors' plans have changed - you benefit! Present all offers to \$319,000.



VIEWS! WALK-ON BEACH!

One level, elegant home, all principal rooms facing the exceptional views. 1.84 acres of private garden, field, trees - possible to subdivide off a .78 acre lot without disturbing privacy of main residence. Enjoy the charm and ease-of-living found in this unique Bob Lewis designed home, inspired by the Orient. Views! Beach! A welcoming family home. Asking \$434,000.



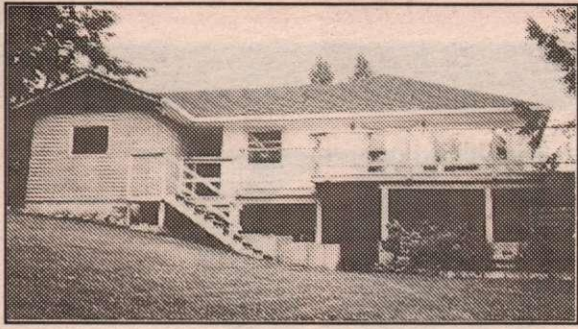
LOVELY PRIVATE WATERFRONT

Over 160 feet of waterfront on this lovely private .86 acre property. Cozy 2 bedroom home takes full advantage of the ocean. The lower floor of the house has been set up for art and crafts. Walk to ferry and yacht club. \$225,000.



WATERFRONT WITH YEAR-ROUND MOORAGE

Almost 1-1/2 acres of sought after waterfront. Mostly level property that slopes to the water. Circular drive, two workshops and guest cottage are a plus with this three-bedroom cottage. Nicely parked-out grounds. Included are washer, dryer, refrigerator and stove, together with free standing wood burning stove. May rent back. \$279,000.



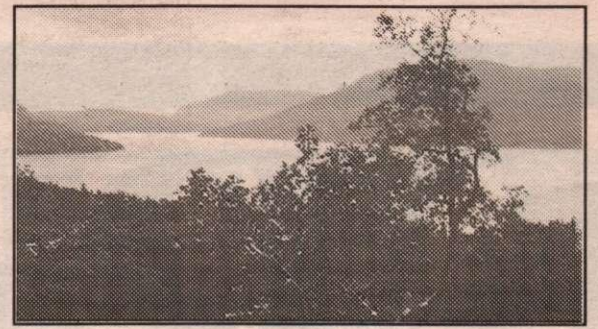
JUST LISTED

Newly renovated home on the Golf Course, two stories finished, many extras, incredible landscaping, great location. \$165,000.



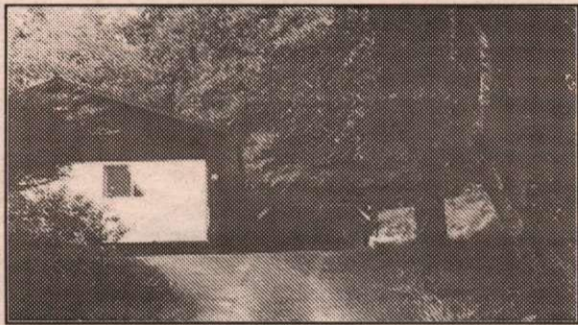
BEST BUY

One of the best buys on Salt Spring Island. Two-storey home completely finished. Good Bed & Breakfast or retirement home, close to St. Mary's Lake. \$145,000.



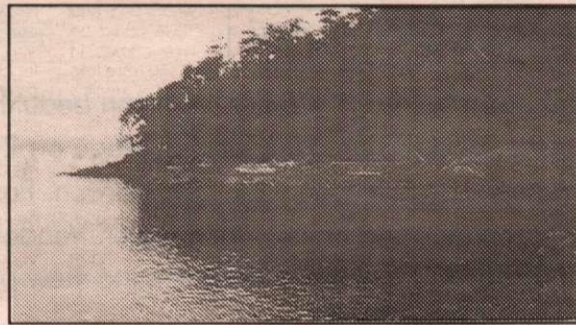
CHANNEL RIDGE

1.96 acres, seaview. Fully-serviced lot. Southern exposure, good new homes in area. Terms Available. \$54,900.



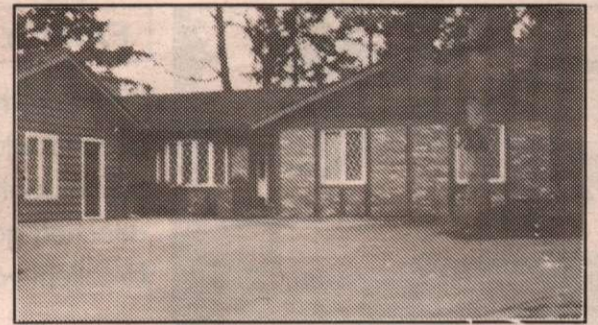
INVESTMENT

Half-acre in Ganges, landscaped, on sewer. Duplex zoned, plus double-wide home. Good rental or retirement home. \$89,500.



WATERFRONT LOTS

10-acre waterfront lots, Parker Island, 300-1000 ft. frontages. Prices start at \$57,500 to \$195,000. Good retreat and investments.

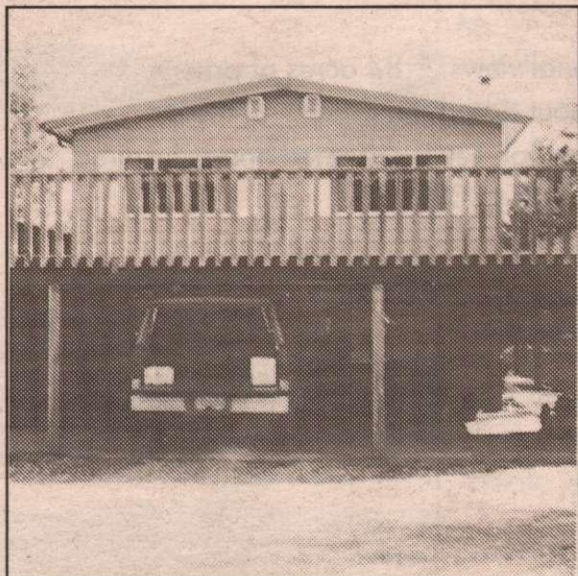


EXECUTIVE HOME

2400 sq. ft. with many extras. 3 bedrooms, den, family room, kitchen, formal dining room, living room, rec. room. 2 1/2 baths, swimming pool, shake roof. Below replacement cost. \$189,000.

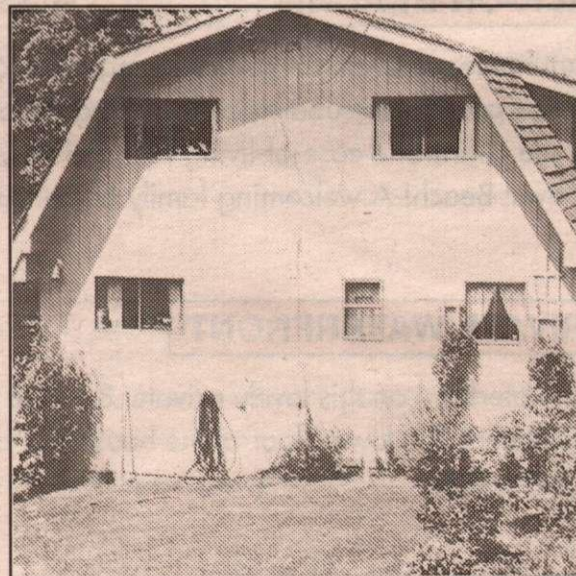
**MEL
TOPPING**

537-2426 (Evenings) • 537-5515 (Days)



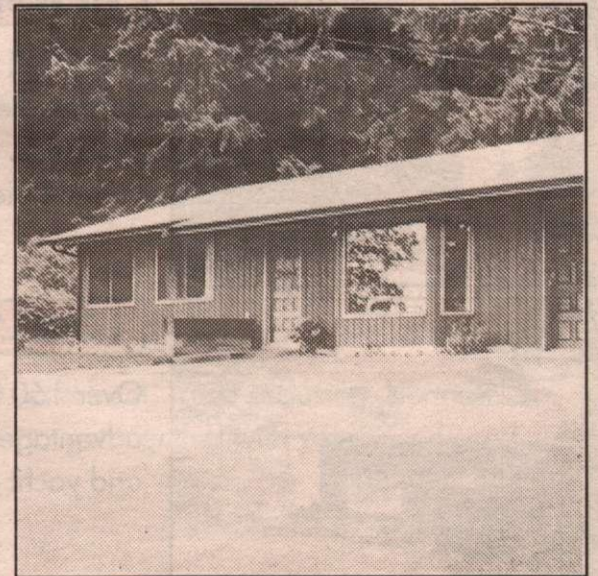
HOMES & ACREAGE

Large family home on acreage suitable for Hobby Farm. Includes single wide with addition under 1 roof that could be for inlaws or revenue source. Main house has large sundeck and carport, large rooms, and rec. room with wood heat. Out building has built-in cold room for fruit and vegetable storage. \$235,000.



SEAVIEW HOME

Gardener's Delight. A neat and clean 3-bedroom home on an acre lot with distant seaview, large bedrooms and bathroom on upper floor. Main floor has combined living and dining room with brick fireplace plus large kitchen and family room. \$139,000



CLOSE TO VILLAGE

A neat and tidy rancher on a quiet road. Large lot with paved driveway. Room for expansion into attached garage. Also, a large sturdily built 28 x 31 workshop. Garage with loft which is perfect for hobbies and storage. \$167,500.

**BOB
TARA**

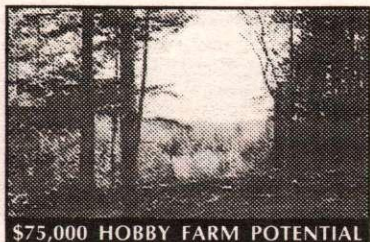
537-5807 (Evenings) • 537-5515 (Days)



\$85,000 SMALL ACREAGE

2.49 acres in Phase III of prestigious Channel Ridge. Excellent views. Paved road & services at lot line. Adjoining 1.57 acre lot available at \$85,000.

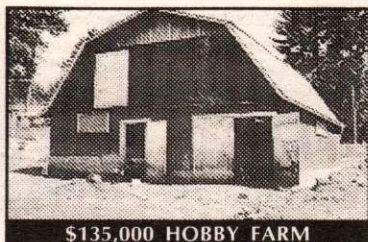
Mel Topping 537-2426



\$75,000 HOBBY FARM POTENTIAL

10 acres with ocean views as well as small pastoral view. Zoning allows main residence & guest cottage. Driveway being developed. Well treed. Good value.

Norman Rothwell 537-5103



\$135,000 HOBBY FARM

Agricultural parcel fenced & cross fenced. Barn with loft and other outbuildings. Creek runs through property contains trout. On piped water. Farm taxes.

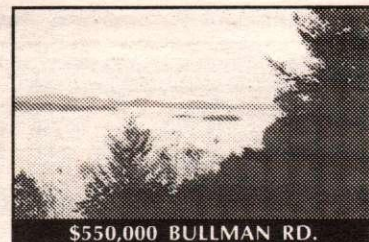
Bob Tara 537-5807



\$105,000 18 ACRE FARM

Sunny spot with excellent hay crop - 2 cuttings of canary grass a yr. Unfinished 600 sq. ft. cabin wired & piped water. Septic tank & field installed.

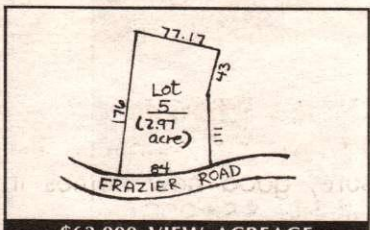
Dick Troy 537-2236



\$550,000 BULLMAN RD.

Fantastic seaview property with approximately 3300 feet of waterfront. 78 acres. Few large acreages available on Salt Spring. Good investment.

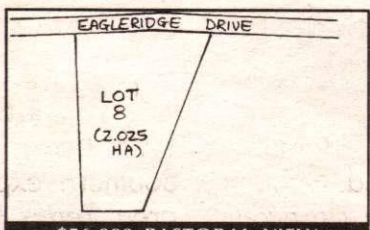
Bob Tara 537-5807



\$63,000 VIEW ACREAGE

Lovely sloping lot with ocean & pastoral views. Several bldg sites, drilled well & services to lot line. Nicely treed, abounds with wild flowers & shrubs.

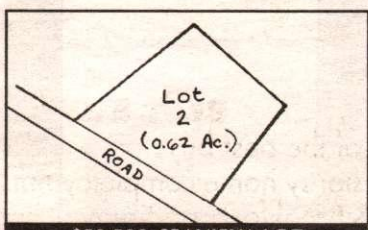
Phyllis Fetherston 537-2095



\$56,000 PASTORAL VIEW

5 acre parcel has it all i.e. hay meadow, southern exposure, forest, privacy, close to amenities. Qualified purchaser could assume agreement for sale.

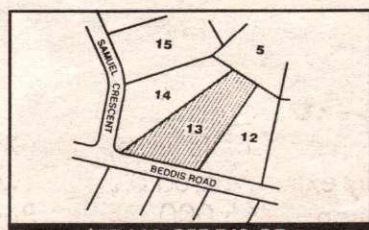
Jim Spencer 537-2154



\$59,500 SEAVIEW LOT

.62 acre building lot with a drilled well, close to Ganges. Views of Ganges Harbour, Mount Baker and North Shore mountains. Note vendor financing.

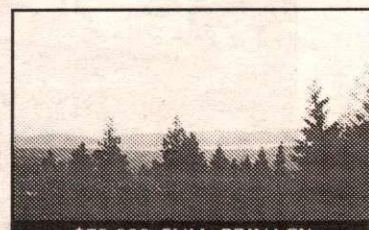
Bob Tara 537-5807



\$57,000 BEDDIS RD.

A good building lot with potential for sea view. Sunny and level from the road, then gently slopes down to the rear. Easy walking distance to beach.

Norman Rothwell 537-5103



\$79,000 FULL PRIVACY

.77 acre bldg. lot close to Ganges with community water, hydro, phone and cablevision. Perc test has been done. Spectacular view over Trincomali Channel.

Strick Aust 537-5828

\$42,000 5 ACRE PARCEL

A sunny 5 acre parcel halfway between Ganges and Fulford Harbour. Ideal small hobby farm or Christmas Tree Farm. Excellent location on the Island.

Bob Tara 537-5807

\$37,500 WHIMS ROAD

2.30 acre arable building lot on piped water. Close to good swimming, fishing and St. Mary Lake for fishing. Build your dream home and enjoy Salt Spring life.

Bob Tara 537-5807

\$37,900 ST. MARY HIGHLANDS

Bldg. lot with good grade, well treed and private. Sunlight & upland views could be developed. Fully serviced, nice homes in area & close to lake and town. .70 acre lot.

Gil Mouat 537-4900

\$29,500 CORNER LOT

Naturally treed, easy to develop level .48 acre lot situated close to one of the nicest sandy beaches on Island. Small boat launch nearby. Well required. No restrictions on mobiles.

Paul Greenbaum 537-5064

\$55,000 SUNNY VESUVIUS

Lovely, sunny half acre lot. Treed privacy, choice of building sites. On community water system and in preferred Vesuvius area. Build to suit. New homes in this growing area.

Liane Read 537-4287

\$98,000 SMALL ACREAGE

Building lot on Beddis Rd. offering excellent sea views from private building site. Driveway & temporary power pole in place. Lot posted & awaiting registration. Over 3 acres.

Jim Spencer 537-2154

\$37,500 SUMMER/WEEKEND GETAWAY

Enjoy this affordable 202 ft. waterfront on Valdez Is. 2.73 acres with excellent moorage. East exposure. Fully equipped cabin plus 10 ft. f.g. dinghy. Leased land with 10 years before renewal or purchase from government.

Liane Read 537-4287

\$245,000 WATERFRONT ACREAGE

28 acres with 367 feet accessible waterfront at Musgrave Landing. Treed, private, south exposure and terrific views. Boating, fishing & diving waters right there! What more could you want?

Liane Read 537-4287

\$48,000 MALIVIEW BLDG. LOT

.54 acre level lot. Driveway in, on sewer, cablevision, piped water. Old power pole. Duplex could be built here. Possible vendor financing at current interest rates.

Brenda Cornwall 537-2702

\$47,000 4.27 ACRES

Excellent property, centrally located and near St. Mary Lake. This property is gently sloping with possibilities of a view from the top & several good building sites on the lower level. See this one today.

Phyllis Fetherston 537-2095

\$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). Good central location.

Dick Troy 537-2236

\$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

\$79,000 WARM SUNNY EXPOSURE

10 acre parcel with lake and 180 degree mountain view. Zoning allows main residence and guest cottage. Driveway being developed. Well treed and sunny.

Norman Rothwell 537-5103

\$79,900 CHANNEL RIDGE

Fully serviced .93 acre lot in prestigious Channel Ridge located at the northern end of Salt Spring. Excellent sea views, in area of new, quality homes. Call today to see this special area.

Mel Topping 537-2426

\$79,500 SECLUDED ACREAGE

4.17 acres with 3 acres of mature Douglas fir & balsam, with pond potential in meadow area. Drilled well yields 2 GPM. 1/12th interest in 80 acre park. Located at south end of Salt Spring

Dennis O'Hara 537-2491

\$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 and waterfront across the road. Good investment opportunity.

Phyllis Fetherston 537-2095

\$50,000 PARKLIKE PROPERTY

Creek winds through this 1.49 acre bldg. lot near small boat launch & one of Salt Spring's best beaches. 6 1/4 acre lots on 2 titles. Requires well and perc approval. No restrictions on mobile homes.

Paul Greenbaum 537-5064

\$48,500

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 acre lot waiting for you.

Phyllis Fetherston 537-2095

\$59,900 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

\$80,000 RURAL SETTING

5 tidal waterfront acres located close to Ganges and all Island amenities. Walking distance to Long Harbour ferry. Good grade, ample sunshine & seclusion - an ideal property with waterfront exposure. Power at lot line.

Gil Mouat 537-4900



UNIQUE DESIGN

3-bedroom, split-level house with extensive finishing in pine and fir wood. Price will include carport and sundeck. \$145,000.



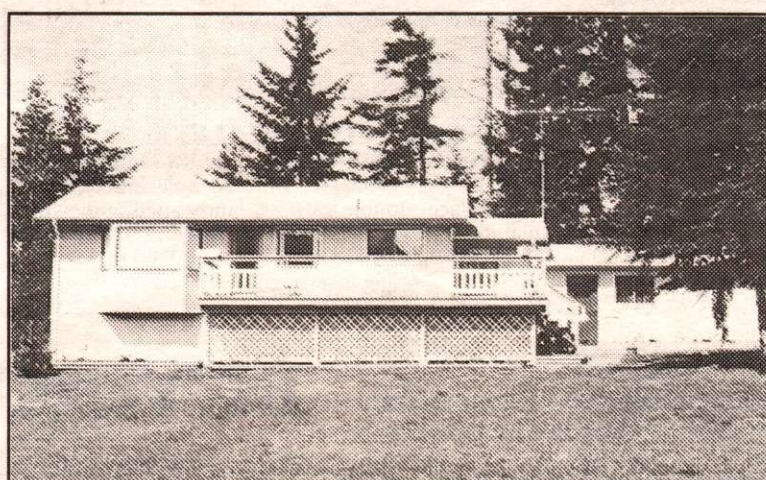
LOCATION LOCATION

2-bedroom house in sought-after area of sunny Vesuvius, close to warm swimming and ferry. Offering a glorious view of the bay. \$142,500.



LAKEVIEW ACREAGE

1.84 acres on road to sunny Vesuvius. Your own creek, and a sunny spot to build back off the road, giving privacy and a view of the lake. \$59,000.



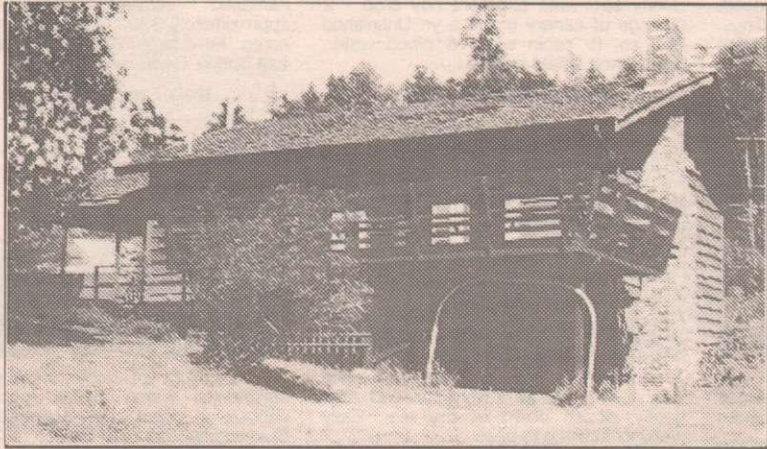
BYRON ROAD

2-bedroom, nicely finished house in cedar. Fenced yard for possible pet. Must be seen to be appreciated. \$142,700.

MARION MARKS

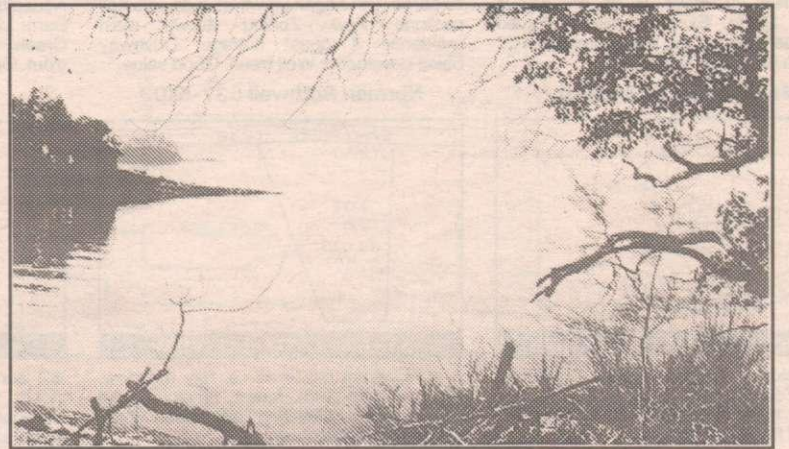
★ **537-2453** ★

WITH US YOU ARE #1



SEAVIEW! VESUVIUS GEM!

Move right in! Charming 2-bedroom home, full basement, double carport, easy care, .50-acre corner property. Private sundeck. Sunny, southwest exposure, lovely seaviews. Price includes furniture and appliances. Vendor has left island, quick completion possible. A great weekend/summer getaway, or retirement home. Vendor motivated. Present all offers to \$129,500.



WATERFRONT ACREAGE - GOOD GROUP BUY!

Zoned for main house/guest accommodation. Lovely southwest exposure, terrific views, 6.83 acres, 354 feet of waterfront, warm swimming, moorage potential. Drill a well or connect to community water system. Build high or low. Vendor motivated. Let's walk this one today!

GOOD BUYS

- * \$45,900 - Mt. Belcher sunny .96 acre nice corner lot, some views, on water system.
- * \$29,500 - .48 acre, corner lot, treed, private, close to boat launch and beach access.
- * \$50,000 - 1.5 acres, treed privacy, creek at bottom of property, close to beach. This is a beauty!



12% FINANCING (To Qualified Buyer)

Lovely 1.36 acres, semi-waterfront, in a quiet area, near boat launch and Fernwood dock. Overlooks Wallace and Galiano Islands. Seasonal moorage. Walk-on beach! On community water system. Priced to sell at \$93,500.



QUALITY! QUALITY! QUALITY!

This Huser-built custom home is situated on a beautifully landscaped .80 acre. Features ground-level entry, 2700 sq. ft. finished area, sunken living room, hardwood floors, fireplace, double carport, landscaped and natural forest areas, decks, formal dining room - all in prime condition. Impossible to replace this beauty at the asking price of \$183,500. Call Paul or Liane for your personal viewing.

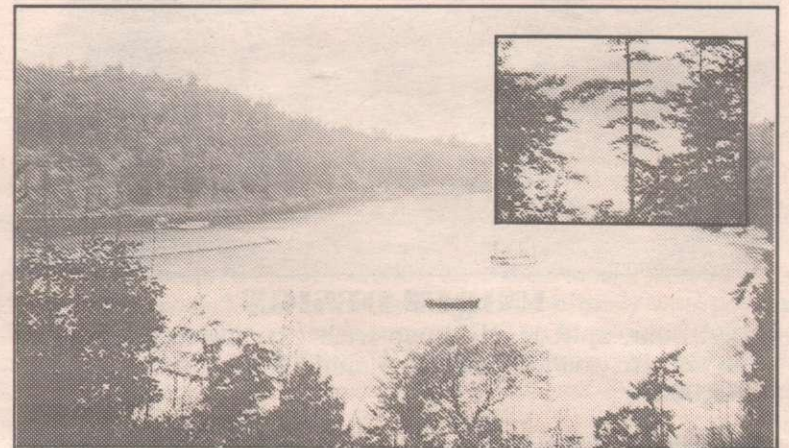
WANTED! Your Property

- ★ Waterfront Properties
- ★ Residential Properties
- ★ Recreational Properties
- ★ Commercial Properties

WE HAVE QUALIFIED PURCHASERS!

GOOD BUYS

- * \$55,000 - .50 acre, sunny, south exposure, Vesuvius area building lot. Treed, quiet area, on community water, cable. Build to suit!
- * \$93,500 - 3.06 acres, year-round salmon-spawning creek, zoned for main house/guest cottage, 400 sq. ft. cabin to lock-up. On community water, close to great beach, park, and has lake access. Vendors motivated! Present all offers.



AFFORDABLE WATERFRONTS - PENDER, SATURNA!

- * \$78,000 - 1.5 acres, well drilled, driveway in, building site prepared. You bring the plans! Enjoy that peaceful North Pender Island atmosphere.
- * \$149,000 - Saturna Island gem! 800 sq. ft. cottage, dock, 2 boats, all furniture and appliances. Just collect the keys and enjoy summer. On community water, 10 minute walk from ferry. Terrific views, excellent moorage. Vendor financing.
- * \$37,500 - 2.73 acres, 202+ feet of waterfront, good moorage, 10 years left on lease. Re-apply for renewal. Let's go boaters! Your own destination resort! Fully-equipped cabin and 10-ft. dinghy. Beautiful, peaceful Valdez Island.



537-5064

**PAUL
GREENBAUM**

BUYING OR SELLING?

CALL YOUR PROPERTY SPECIALISTS - MARKETING FOR THE 1990'S. COMPLIMENTARY MARKET EVALUATIONS.

NRS Salt Spring Realty Ltd.
P.O. Box 69, Ganges, B.C. V0S 1E0

Bus: 537-5515 Van. Dir. Line: 278-5595
Fax: 537-9797 Vic. Dir. Line: 656-5554



537-4287

**LIANE
READ**



NATIONAL REAL ESTATE SERVICE

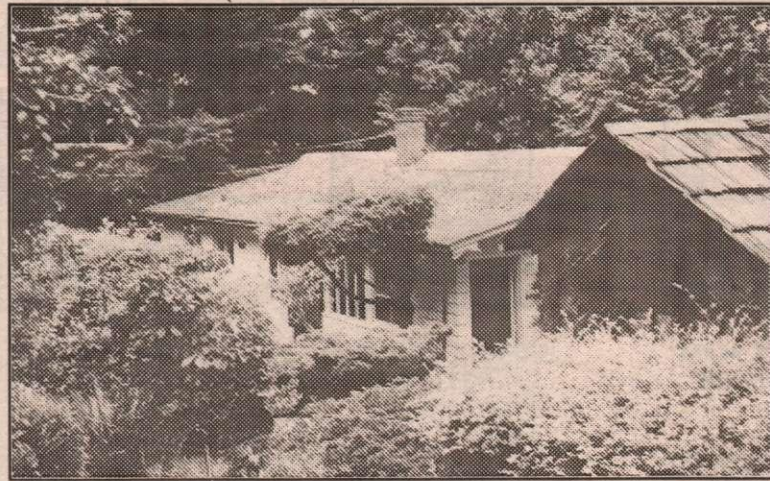
PENDER ISLAND REALTY LTD.

Box 123, Pender Island, B.C. V0N 2M0
629-3383 Fax: 629-3311



OUR BEST RESIDENTIAL VALUE

This 8 year-old cedar home has over 1200 sq. ft. on each floor. With 3 bedrooms and 1 1/2 baths on the upper level, there's room for expansion on the unfinished lower level, making it a perfect family home. Feature fireplace plus woodburning stove downstairs. The .51 acre lot is level, treed and private. \$89,500.



A DELIGHTFUL RETREAT...

and the ideal location for a getaway cabin. Use the cottage now and plan for the future. 8.3 acres with ocean views from the top of the ridge. Zoned for subdivision. Southwestern outlook and situated close to the ferry, Otter Bay Marina and the golf course. Surrounding the cabin are numerous ornamental trees and shrubs. \$175,500.

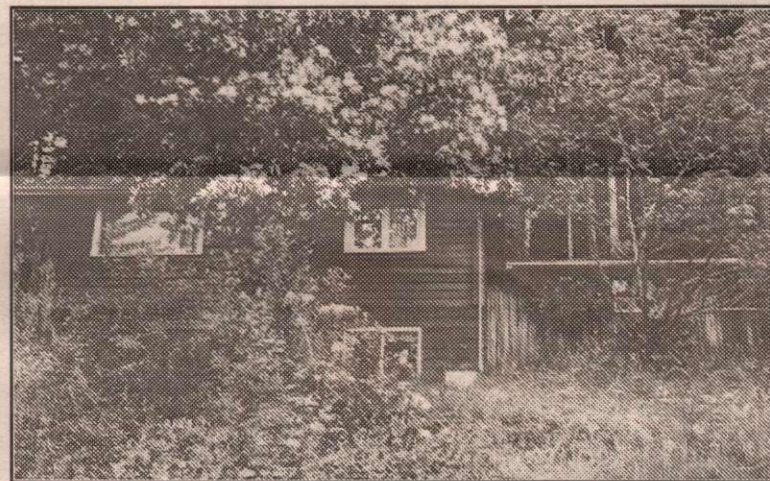
NRS GALIANO ISLAND REALTY LTD.

Box 99, Galiano Island, B.C. V0N 1P0
539-2250 Fax: 539-2097



THE VIEW FROM THE DECK

A delightfully light, bright and airy nearly-new home on a picturesque bay. Away from it all yet only minutes to ferry and stores. Protected waters and easily accessible waterfront. \$245,000.



ALWAYS IN DEMAND - SELDOM AVAILABLE

2.25 sunny low-bank waterfront acres on Montague Harbour. Sturdy, panabode log cabin with large dock and float. Reduced - offers on \$325,000.

NRS MAYNE ISLAND REALTY LTD.

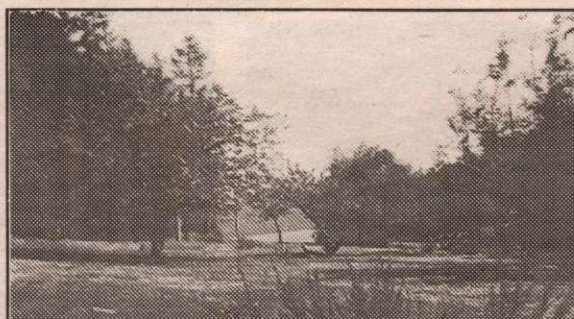
Box 77, Mayne Island, B.C. V0N 2J0
539-2031/5076 Fax: 539-3144



SATURNA STORE

Here's a rare opportunity to live and work on beautiful Saturna Island! Strategically located at junction of East Point Road and Narvaez Bay Road, this property is comprised of the store, 3 rental apartments, freight business and machine shop. Zoning allows for many other options. \$375,000.

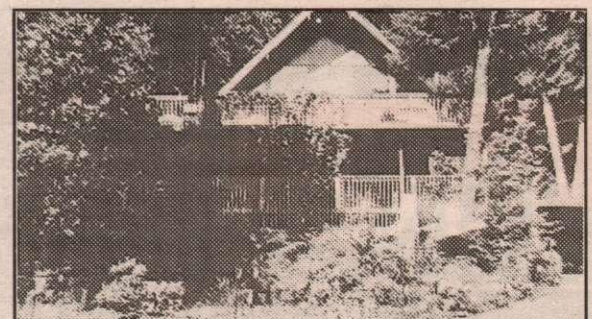
CAROL KENNEDY 539-2606



5-ACRE HOBBY FARM

Imagine enjoying this view from the sundeck of the spacious three bedroom home situated on a 5-acre parcel. Surrounded by much larger acreages. Peaceful and pastoral land in a sunny, private location. \$175,000.

CAROL KENNEDY 539-2606



RETIREMENT OR RECREATION

Only six-years old, this three bedroom house is as neat as a pin and ready for occupancy. Situated only a half-mile from the B.C. Ferry terminal in a quiet, sunny area with ocean glimpses. \$129,500.

GLEN MCLEOD 539-2719



NRS SALT SPRING REALTY LTD.

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



STRICK AUST
537-5828



BRENDA CORNWALL
537-2702



RUSS CROUSE
537-5203
Manager



PHYLLIS FETHERSTON
537-2095



PAUL GREENBAUM
537-5064



MARION MARKS
537-2453



GIL MOUAT
537-4900



DENNIS O'HARA
537-2491



LIANE READ
537-4287



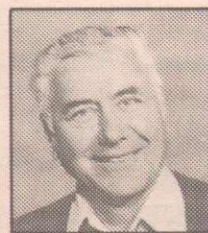
SHELLI ROBERTSON
653-4347



NORMAN ROTHWELL
537-5103



MAGGIE SMITH
537-2913



JIM SPENCER
537-2154



BOB TARA
537-5807



MEL TOPPING
537-2426



DICK TRORY
537-2236



NRS GALIANO ISLAND REALTY LTD.

P.O. Box 99, Madrona Drive,
 Galiano Island, B.C. V0N 1P0
 Telephone: (604) 539-2250



ROSEMARY CALLAWAY
539-2515
Manager



MOLLIE ANNE COLSON
539-5950



GILLIAN HANSCHÉ-PENNY
539-5896
Broker Owner



JOHN INCE
539-2559



JUDI PATTISON
539-2077



PENDER ISLAND REALTY LTD.

P.O. Box 123,
 Driftwood Centre,
 Pender Island, B.C. V0N 2M0
 Telephone: (604) 629-3383



LINDA GRIMMER
629-6711



DON KEATING
629-3329



MARG KEATING
629-3329



LINDA SOKOL
629-6569
Broker Owner



NRS MAYNE ISLAND REALTY LTD.

P.O. Box 77,
 Village Bay Road,
 Mayne Island, B.C. V0N 2J0
 Telephone: (604) 539-2031



IAN HURST
539-2632



CAROL KENNEDY
539-2606
Broker Owner



GLEN MCLEOD
539-2719