



Gulf Islands

Real Estate News

Advertising Supplement to Gulf Islands Driftwood

Nearly half available waterfront lots purchased by Parker Island buyers

Waterfront property in the Gulf Islands is becoming scarce.

Prospective buyers are snapping up properties like Parker Island Estates for personal use or investment acquisitions.

Since March of this year, 11 lots have been sold bringing to 13 the total sales by Mel Topping of NRS Salt Spring Realty who is exclusive agent for the island properties. He expects to sell out the island within the next 12 months.

Parker Island is located off Galiano Island in the Southern Gulf Islands of British Columbia. Situated across from Montague Harbour in Trincomali Channel between Galiano and Salt Spring, Parker Island is mid-way between Vancouver and Victoria.

Access is via the B.C. Ferry Corporation system from Swartz Bay near Victoria or Tsawwassen on the mainland. After arriving on Galiano, it is only a short distance across the island to Montague Harbour and then across a narrow channel of water to Parker.

Topping says its easy accessibility is a primary reason for the quick pace of sales on the island. Another is the price ranges which vary from \$49,000 to \$195,000.

Buyers are mostly professional people from Seattle, Bellingham, Vancouver Island and Vancouver who are looking for "a nice, safe hideaway."

They are very busy people, working in large centres, who are looking for a place to relax.

Other buyers are interested in the lots as an investment because waterfront is becoming scarce on the West Coast and

especially in the Gulf Islands, says Topping.

The island lots, all of which are a minimum of 10 acres, appeal to boaters as well. Moorage is available on the island and two large beaches are open to islanders and their guests. Some lots have their own good beaches and others have more rocky access.

Topping says the lots are so saleable because, in addition to the waterfront, they are fully-serviced with power and water has been found in several wells already drilled on the island.

Building should start on two of the lots within 60 days and there is a special building program in place should buyers wish to take advantage of it.

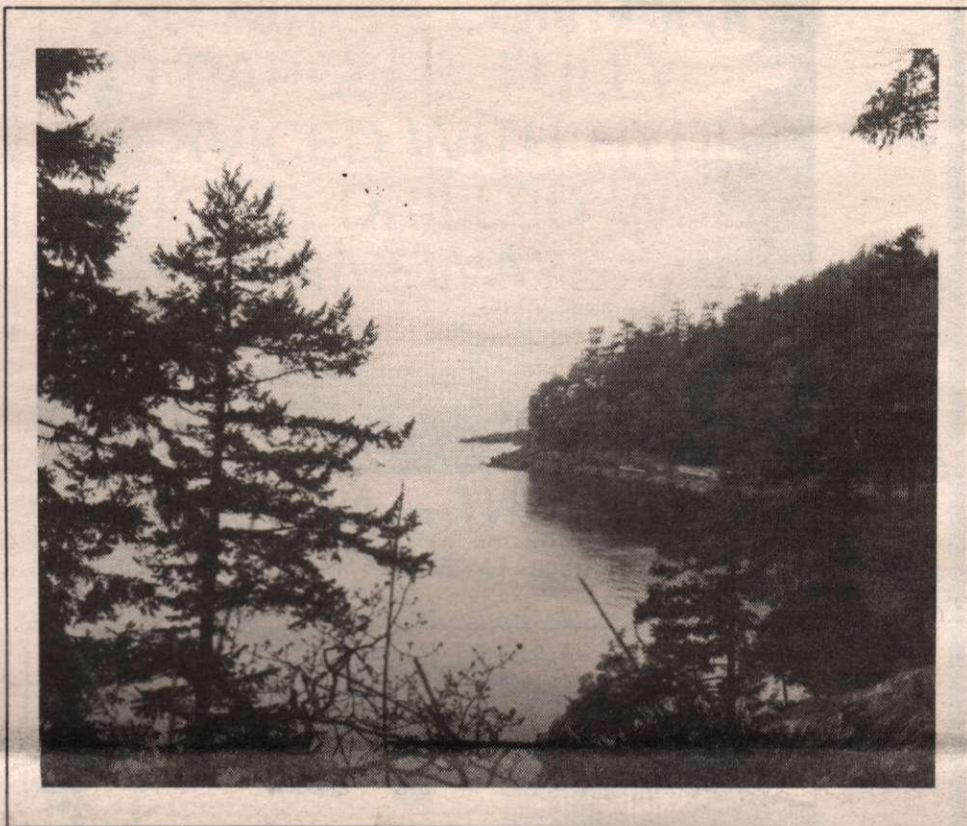
A building group comprised of trades people from well drillers to interior decorators has been formed to assist buyers with construction of cottages or houses. They can choose from 12 to 20 different plans and everything is done for them.

"It's called a turn-key operation," explains Topping. "All they have to do is turn the key and walk in to a completely ready home."

Pre-qualified mortgages also can be arranged, he says, adding that vendor-backed financial is available for lot purchases.

Tree-cutting restrictions will ensure the island stays as natural as it is now, says Topping. Only enough trees to allow for dwellings to be built can be removed.

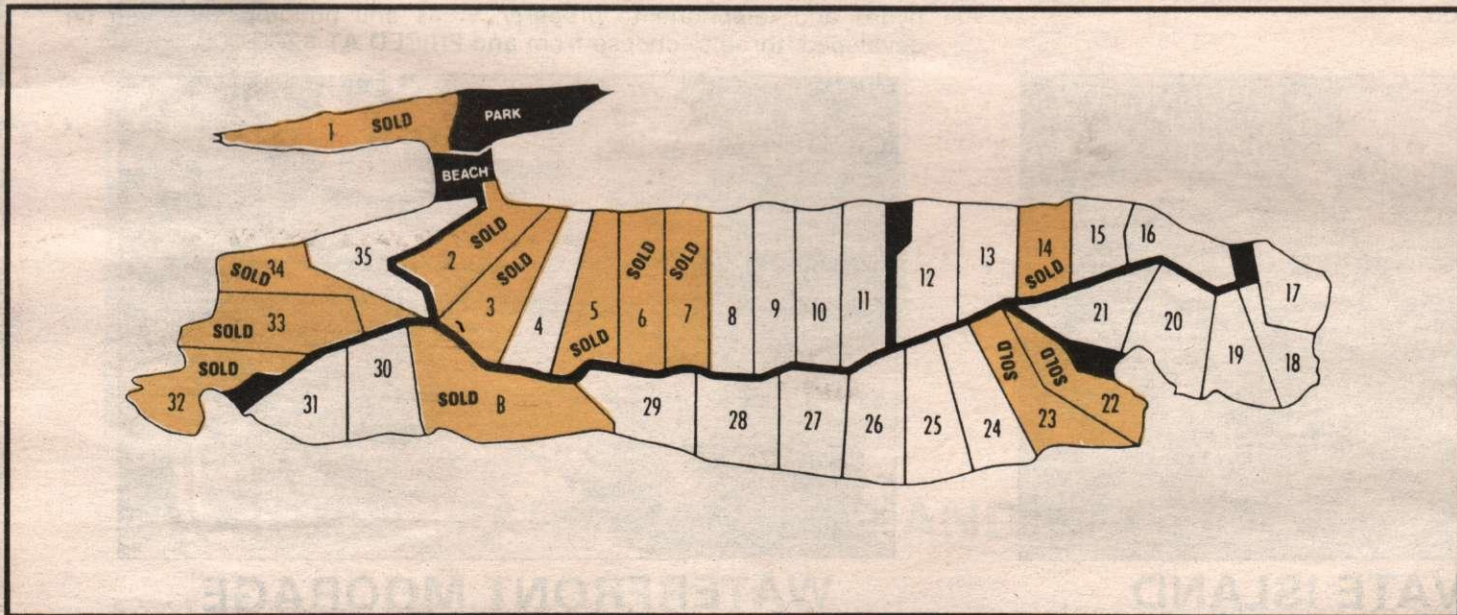
Wildlife and sea life abounds on and around Parker Island. Forests of Douglas fir, arbutus, red cedar, hemlock, Garry



oak and B.C. official dogwood trees provide a hospitable habitat for blacktail deer, racoon, mink, sea otter, hummingbirds and the bald eagle.

Topping claims it is a small piece of paradise in the Georgia Strait but that piece is quickly being bought up by enthralled purchasers.

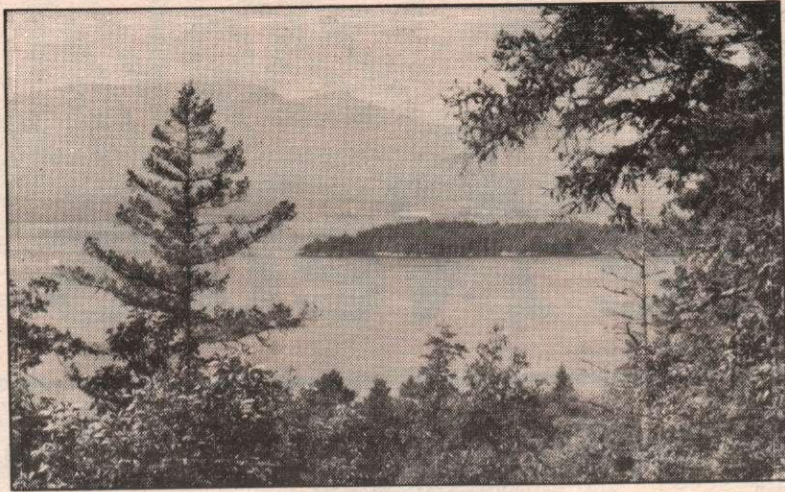
Information on the lots now available can be obtained from Topping at the NRS office (604) 537-5515.



NRS SALT SPRING REALTY LTD.

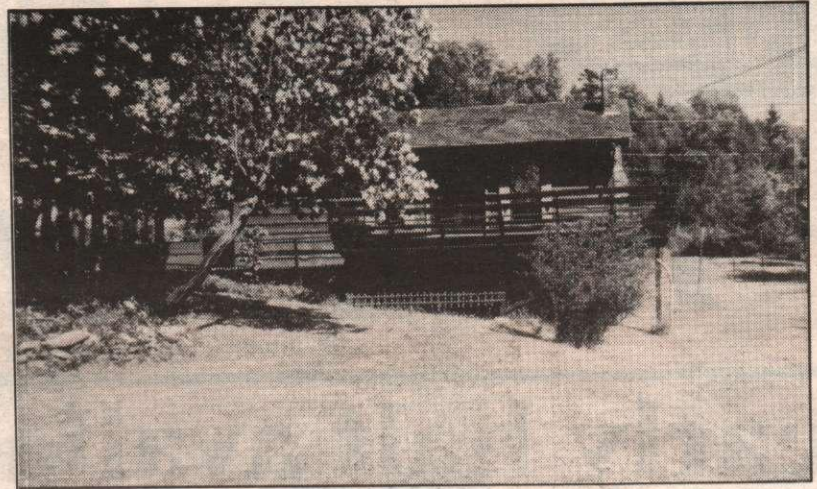
149 Fulford Ganges Road
P.O. Box 69, Ganges, B.C. V0S 1E0





PANORAMIC VIEWS

Acreage, Sunset Drive, private, southwest exposure, 3 utilities, possibly sub-dividable. GOOD VALUE at \$109,000.



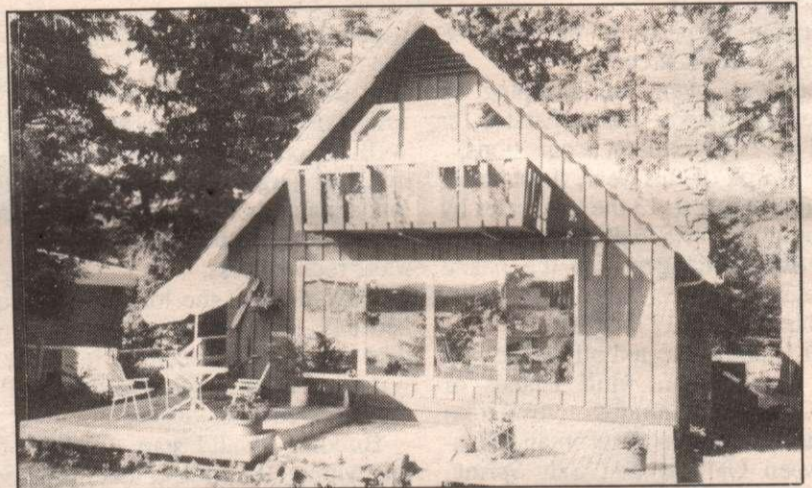
WARM SUNNY VESUVIUS

Two bedroom home, furnished, basement for third bedroom and rec room expansion, piped water. EXCELLENT VALUE at \$115,000.



WATERFRONT — NEW LISTING

51 steps to shell beach, one bedroom, fully serviced, seasonal or permanent living cottage. EXCELLENT MARINE ENVIRONMENT at \$219,000.



LOW BANK WATERFRONT

An enchanting waterfront environment, two bedroom residence and half acre in immaculate condition, water system, sun galore. VIEW NOW at \$255,000.



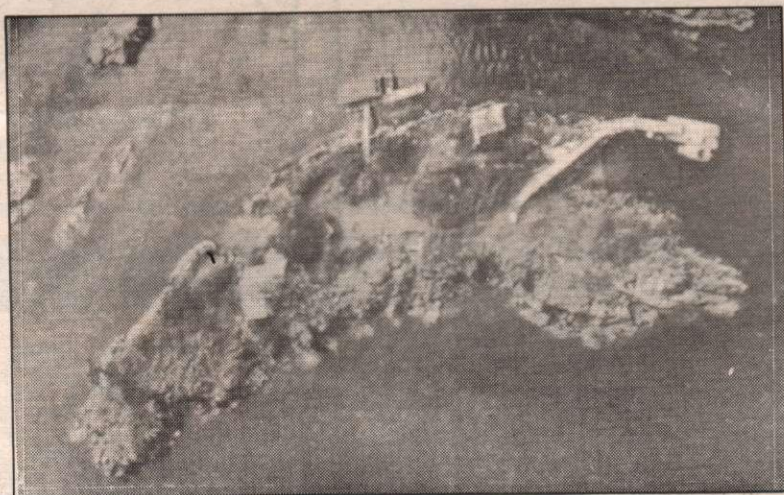
RETIREMENT RETREAT

Saltwater view exposure, two bedroom, two level strata duplex, fully serviced. VIEW NOW at \$89,900.



WATERFRONT

Unimproved acreage, EXCELLENT MOORAGE and good water access, hydro and telephone to property, wells and building sites will be developed, three to choose from and PRICED AT \$200,000.



YOUR PRIVATE ISLAND

Harlock Island, approximately 1 acre in size, dock, foreshore lease, serviced and situated off Canoe Cove, priced at APPRAISED VALUE of \$355,000.



WATERFRONT MOORAGE

Scott Point, Long Harbour, recently renovated three bedroom residence and ready for occupancy. ALL FOR \$297,000.

GIL



OPEN HOUSE

#107 MARINA CRESCENT,
Fri. & Sat. October 5 & 6, 12 noon to 2:00 p.m.

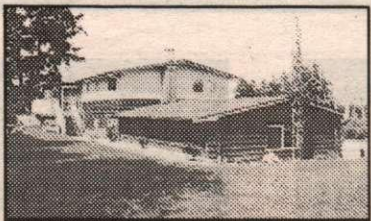




\$425,000 GULF ISLAND ESTATE

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

Gil Mouat 537-4900



\$185,000 SUNNY HOBBY FARM

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

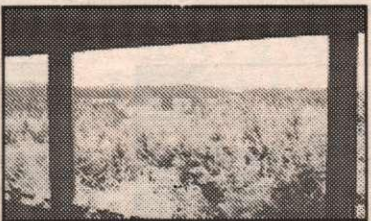
Dick Troy 537-2236



\$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



\$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.

Strick Aust 537-5828



\$149,900 SUNNY VESUVIUS

Immaculate well built home surrounded by arbutus trees & mature landscaping. 3 full baths, heatilator fireplace, built in vac, large sundecks, woodshed.

Paul Greenbaum 537-5064



\$139,900 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



\$198,000 RANCHER ON ACREAGE

Two bdrm home with unfinished extension with additional 2 bdrms. New workshop with carport & room above, easily converted to cottage. 12 GPM well.

Marion Marks 537-2453



\$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.

Mel Topping 537-2426



\$195,000 SOUTH END TRANQUILITY

5 acres with pond, fenced vegetable garden, light-filled Victorian farmhouse style home, gazebo & potential for studio/workshop for home occupation.

Liane Read 537-4287



\$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



\$154,500 SEA VIEW HOME

3 bdrm home on easy care 1.08 acre lot. Spacious kitchen, combined living/dining room, brick fireplace, separate workshop with loft, greenhouse, sundecks.

Paul Greenbaum 537-5064



\$239,000 NEW VIEW HOME

3 bdrm split level in Vesuvius. Island style kitchen providing open living area in dining & living rooms. Large family room on lower level. Lots of decks.

Gil Mouat 537-4900



\$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.

Gil Mouat 537-4900



\$164,500 SEAVIEW CHALET

Brand new chalet (still under construction) featuring magnificent sunsets & close to safe & sandy beach. High quality materials, beautiful arbutus & more.

Dick Troy 537-2236



\$105,000 WELL CRAFTED COTTAGE

5.06 acres of treed privacy, arable land & creek frontage. Brand new studio/cottage to use as summer/weekender. Zoned for main house as well. Lake nearby.

Liane Read 537-4287



\$219,000 BOATING & SWIMMING

Parklike 1.4 acre waterfront home with mooring float & safe beach. 1268 sq. ft. home with path to beach & excellent marine views. Long Harbour location.

Paul Greenbaum 537-5064



\$210,000 WATERFRONT ACREAGE

Waterfront hide-away with driveway in, well drilled, bldg. site prepared, camping cabin to lock-up and potential year-round moorage. Check this one out!

Liane Read 537-4287



\$165,000 WILDWOOD CR.

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

Mel Topping 537-2426



\$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



\$115,900 QUICK POSSESSION

Excellent sea-view from this family home situated close to beach, school etc. House needs cosmetics - bring your paint brush. Fully serviced lot. As is.

Paul Greenbaum 537-5064



\$63,000 SMALL ACREAGE

Quiet, pastoral area, close to St. Mary Lake, tennis, golf & Ganges. Valley views, lovely trees, driveway roughed in, several good building sites.

Liane Read 537-4287



\$98,000 SMALL ACREAGE

Building lot on Beddis Rd. offering excellent sea views from private bldg. site. Driveway & temporary power pole in. Lot posted & awaiting registration.

Jim Spencer 537-2154



\$135,000 HOBBY FARM

An agricultural parcel fenced & cross fenced. Barn with loft and other outbuildings. Creek runs through property contains trout. Piped water. Farm taxes.

Bob Tara 537-5807



\$245,000 WATERFRONT ACREAGE

28 acres with 367 ft accessible waterfront at Musgrave Landing. Treed, private, south exposure & terrific views. Boating, fishing & diving waters!

Liane Read 537-4287



\$175,000 LONG HARBOUR

Over 2 1/2 acres of cleared sloping land on waterfront, ideal for the family that enjoys boating, fishing & wind surfing. Pleasant view over the harbour.

Jim Spencer 537-2154



\$69,500 IDEAL HOBBY FARM

4.79 acres in Mountain Meadows. This lot is tucked away at the end of a long shared driveway. Bldg. site on knoll overlooking pasture with s.w. exposure.

Dennis O'Hara 653-4101



\$82,900 BEACH ACROSS THE ROAD

Lovely, treed, .69 acre bldg. lot with panoramic views of Trincomali Channel & Galiano Is. Semi-parked out; road access from Westcott & Walker Hook Rds.

Shelli Robertson 653-4347



\$65,000 SMALL ACREAGE

5.69 acres of lightly treed property, possibly suitable for a pond area and keeping animals. At the end of a quiet cul-de-sac. Really privately situated.

Jim Spencer 537-2154



\$38,500 GORGEOUS SUNSETS

Lovely .75 acre west facing lot with power and telephone to the lot line. A driveway is in to a nice building site. Well must be drilled.

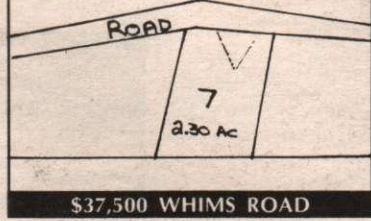
Paul Greenbaum 537-5064



\$84,500 SUPERIOR BLDG. LOT

Exclusive development area with impressive future, & has become preferred area of Salt Spring. Vendor will build to suit. (Minimum floor area 1400 sq. ft. Large 1.40 acre lot.)

Dick Troy 537-2236



\$37,500 WHIMS ROAD

2.30 acre arable building lot on piped water. Close to good swimming, fishing and St. Mary Lake for fishing. Offered at a very affordable price.

Bob Tara 537-5807



\$59,000 LAKE VIEW LOT

Lovely sunny 1.84 acres with driveway in to possible bldg site. Arable soil, seasonal creek with abundance of fern & nice trees. Close to golf & tennis.

Marion Marks 537-2453



\$37,000 ORCHARD VIEW

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

Dick Troy 537-2236



\$69,500 BLDG. LOT WITH PRIVACY

Good sea and pasture views from this 3/4 acre lot located on quiet road. Price open to offers. Located in desirable Vesuvius area of Salt Spring.

Mel Topping 537-2426



\$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.

Paul Greenbaum 537-5064



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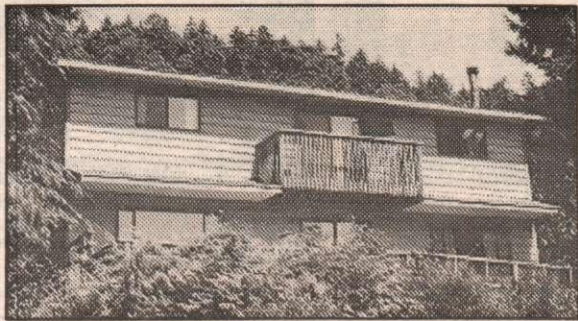
Paul Greenbaum 537-5064



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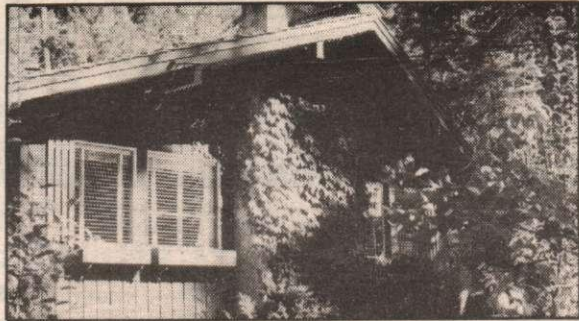
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Paul Greenbaum 537-5064



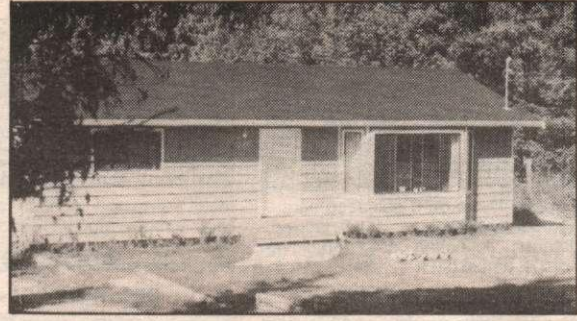
THREE BEDROOM - \$112,500

Three bedroom home on 1.24 acres. Just 10 minutes from Ganges, but very private. Views of surrounding hills. Included is a separate 600 sq. ft. shop with power. Yard needs some TLC to make this a first-class home.



NEW LISTING

Meticulous home located on a secluded 1/2-acre lot in the heart of Vesuvius. Fully fenced with numerous outbuildings. The property has been landscaped to perfection — fruit trees, rhodos, stone planters and more. For the growing family this small home would be very easy to add on to and comes complete with wood burning stove for the winter and lots of decks for summer enjoyment.



NEW LISTING

Near new two bedroom home, just two years old, in the preferred Vesuvius Bay area. Close to store and neighbourhood pub; golf and tennis. Large private one acre lot. \$119,000.



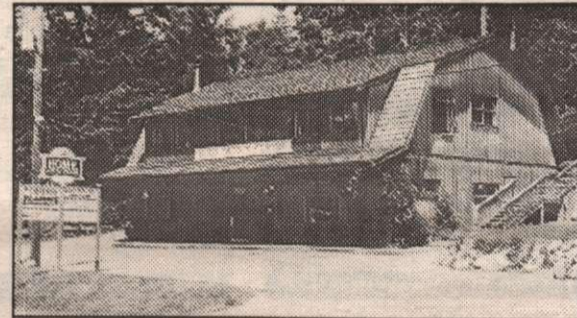
ACTIVE PASS VIEW - \$54,000

4.40 acres. Driveway roughed-in, well drilled. Views of Active pass opened up. A larger view is easily possible. Paved road. \$54,000.



TWO 10-ACRE PARCELS

One with magnificent mountain and lake views, the other with a seaview. The zoning allows main house and guest cabin. Call for a personal tour of these unique properties — these acreages have not had a tree cut off them in 60 years. \$79,000.



TWO INDUSTRIAL ZONED PROPERTIES

4200 sq. ft. of leasable space in four year old building. Rare zoning in a commercial/industrial area. \$219,500. PLUS
Across the street from the above, 3.5 acres being rezoned to commercial service area. Lots of permitted uses! Plus 1200 sq. ft. residence! \$275,000.

NORMAN ROTHWELL

537-5515 (DAYS) • 537-5103 (EVENINGS)

5 ACRES



Excellent sea view from a very private home site. Driveway and site prepared. \$88,000.

5 ACRES



Sunny bottom land. Ideal for pasture and agriculture. \$65,000.

A NOTE OF APPRECIATION

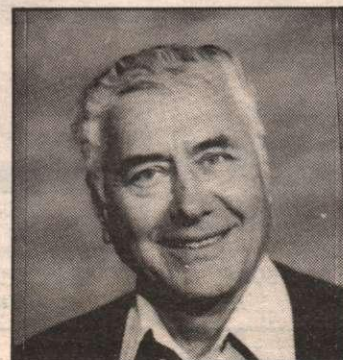
During my recent stay in hospital, I planned to slip quietly away and have some necessary surgery. To my surprise, a flood of visitors, cards, flowers and gifts started to arrive. I cannot explain the flow of positive energy that I received. It was so remarkable that my recuperation period was minimal. I am not able to thank everyone individually, so I am using this space to thank all you wonderful people for helping me over a rough place on the road of life.

Your good wishes and kind thoughts are like a fresh spring breeze that renews my faith in the goodness of people.

A special thank you to my peers with other real estate companies who helped cheer me up.

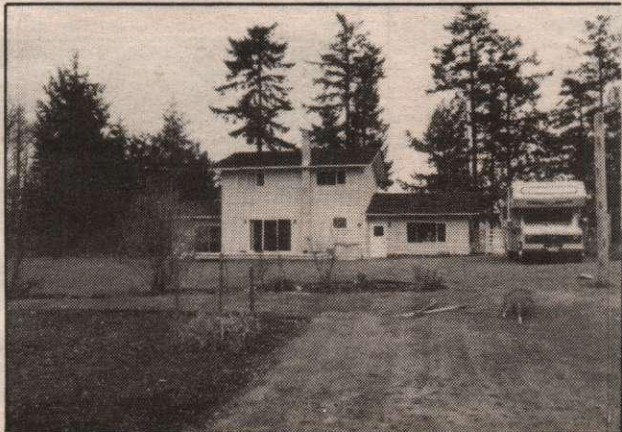
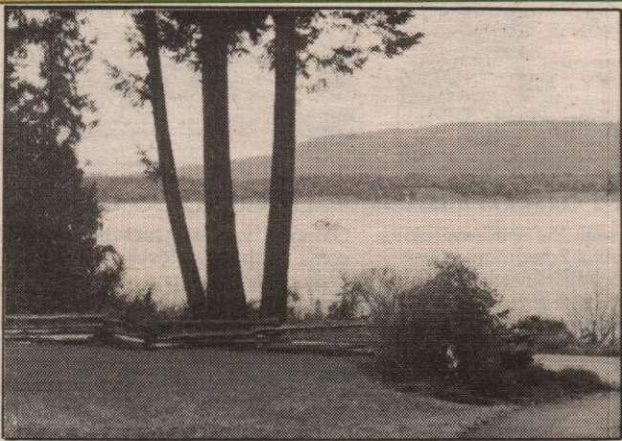
Thank you all.

JIM SPENCER



**JIM SPENCER
537-2154**

FAMILY OCEANFRONT HOME



Well-constructed three bedroom home with 2½ baths on beautifully kept .71 acre of level ground. 135 ft. oceanfront across the road. Picturesque farm acreage on two sides. Great view of Wallace Island and active boating channel. Large fenced vegetable garden. Paved driveway, shake roof, double attached garage; two-ton mooring block; piped water; vendor financing — to qualified purchaser. Excellent value at \$219,000. Offers. For an appointment to view, please call, (owner has bought).

NEW LUXURY SEAVIEW HOME ON PRIVATE, TREED 1½ 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; third bathroom; storage space.

OTHER FEATURES

Covered entry porch; double attached garage; electric furnace; large sundeck with built-in benches and covered area; 2 hot water tanks.

PRICE

\$295,000



For an appointment to view please call:

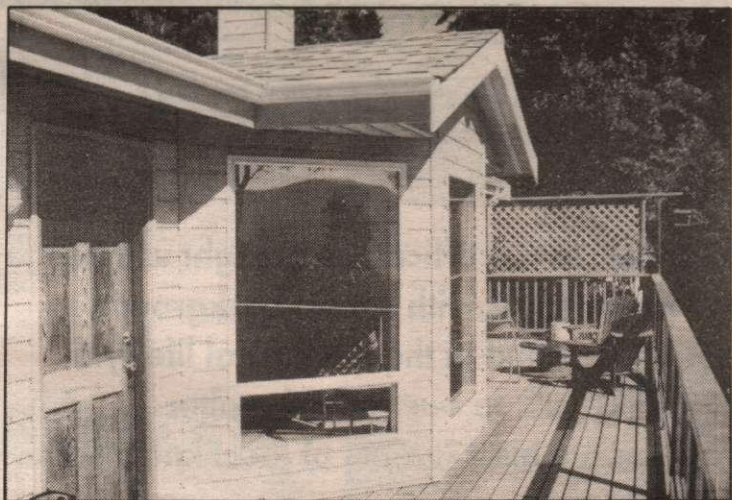
Bus: 537-5515

Van. Dir: 278-5595

Vic. Dir: 656-5554

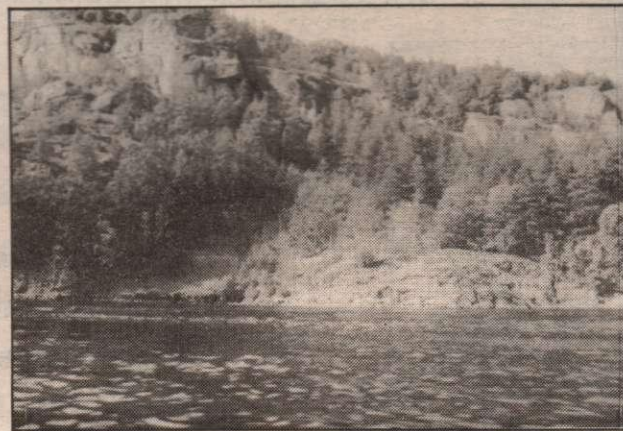
Res: 537-2236

DICK TRORY



SUNNY SEAVIEW

View Sansum Narrows from this pretty, contemporary, almost new home, featuring: 2 bedrooms, wood burning fireplace, large master bedroom with view and walk out patio door to deck, all on one level, with large lower level storage area. Quiet location at end of a cul-de-sac. Offered at \$139,900.



SANSUM NARROWS WATERFRONT

18 acres located on Vancouver Island side of Sansum Narrows, in front of one of the best salmon fishing grounds. Just minutes by boat from Burgoyne Bay or Maple Bay. Sunny southeast exposure. Vendor financing available. Offered at \$115,000.



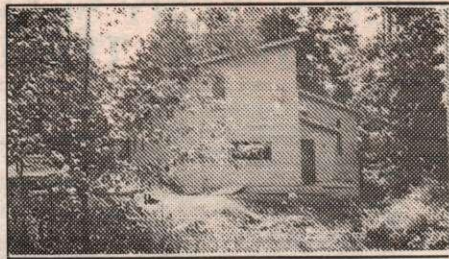
LASQUETI ISLAND WATERFRONT

62 secluded waterfront acres on Long Bay. Approximately 1500 ft. low bank waterfront. Road access by the Community Hall. Vendor may carry financing. Videotape of this property at NRS Office. Offered at \$149,000.



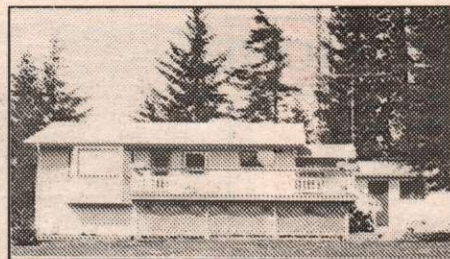
GARDENER'S DELIGHT

Very bright and cheery newly renovated 3 bedroom Rancher on .75 acre with established garden at the rear presently growing raspberries, strawberries and asparagus with approximately 17 fruit trees of apple, cherry, plum, peach and pear. One of the best values on the market today. Offers to \$118,900.



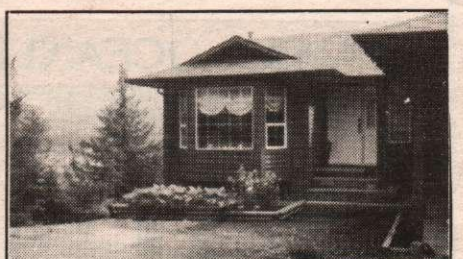
NORTH END ROAD

Uniquely designed 3 bedroom home, finished in pine and fir, lovely large, bright kitchen, with pine cabinets, pine ceilings in living room and kitchen. All this plus a family room. Split level and easy living on 1.97 acres. Carport and sundeck yet to be built. \$145,000.



TWO BEDROOM SHOWPIECE

More and more of us seek the southwestern exposure and this beautiful 2 bedroom house comes into this category. Immaculately finished inside with oak cabinets and beautiful sliding brass leaded doors opening to the living room, and two large bedrooms. A really trim garden easy to keep up, with fencing that could easily accommodate an animal or two on this 1 acre. \$139,700.



GLORIOUS SUNRISSES

Glorious sunrises and expansive seaviews come with this lovely 3 bedroom home. Features fireplace and two bathrooms with 177 feet of frontage on North End Road. The view overlooks Wallace and Galiano Islands and the Trincomali Channel and Houston Passage. Semi-finished daylight basement includes large workroom. Double carport is high enough to accommodate an R.V. \$149,900.



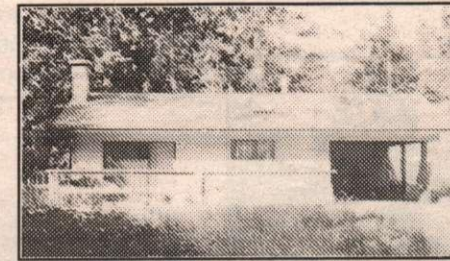
SEMI-WATERFRONT

Lovely treed .69 acre building lot with far reaching views of Trincomali Channel and directly across the road from the beach. Water system, hydro and cable available at lot line. Has been perced. \$82,900.



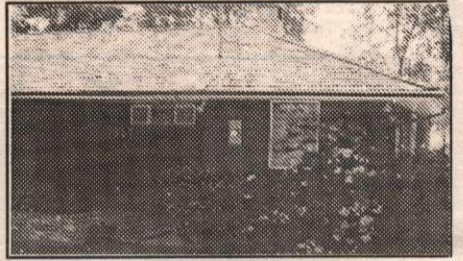
HERITAGE HOME

This 1916 heritage home with an established B & B is set on a large parcel of 17.42 acres of arable land. There are approximately 65 fruit trees, a barn, and fencing all around the property, oak and fir flooring, some wainscoting, wood ceilings, 2 fireplaces, fir kitchen cabinets, and much more. \$289,000.



BUILT WITH LOVE IN MIND

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, 15 gpm well. Don't miss this pretty island hideaway! .80 acre. Offers to \$109,900.



OCEAN VIEW

Two bedroom home, tastefully decorated, low maintenance gardens frame paved driveway, brick heatilator fireplace, deck with glass panelled railing for viewing trees and ocean. Two bathrooms (3-piece and 4-piece ensuite), storage/workshop. Includes washer and dryer, and new stove and refrigerator. .93 acre. Asking \$149,000.

Buying or Selling? Call Us Today & Let Us Tell You About The NRS Advantage.

NRS SALT SPRING REALTY LTD.

537-5515

537-2453

MARION MARKS



653-4347

SHELLI ROBERTSON



WELCOME TO FULFORD HARBOUR

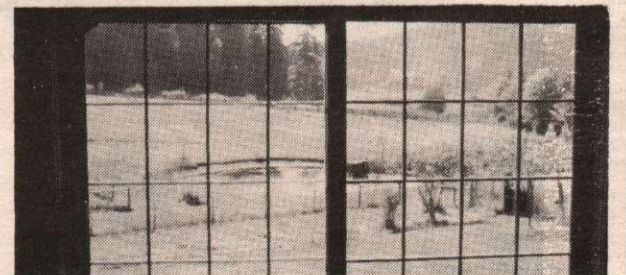
Operating the only Fulford Harbour real estate office has brought us close to the local southend community and provided us with strong background in Fulford Property dealings. If you are interested in the quiet rural lifestyle provided by the southend of Salt Spring, talk to our Fulford realtor Dennis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



Located within walking distance to shops, school and ferry, this 3 bedroom home has the finest quality and privacy. Bird's eye maple cabinets and handmade cedar doors and windows are but a few of the features of this superior West Coast home. Excellent value. Reduced to \$169,000.

ANNOUNCEMENT

Realtor, Dennis O'Hara, has been elected to membership in the Realtors Land Institute (RLI). The announcement was made by Laurence B. Caldwell, ALC, Ithaca, New York, President of the Institute, which is one of the affiliates of the National Association of Realtors. Mr. O'Hara is also a member of the Victoria Real Estate Board. Members of the Institute are realtors who specialize in selling, evaluating and developing land for others. Active in rural land brokerage, they are involved in farm, range and timber land in addition to recreational and transitional properties.



LOG HOUSE

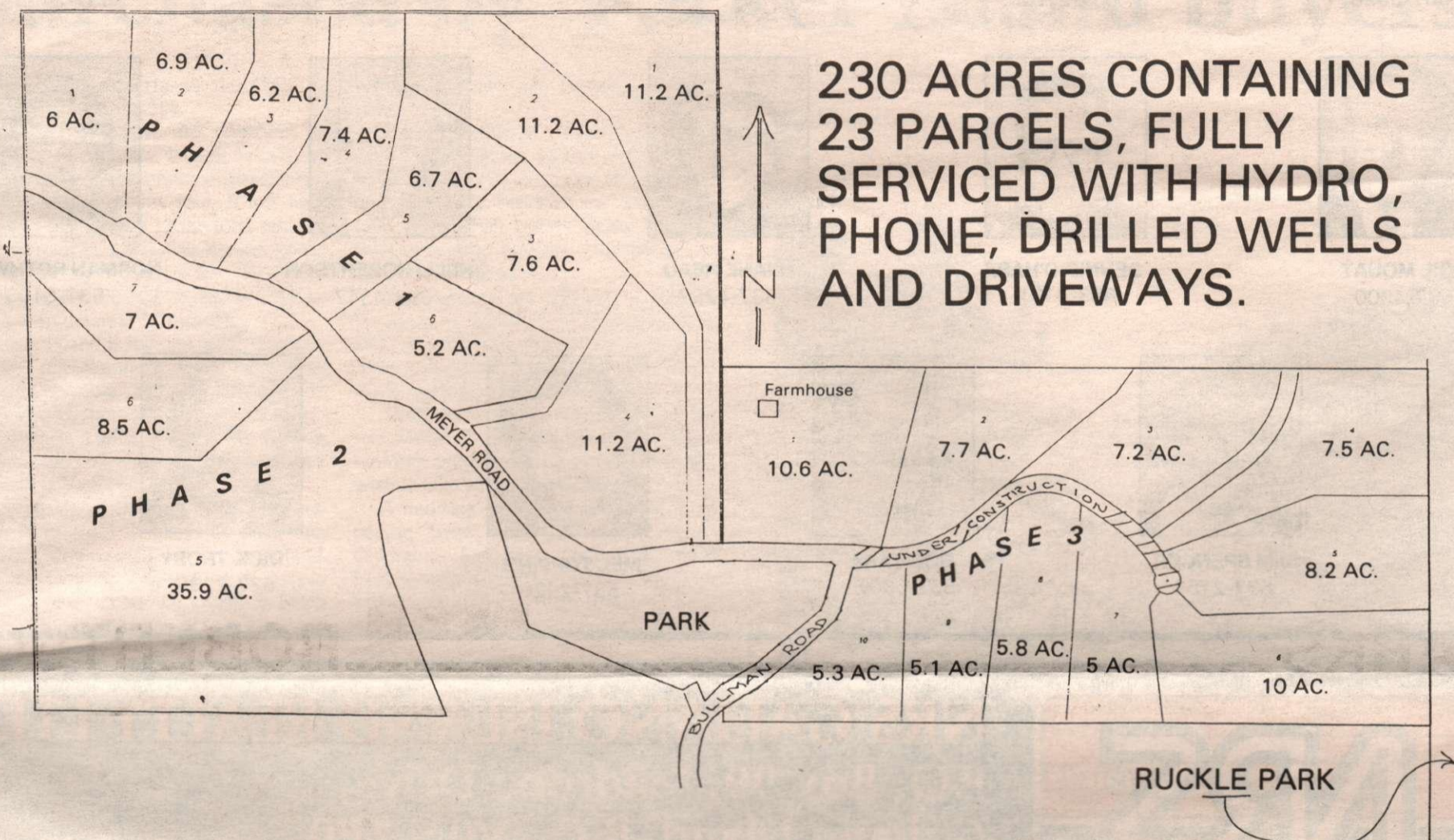
Located at the end of a quiet dead end road this superior south facing acreage and home enjoy almost 1000 feet of common boundary with famous Ruckle Park. A spring fed pond, organic gardens, several fruit trees and an irrigation system are but a few of the features of this truly fine Fulford Harbour acreage. Offers to \$205,000.



**FOR INFORMATION ON ANY FULFORD HARBOUR PROPERTY CONTACT:
Dennis O'Hara
NRS Salt Spring Realty, 111 Morningside Road, Fulford Harbour**

NOW AVAILABLE!

*a rural sub-division in
the "Beaver Point" area*



"TRINCOMALI-VIEW ESTATES"



A RURAL, FARM SETTING AND SPECTACULAR SEAVIEWS

Enjoy year-round sun and a warm exposure from this superb, south-end development. Property types run from the Rocky knoll view lots to those with deep arable soil and cedar groves. The sub-division has been created to blend in with the rural nature of this area and enjoys Ruckle Park as its neighbour. Prices are reasonable, and range from \$69,000 to \$99,000.

Information packages are available from our NRS Office and tours may be arranged at your convenience.

FOR FURTHER
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