

## Gulf Islands building activity boomed in '89

Gulf Island contractors were kept busy in 1989 when construction activity increased more than 15 per cent over 1988 figures.

The Capital Regional District (CRD) reports that 1,179 permits for various building projects were issued across the islands last year: this represents 154 more than the 1,025 permits handed out in the previous year.

Value of the construction stood at \$22.2 million, up close to 20 per cent from the \$18.5 million of building value in 1988.

On Salt Spring, the CRD put out 671 permits on construction valued at almost \$15 million. In 1988, 524 permits were issued for \$11.1 million worth of building.

Activity in each quarter of the year was fairly consistent with the busiest period, or the time between July and September.

For the first quarter, January to March, the CRD issued 128 permits on slightly more than \$2.1 million in construction compared to 107 permits for \$3.6 million in the same period 1988.

During the period April to June last year, 179 permits covered \$4.2 million of building on Salt Spring. In the second quarter of 1988, 144 permits were issued for \$2.6 million worth of construction.

By the third quarter, the number of permits issued rose to 185 to cover \$4.7 million, compared to 158 permits on close to \$3 million for the same period in 1988.

To close the year, 179 permits represented \$3.9 million of building activity, while the previous year's final quarter had 115 permits on \$1.9 million.

On a quarterly basis, the CRD does not

break down the Outer Gulf Islands, island by island.

In the first quarter of 1989, there were 92 permits issued for work costing \$1.5 million in the Outer Gulf Islands, an increase over the 66 permits for \$769,074 of construction in 1988.

For the period April to June, \$1.9 million in building required 117 permits. The totals for 1988 were 129 permits on \$2 million in construction.

July to September saw 165 permits covering \$2.4 million while the previous year, 105 permits were issued for \$4 million of building.

For the final quarter, 144 permits were needed for \$7.2 million. In 1988, 201 permits covered \$3.5 million of new work.

A comparison between the two years indicates 508 permits were issued in 1989 for \$7.2 million in construction against 501 permits on \$7.4 million.

Up to November 15, the big project for the Outer Gulf Islands was the \$400,000 commercial building at Georgeson Bay on Galiano. An 11-unit motel, carrying a value of \$155,000, was slated for Sturdies Bay on the same island while a 10-room country inn at Diner Bay on Mayne was in the process of waiting for a building permit.

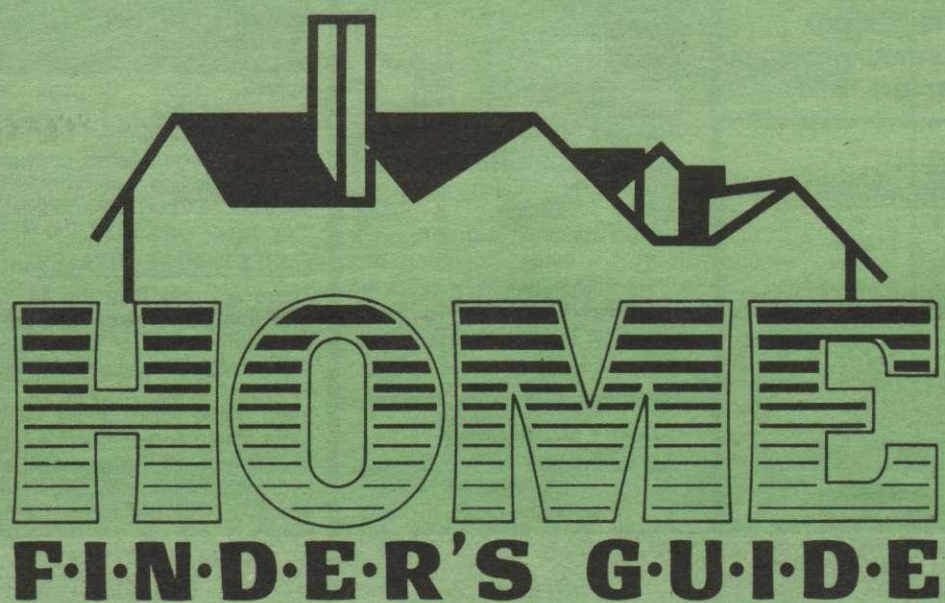
On Salt Spring, the school district forked out \$711,000 for additions to Fernwood School. Creekhous, the new commercial/office complex spanning Ganges Creek was valued at \$417,688 while the new location for Harbour Foods bore a value of \$175,000.

Roscommon, on Lower Ganges Road, held permits for 10 units costing \$589,000 while across the road, Kingfisher Cove had permits to cover nine of the proposed 40 units. The nine units carried a value of \$611,386 for permit purposes.

Other construction of note in Ganges included the seawalk and the beginning of development plans for Harbour's End Marina with the start on the marine pub.



*A full moon graces the sky above the Hundred Hills area on Salt Spring Island*



Your guide to  
Gulf Island properties

COMPLIMENTS OF:

# Local gas prices beat out Vancouver pump stations

The cost of gasoline rose recently but Ganges gas pumps continue to dispense less expensive petrol than gas stations in Vancouver.

At the Esso station, regular unleaded gas sells for 55.5 cents per litre while premium unleaded is unavailable and leaded gas sells for 57.3 cents per litre. A litre of diesel costs 48.3 cents.

Around the corner at the Shell station leaded gas is unavailable and regular unleaded is listed at 55.9 cents a litre with premium unleaded costing 58.9 and diesel going for 43.6 cents a litre.

Petro Canada sells leaded gas at 57.9 cents per litre, regular unleaded at 55.9 cents and premium unleaded at 57.9. diesel costs 44.9 cents per litre.

In Vancouver, leaded gas costs 60.7 cents, unleaded costs 58.7, premium unleaded costs 62.7 cents. As well as federal and provincial taxes on Vancouver area gas, a transit levy of three cents per litre is added on.

The federal government adds 9.5 cents for an excise tax and 3.6 cents for sales tax. The province adds 11 cents to the cost of a litre. Costs of crude oil chip in 15.7 cents per litre while the oil companies take about 13 cents per litre. Whatever is left helps the dealers pay their bills.





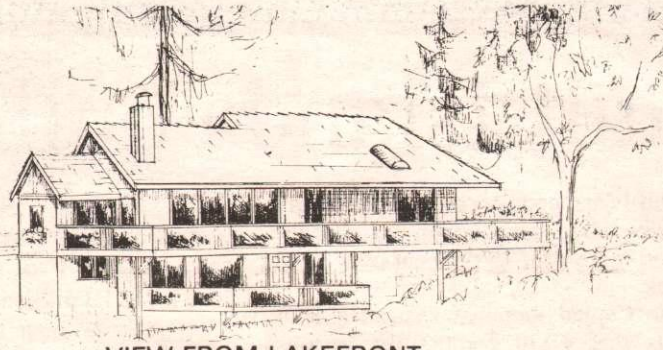
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DECKS**

Harold Moore, James Mitchell

Journeyman carpenter  
25 yrs experience

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Free estimates

**VIEW, SUNNY, LAKEFRONT  
WEST COAST CONTEMPORARY  
ON 1.79 ACRES**



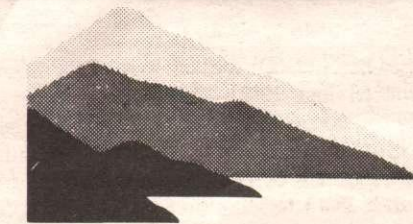
VIEW FROM LAKEFRONT

An irreplaceable location of this excellently structured home is among its numerous attractions. Features include: 2x6 construction, heavy insulation, sound resistant bathroom walls, oak cabinetry, brass fixtures, approximately 1,000 square feet of glass panelled decks, lots of skylights and windows, a heat recovery ventilation system, excellent fixtures and absolutely minimal maintenance. Everything is self-contained on one floor, even though there is a partial basement. Cable, phone, water, garbage pick-up, privacy and all day sun on a paved road only 5 minutes from Ganges on a semi-private lake. To view or offer, call

**SHAUN ADAMS**  
Certified Professional Builder  
Member: Victoria Home Builders' Association.  
537-4079

(Open House, January weekend afternoons!)


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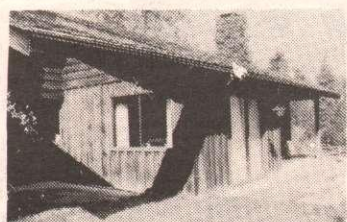
P.O. Box 750, Ganges, B.C. V0S 1E0 — PHONE (604) 537-5577  
FAX (604) 537-5576

**SUNSET DRIVE WATERFRONT**  
\$419,500 MLS



Private with superb views - moor your boat off this low bank property - enjoy the swimming or the tranquility of the one bedroom main house with its large living-dining room with fireplace, along with its 1100 sq.ft. guest wing. For more information, call Santy.

**ISABELLA POINT RD. VIEW HOME A SMALL ACREAGE**  
\$229,000 MLS



Fantastic view home, over 2600 sq.ft. on 3.39 acres. Oceanfront access by way of registered easement. House features 4 plus bedrooms, could be used for Bed & Breakfast or just a great family home.

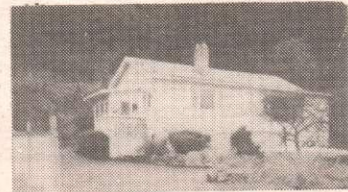
**ENJOY CHRISTMAS AT THE FARM**

- \* Almost 1500 sq.ft.
- \* 10 acres
- \* Pole barn, garage
- \* Just painted, inside & out
- \* New septic tank
- \* Newly carpeted
- \* Huge drying fed pond
- \* Rich black soil
- \* Southern exposure
- \* Fulford Valley view
- \* Farm pending status
- \* Possible subdivision

**\$159,900 MLS.**

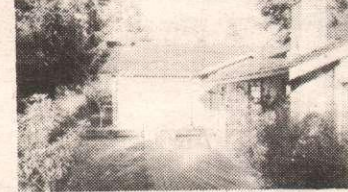
**DONNA REGEN, CGA**  
MLS GOLD AWARD WINNER  
537-2845

**VESUVIUS BAY COTTAGE ON 1.14 ACRES**



This cosy 2 bdrm seaview home is just steps from ferry, pub, and corner store. A circular driveway encloses ornamental trees. Double garage/workshop plus carport. \$105,000 MLS.

**FERNWOOD SCHOOL AREA**




Excellent potential here. An extended cottage, 4 stall garage/workshop with loft, on a level 6.5 acres, bordering two roads and with subdivision possibilities. \$175,000 MLS.

Call **TONI HOLMES**  
537-2758

**BEAUTIFUL BEDDIS ROAD**

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

**THET'S ISLAND WATERFRONT OPPORTUNITY**




Approx. 1200' frontage on Telegraph Harbour opposite marina. The property is well treed and from the home sites, seaviews to the east and west should be possible. Strata lot subdivision may be possible. \$137,500 MLS.

**FOREST RIDGE ESTATES**

There are only 8 of the 11 lots available. Don't miss your chance to purchase one of these south end acreages close to Ruckle Park and beach access. All are treed, have rocky knolls, some have arable portions, some have sea views, all have wells and hydro at the lot line. Prices start at \$68,500. Call me today for full details.

Call **DAVID DUKE**  
653-4538  
MLS GOLD AWARD WINNER


**OCEANVIEW HOME NEAR BEACH**



Immaculate 2 br home with den or third br, 2 fireplaces, beautiful parklike property with superb ocean views, a short stroll to Beddis Beach. Ideal retirement home. \$179,000 MLS.

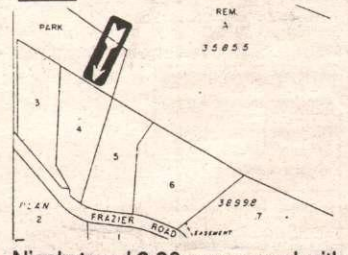
**CONTACT**  
**SANTY FUOCO 537-2773**  
MLS GOLD AWARD WINNER

**ONE LEVEL VIEW HOME**  
\$145,000 MLS



Ideal retirement home, master suite with large dressing area and full ensuite, 2nd bedroom and full bathroom, utility room and large living room with fireplace. Great views to Outer Islands, adjacent lot available to purchaser at \$45,000.

**NEW LISTING PRIVATE ACREAGE WITH VIEW**



Nicely treed 2.96 acre parcel with distant water views, good well 5 g/U.S., lot beaches onto dedicated park and is in a land use contract, no mobiles, tree removal restricted. \$42,500 MLS.

**QUARRY SUBDIVISION**

Two sunny .51 acre lots with driveways in to cleared building sites. Piped water, cable, hydro to lot line. One at \$33,500 and \$37,500 MLS.

**LYNN SCOTTON**  
537-5186

**GALIANO ISLAND BRANCH**

539-2002 (Res & FAX)

**MAYNE ISLAND BRANCH**

539-5527 (Res.)  
278-1388 (Pager #5073)

**PENDER ISLAND BRANCH**

629-6417 (Res.)  
629-3366 (FAX)  
655-3411 (Toll Free from Victoria)

**SATURNA ISLAND BRANCH**

539-2121 (Res.)  
253-7596 (Pager #2121)

**SALT SPRING HEAD OFFICE**

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**ALEX FRASER**  
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629-6494



**DON PIPER**  
Saturna Island Rep.  
539-2121

Direct from Victoria, 655-3411 toll free

**GALIANO ISLAND**

**MAYNE ISLAND**

**PENDER ISLAND**

**SATURNA ISLAND**



**DOUBLE VIEWS**

A very comfortable 2 bedroom home on 2.09 acres with views to Vancouver and Vancouver Island. Enjoy the cosy fireplace on a cool winter's night or just the airtight stove for efficient heating. Make full use of the solarium this spring and build your planters in the workshop. Yours for only \$98,900 MLS. Call **ARDITH & WARREN GARNER 539-2002**

**LISTEN TO THE BIRDS**

A peaceful 5.48 acres — no city noise, just birds and deer. This level wooded property is within walking distance to Retreat Cove. A very private retreat. Imagine ... peace for only \$35,000 MLS. Call

**ARDITH & WARREN GARNER 539-2002**



**PARKER ISLAND**

Just 3 minutes from Montague Harbour. This park-like 8.36 WATERFRONT acreage boasts beautiful southwest views to Prevost & Salt Spring Islands with sweeping views of Trincomali Channel. There is a choice of level building sites to take full advantage of the spectacular scenery and the magnificent arbutus trees. Parker Island is serviced with power ... so it's hard to go wrong at \$75,000 MLS. Call **ARDITH & WARREN GARNER 539-2002**



**AFFORDABLE GETAWAY**

**\$21,900 MLS**

Two south facing side by side lots cleared and ready for building. Located in a area of trees and hills, these sunny properties taken together provide a lovely estate of .65 acres. Water and power are at the lot line waiting. A truly affordable opportunity to have that island retreat!

**VIRGINIA & FLYNN MARR 539-5527**  
Pager (24 hrs) 253-7596 #5073



**FINISHED TO LOCKUP**

**\$66,000 MLS**

This 1500 sq.ft. house is finished to lockup stage. All built on concrete foundation, septic installed, wired with 200 amp electrical service, water connected, it is an opportunity to do it yourself in style! Camp on weekends while you work. Heatilator fireplace, lots of firewood, many extras. This is an opportunity not to be missed! Call today to view this handyman's dream come true.

**VIRGINIA & FLYNN MARR 539-5527**  
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**TRANQUILITY AND COMFORT**

**\$135,000 MLS**

3 bedroom home with full unfinished basement in lovely quiet area of Mayne Island. Gourmet kitchen with oak cabinets. New plush broadloom throughout. Heatilator fireplace plus airtight wood heater in basement and electric baseboard heat as well. Wrap around sundecks with view of Village Bay. Full low maintenance landscaping. Private and secluded. Call today to view.

Call **VIRGINIA & FLYNN MARR 539-5527**  
Pager (24 hrs) 253-7596 #5073



**GREAT BEGINNINGS**

**\$35,000 MLS**

If you've got the time - and the talent - to wire, plumb, insulate & drywall...this is JUST FOR YOU!

**JOHN & SUE call 629-6417**  
or 655-3411 toll free from Victoria.



**LAKEFRONT**

**\$114,900 MLS**

3 bdrm, 1 1/2 bath LAKEFRONT home featuring large living room with NEW Osborne fireplace insert, hot water heat, family kitchen and sundeck overlooking Magic Lake. Full basement PLUS separate HUGE garage/workshop. See this with John & Sue.

**JOHN & SUE at 629-6417**  
or 655-3411 toll free from Victoria.



**ISLAND ACREAGE!**

**\$98,000 MLS**

4 bdrm family home on 2 acres, fenced for horses. Tastefully redecorated with family kitchen and spacious living/dining with heatilator fireplace. Excellent well at 30 gpm!!

**JOHN & SUE, call 629-6417**  
or 655-3411 toll free from Victoria.



**RETIRE ON SUNSET BLVD.**

Two bedroom home beside Lyall Creek. Great sunny location and just minutes from beach and boat launch. Your own 0.6 acre property for only \$55,000. Extra cottage as well. Call **JOHN & SUE at 629-6417** or 655-3411 toll free from Victoria.

**CLOSE TO BEACH**

Level lot just 300 yds from beach. Sunny location in Lyall Harbour, cleared and ready to build your cottage. Hydro and municipal water. Only \$17,000. Call

**JOHN & SUE at 629-6417**  
or 655-3411 toll free from Victoria.

**SECLUDED BUILDING LOT**

Close to Boot Cove this .85 acre lot is ideal for someone who wants privacy and a sunny location, hydro and well. \$22,000.

**JOHN & SUE at 629-6417**  
or 655-3411 toll free from Victoria.

**FINISH THIS HOME YOURSELF**

Three bedroom custom designed home partially built on 0.95 acre lot, sunny location, hydro and good well built almost to lockup. \$44,000.

**JOHN & SUE at 629-6417**  
or 655-3411 toll free from Victoria.



**DECORATOR'S DELIGHT**

Just move into this two bedroom home. It's all been done. Painting, carpets, lino, you'll love it. View over Boot Cove. .34 acre park like property. All this for only \$65,000. Call **JOHN & SUE at 629-6417** or 655-3411 toll free from Victoria.

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**SYLVIA GALE**  
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**PROFITABLE WELDING SHOP**  
A welding and fabricating shop with a continuous cash flow. An impressive list of clients. Can be sold with 3200 sq.ft. building and site. \$85,000 MLS.  
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**EXCEPTIONAL VIEWS \* EXPOSURE \* HOUSE**  
Enjoying the magic of a south western exposure looking down Sansum Narrows is this quality built, handsomely appointed, custom home. Features include large living room with vaulted ceiling, separate dining room, family room with rock fireplace, three bedrooms and much more. \$285,000 MLS.  
**CALL ANNE WATSON**



**SOUTHEND OCEANFRONT ACREAGE**  
Opportunity knocks! 52 acres of south facing oceanfrontage with 1/2 mile walk on beachfrontage. Extremely rare property estate or subdivision potential. Very private access by road or boat. Water and hydro in. \$585,000 MLS.  
**CALL ED DAVIS**



**FAMILY HOME WITH OCEAN VIEW**  
Great family home with ocean view, fully developed basement with potential in-law suite. 2 bedrooms, 1 1/2 baths, decks and easy care lot makes this strata title home a great starter for family. \$87,500 MLS.  
**CALL BECKY LEGG**



**COMMERCIAL - BUSINESS 3.56 ACRES**  
Cedar View Mobile Home Park. Bordered by creek, across from Black burn Lake. Opportunity for a secure financial future. \$375,000 MLS.  
**CALL GARY GREICO**



**CENTRALLY LOCATED**  
This gently sloping and sunny 1.1 acre is located close to Ganges with piped water, power, an cablevision to property line. A rare find in this market! \$36,000 MLS.  
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**THE LAST SOUTH FACING LOT**  
Musgrave Landing is the location of this spectacular .81 acre waterfront lot. Sunny south facing with incredible ocean and Vancouver Island views. Serviced with power and water plus a sheltered marina for property owners. Boat or road access. \$89,900 MLS.  
**CALL BRIAN BETTS**



**HERE'S A HOME TO BUILD A DREAM ON**  
Fantastic heritage style home with excellent seaviews. Lovingly cared for and sited on 2.54 acres of spectacular gardens, woods, and orchard. Enjoy the charm of yesteryear combined with the conveniences of modern day living. Don't miss out! \$325,000 MLS  
**CALL PAT JACQUEST**



**WALK TO THE FERRY**  
Incredible views of Fulford harbour. 3 bedrooms plus separate self-contained suite. Sunny south facing waterfront over one acre. Large decks, easy care property, plus deep water moorage out front. Spectacular sunsets are yours to enjoy. \$398,500 MLS.  
**CALL BRIAN BETTS**



**SEMI-WATERFRONT MINI ESTATE**  
Spectacular ocean view property featuring a 3 bedroom, 3 bathroom home with spacious decks, sunny garden area, separate guest cottage. All on 4.36 acres across the road from a private registered beach access. Fenced pasture area. \$289,500 MLS.  
**CALL BRIAN BETTS**



**\$87,000 HOME**  
No other three bedroom home priced below \$100,000 can compare with this well-maintained home. 1300 sq.ft. of living space with large laundry room and car port. All on a fully serviced, sunn half acre. \$87,000 MLS. To view..  
**CALL KATHY CARTWRIGHT**



**SEAVIEWS SOUTHEND**  
In Forest Ridge, close to Ruckr Park. Cottage and studio, 6.29 acres. Live in the cottage and build your dream home. An excellent opportunity to ease into today's market. Try your offer \$109,000 MLS.  
**CALL PETER BARDON**



**NEW LAKEVIEW BUILDING LOT**  
Enjoy fishing, boating, swimming from access near this sunny property with close-up views of lovely Cusheon Lake. Only minutes from town there are registered water rights, pipeline easement and new pumphouse. \$37,500 MLS.  
**CALL DARLENE O'DONNELL**



**PRIME WATERFRONT**  
Sensational views of Ganges Harbour from this 2100 sq.ft. home located on 1.11 acres of prime walk-on waterfront. Fully landscaped grounds, 2 car garage, renovated older home. All for \$359,000 MLS.  
**CALL EILEEN LARSEN**



**NEW LISTING - CHANNEL RIDGE**  
West coast custom home on 1.41 acres. A brand new "Huser" home. Owner's plans have changed! Quality construction! Sweeping views down Sansum Narrows! Call me today for a private showing.  
**CALL GARY GREICO**



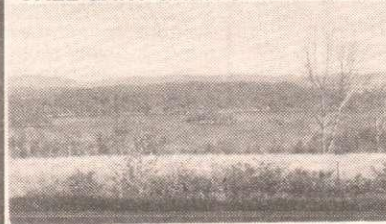
**10 ACRE VIEW PROPERTY**  
Unique parcel with frontage on Wilkie Way and Drake Rd. Views of Outer Islands and mainland mountains. Good possibilities for view home and guest cottage. \$79,000 MLS.  
**CALL BRIAN BETTS**



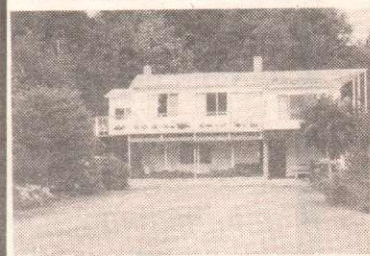
**PRICE REDUCED TO \$62,000 MLS**  
3 BR mobile home plus addition situated on 2.12 acres. Sunny central location with easy care property. Great starter home for family.  
**CALL BECKY LEGG**



**WATERFRONT ACREAGE**  
Incredible views from this large parcel on Sansum Narrows. Over 1600 ft. of shoreline with many superb building sites. South-west exposure plus sheltered cove and beach. Road access to property. Sub-division potential or ideal group purchase. \$351,000 MLS.  
**CALL BRIAN BETTS**



**PANORAMIC VIEW PROPERTY**  
6.37 acres located on Ganges Hill overlooking harbour and outer islands. Piped water. Great buy. \$110,000 MLS.  
**CALL GARY GREICO**



**NEAR A SANDY BEACH**  
This 2 bedroom home has bathrooms, den, rec room with bright sunroom with an ocean view. Surrounded by park like ground with lawn bowling green, fish pond, beautiful shrubs and flower. Vegetable garden plus a terrific swimming pool. \$149,000 MLS.  
**CALL BRIAN BETTS**

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Sales Rep.  
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**SUN, ARBUTUS, + VIEW**  
What more could you ask for? 5 bdrms, 3 bathrooms, easy care landscaping, located on a quiet cul-de-sac. Close to ferry, store, beach. \$187,900 MLS.  
**CALL BEV JOSEPHSON**



**PERFECT FAMILY HOME**  
Located in sunny Vesuvius, this 4 bdrm, 2000 sq.ft. family home is situated on a .94 acre, fully landscaped property with paved driveway and single car garage. \$150,000 MLS.  
**CALL EILEEN LARSEN**



**CAPTIVATING VIEWS**  
From this 4800 sq.ft. home located on 15 1/2 beautifully treed acres. Energy efficient, expansive decking, ideal B&B or your private retreat. \$359,000 MLS.  
**CALL BEV JOSEPHSON**



**SEA FOREVER OCEANFRONTAGE**  
Sturdy 2 bdrm "A" Frame with outstanding south and west Sansum Narrows, Stuart Channel views. Easy trail and steps to oceanfrontage. Fully serviced, fireplace, cement deck. 1.68 acre, summer moorage. Value \$214,900 MLS.  
**CALL ED DAVIS**



**EAGLE'S VIEW!**  
Over 14 acres with wonderful views. Rocky promontory building site, with good sized areas of soil nearby for orchard or meadow. \$99,000 MLS.  
**CALL PAT JACQUEST**



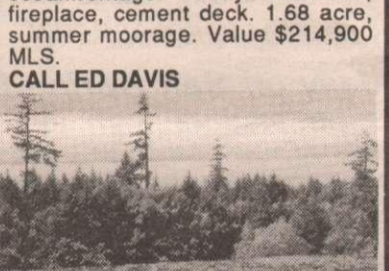
**3 BR'S & SEAVIEW TOO!**  
Lots of potential in this 2000 sq.ft. two storey home. Large laundry and workshop area with very large rec room. Downstairs carport with workshop attached. All on .72 acre serviced, seaview property. \$135,000 MLS. To view...  
**CALL KATHY CARTWRIGHT**



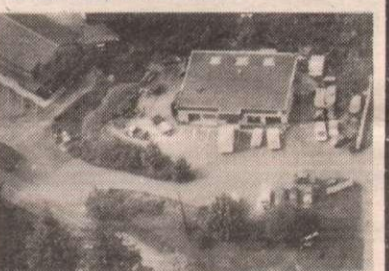
**HERE'S THE SCOOP!!**  
Busy ice cream and chocolate shop with super take-out window that's active year round. Great opportunity for two partners to be their own bosses. \$89,000 MLS.  
**CALL PAT JACQUEST**



**SUNNY BUILDING SITE**  
Great building lot of .82 acres on quiet cul-de-sac in Mobrae. Serviced with water, power, telephone and cable. Possible lakeview with some clearing. Asking \$37,500 MLS.  
**CALL JANET B. MARSHALL**



**SENSATIONAL VIEWS - ONE LEFT**  
Try your offer on these exceptional view acreages. Located on Sunset Dr., these properties have an environment that is second to none, with private access, piped water, hydro to your property line and cleared building sites. Starting at \$68,000 MLS.  
**CALL EILEEN LARSEN**



**PROFITABLE WELDING SHOP**  
Prosperous welding and fabricating shop. A continuous and healthy cash flow. The vendor will stay on to introduce the new owner to the many clients. Can be sold with 3,200 sq.ft. building. \$85,000 MLS. Try your offer. For details  
**CALL PETER BARDON**



**TERRIFIC OCEAN VIEW LOT**  
This level, nicely treed lot is located in the prestigious 100 Hills area, minutes from Ganges Village. Vendor will consider terms or trades. \$55,000 MLS.  
**CALL DARLENE O'DONNELL**



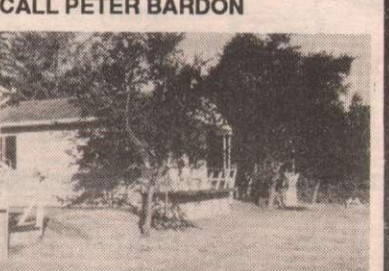
**EXCELLENT INVESTMENT OPPORTUNITY**  
**WAREHOUSE**  
Sound building, 3,200 sq.ft. Tremendous expansion possibilities. Never a vacancy. This building can be sold with Anvil Iron Works, a prosperous welding and fabricating shop. \$250,000 for the building, \$85,000 for the business. Call anytime.  
**CALL PETER BARDON**



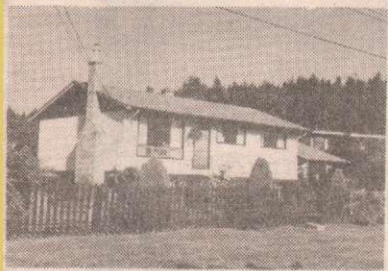
**ACREAGE WITH OCEAN VIEWS**  
Gently sloping 6.20 acres with seaviews overlooking Stuart Channel and Sansum Narrows. Property has drilled well with reported 1/2 gpm flow. Sunny and warm s.w. exposure. Lots of privacy. \$81,900 MLS.  
**CALL BECKY LEGG**



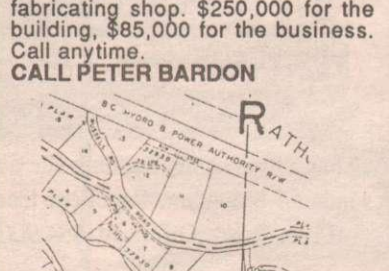
**CAREFREE SEASIDE LIFE!**  
Spacious rancher on 4.6 private waterfront acres. Warm swimming, seasonal moorage and easy beach access. Separate 2 bedroom cottage offers bed & breakfast income. Towering trees, seasonal waterfall and warm western exposure. \$475,000 MLS.  
**CALL PAT JACQUEST**



**FOUR RENTAL UNITS**  
A perfect set-up for one family to care for. Only conforming detached multi-family zoning on Salt Spring. All on a fully serviced .49 seaview acre. Close to school, dock, beach and grocery store. \$179,000 MLS. For further details...  
**CALL KATHY CARTWRIGHT**



**SALTSPRING DELIGHT**  
Comfortable 3 bdr St. Mary Lake view home in quiet location. Close to swimming, fishing, golf, tennis and ocean beaches. Fully serviced, very sunny with good gardens. Value at \$119,500.  
**CALL ED DAVIS**



**PRIVATE ACREAGE**  
Well treed 3.36 acre property, driveway in, shared well with pump-house. Sunny and some seaview. Asking \$49,500 MLS.  
**CALL JANET MARSHALL**



**OFFERING EASY LIVING**  
Contemporary three bedroom rancher on a sunny, level, wooded, two acres with a nice little pond. Features vaulted pine ceiling, lots of undecking for outdoor living and located in an excellent neighbourhood. \$155,000 MLS.  
**CALL ANNE WATSON**



**VENDOR FINANCING**  
Spacious, bright, double wide on 2+ acres arable land. Views over Fulford Valley, mountains and sea glimpses. Vendor will carry financing. \$94,900 MLS.  
**CALL BEV JOSEPHSON**



**SEAVIEW POTENTIAL**  
Great location in a very sunny spot. Serviced lot in a quiet desirable area near Vesuvius. Nicely treed, make your own view. \$42,000 MLS.  
**CALL BEV JOSEPHSON**

**COPE, THE UNITED KINGDOM, LATIN AMERICA AND THE FAR EAST.**

# Red Cross donor clinics slated for Victoria area

Roll up your sleeve in mid-February and be prepared to visit a blood donor clinic in the Victoria area.

On Monday, February 12, a clinic will be held at Red Cross House from 2:30 p.m. to 8 p.m. the next day, Tuesday, February 13, the clinic is set from 2 p.m. until 8 p.m.

Red Cross House is located at 909 Fairfield Road.

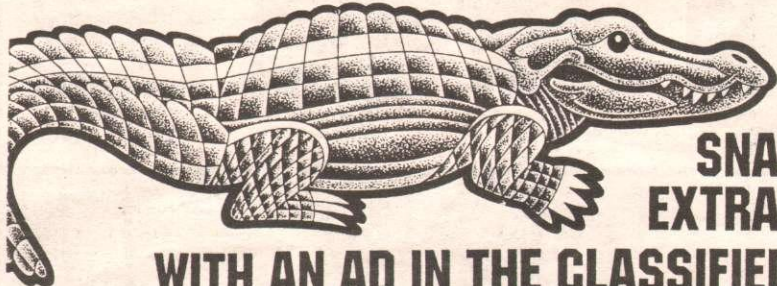
On Wednesday, February 14, the clinic moves to the Young Building on the

Landsdowne Campus of Camosun College. Time is 10 a.m. to 4 p.m.

It moves again on Thursday, February 15. That day it will be held at Hillside Centre at 1644 Hillside Avenue from 2 p.m. to 8 p.m.

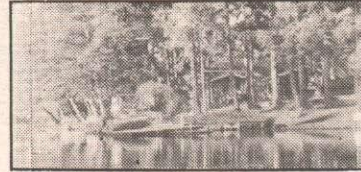
The final clinic of the month will be at the Junior Ranks Club at CFB Esquimalt, 1710 Lyall Street from 10 a.m. to 3 p.m.

For more information call the Red Cross in Victoria at 382-2213.



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WITH AN AD IN THE CLASSIFIEDS**  
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### LAKEFRONT RESORT

Your home and income in one package. This business provides excellent opportunity for a couple who are looking for the best in island living. \$335,000.

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2 Acres w/power, phone, water. Distance views on quiet paved road. \$45,000.



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Large, quality home, spacious grounds, ocean view, privacy and many other fine features. All for \$395,000.

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-DO IT!**



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For Gulf Island Property Appraisals

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Ian Hurst — 539-2632

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New Ontario Authority Overseas Agent

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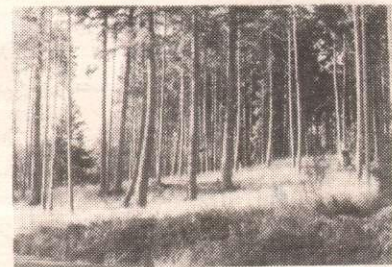


## SALT SPRING REALTY LTD.

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(formerly Salt Spring Lands Ltd.)

Phone 537-5515  
Victoria Dir. Line 656-5554  
Fax Number 537-9797

## FULFORD HARBOUR SOUTH FACING ACREAGE



This 5 acre parcel has a high sunny building site overlooking a parked out pasture and southend mountain. Excellent location just off Beaver Point Road. Offers to \$54,900.



**NRS SALT SPRING REALTY**  
FOR FURTHER INFORMATION CONTACT:  
**DENNIS O'HARA**  
Fulford Harbour Branch  
111 Morningside Road  
Fulford Village  
653-9555 (days)  
537-2491 (eves.)



# SALT SPRING REALTY LTD.

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 149 Fulford-Ganges Rd., Box 69, Ganges, B.C. V0S 1E0  
 (formerly Salt Spring Lands Ltd.)

Phone 537-5515  
 Victoria Dir. Line 656-5554  
 Fax Number 537-9797

### EVERYTHING UNDER THE SUN!



Your own private, park-like forest of mature trees, completely deer-fenced pear orchard, warm southern exposure, hydro hook-up to a proposed building site, brown loam and hundreds of feet of fencing and trails. 9.99 acres. Priced to sell at \$65,000.

### ABSOLUTELY CHARMING!



This lovely two bedroom panabode has been cared for with love. Located close to beach on north end of island, with some sea views. Seven years old, but looks like new. Includes wood fireplace, whirlpool bath, fridge and stove. Large deck and large attached carport. You won't want to leave home. .48 acre. \$119,500.

**SHELLI ROBERTSON**  
653-4347

### WATERFRONT-ACREAGE



A beautiful piece of oceanfront with good moorage. 1.36 acres, mostly level and nicely parked out with a drive-around paved driveway, outbuildings and a 3 bedroom house, with large deck to view the marine traffic passing by. One of the lowest priced houses on waterfront on the market. \$289,000 MLS.

### HARRISON ROAD



Sunny 1/2 acre lot. Hydro, cablevision and water to lot line. \$29,900 MLS.

**MARION MARKS**  
537-2453

### YOU BE THE ARCHITECT!



Start with a one-of-a-kind waterfront acreage - 354 ft. of southwest exposure beachfront and 6.83 acres of land in its natural state. Add the plus of warm swimming, good moorage for your boat, and splendid views over Thetis and Kuper Islands, towards Vancouver Island's majestic mountains. You bring the plans - this is the location to turn that dream home into reality. Open to offers to \$275,000 MLS.

### SEASCAPE!



Here's that waterfront acreage with good moorage for your boat plus a private walk-on beach. Two side by side parcels to consider: 2.03 acres (asking \$275,000) and 3.01 acres (asking \$295,000). Sunny, private, fronting on a small bay, close to the Vancouver ferry. Waterfront estate potential!

**LIANE READ**  
537-4287

### SALT SPRING'S MOST SOUGHT AFTER VIEW



This 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 to the unfinished lower level. Also featured - brick fireplace, large ensuite including separate shower and jacuzzi tub, three large bedrooms, and two car carport. This custom design home is situated just minutes from Ganges. \$255,000.

### GOOD VALUE HERE



Forest Hill cul-de-sac, two large bedroom bungalow, electric heat plus a wood fueled airtight. Convenient location, wood siding exterior, large back yard, patio for summer fun. Phone today - \$111,000 MLS.

**NORMAN ROTHWELL**  
537-5103

### WALK TO THE VILLAGE



This cute and cosy home is situated within walking distance of the shopping area and all amenities. Ideal for a small family or retirement couple. On water and sewer and priced to sell. \$98,000 MLS.

### OCEAN VIEW



Cosy two bedroom home on .51 acres. A 20'x24' workshop, fully insulated with 60 amp service, phone and water. Great starter home or home occupation. Taxes include sewer and water. \$88,000 MLS.

**PHYLLIS FETHERSTON**  
537-2095

### 2 ACRES



Sunny view land, with drilled well, excellent garden soil and easy access from road. \$38,500.

### HORSE PASTURE



11 acres, drilled well, good soil, fenced, very private. \$98,500.

**JIM SPENCER**  
537-2154

### CUSTOM DESIGN HOME



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

### SUNNY VESUVIUS



Just minutes from warm safe swimming; 2 bedroom home on 1 acre; ideal for your island retreat away from the hustle & bustle of suburbia; excellent potential in property; view now! \$109,000 MLS.

**GIL MOUAT**  
537-4900

### SEAVIEW MOBILE!



Spotless mobile home on .68 acre. Short distance to Ganges. New garage, workshop 16 x 18, Fully wired, storage shed. Sundeck, numerous shrubs and flower bushes. Convenient location. \$83,500 (offers).

### SEAVIEW PANABODE



One bedroom panabode in Walker Hook area. Level 1/2 acre lot with seaview and garden potential. Utility garden shed included. Quiet area opposite farm property. Easy access to ocean. Asking price of \$78,000 includes a drilled well.

**DICK TRORY**  
537-2236

### ACREAGES

3 acres, level, arable, treed, very good well, enough room for a house and guest cottage. Easy terms, 10% down, asking \$42,500.

5 acres, south facing and sunny quiet road. Easy terms, 10% down, asking \$55,000.

### VESUVIUS - NEW LISTING



Located in the heart of Vesuvius, this charming cottage is tucked away on a nicely wooded lot behind a tall picket fence. Nice use of woodwork, tiling, and natural floors add to the ambiance of this older home. A major renovation in 1986 and the addition of a separate studio/guest cottage enhance this special property. \$122,500.

### GANGES BUSINESS OPPORTUNITY



This well established business is located in a key location with an excellent lease available. Vendor will assist new purchaser with repair work to ease the transition. Don't overlook the location of this offering.

**DENNIS O'HARA**  
653-9555

### DUPLEX CLOSE TO VILLAGE



Side x side 2 BR units on .62 acres with MF zoning. Call listing salesperson for all details. Offers to \$179,000 MLS.

### LAKEFRONT RESORT



Great opportunity in this well established business. One of the island's loveliest lakefronts, offering an owners residence, 5 cottages, office, store, showers, washrooms, 36 RV hookups, 17 tenting spaces, docks and much more: 2 1/2 acres level with approx. 375 ft. of frontage on beautiful St. Mary Lake. Call today for further details. \$550,000 MLS.

**MAGGIE SMITH**  
537-2913

### WALK-ON WATERFRONT



Just listed, south facing, excellent views, 900 sq.ft. living area, plus large sundeck, good well. Asking \$275,000 MLS.

**BOB TARA**  
537-5807

### SEAVIEW ACREAGE



Very private on quiet dead end road with lots of sun. This naturally treed lot offers good view over Trincomali Channel. Roughed in driveway, power at road, requires well. Only \$47,000.

**PAUL GREENBAUM**  
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as your  
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### BEAVER POINT 20 ACRES LAKEFRONT

\$490,000 MLS Equestrian Estate  
• 3600 sq.ft. "Master Built"  
• pastures, horse barn  
• hay storage  
• exceptional value  
• peace, tranquility, beauty  
• Call Arvid or Kerry Chalmers



### MT. MAXWELL RETREAT AS FAR AS THE EYE CAN SEE!

\$325,000 MLS  
• 80 acres of peace and quiet  
• west coast contemporary home  
• subdividable with several  
choice view sites  
• don't delay  
• Call Carol Fowles



### VESUVIUS BAY RD. LAKE VIEW HOME

\$155,000 MLS  
• over 1600 sq.ft. finished area  
• living, dining, den & office  
• 2 bedrooms, 1 1/2 baths  
• direct access garage auto  
opener  
• close to golf, tennis, fishing  
• Call Eric Booth



### JUST LISTED! COSY COUNTRY HOME

\$119,000 MLS  
• attractive garden setting  
• Ganges harbour views  
• extra large LR with FP  
• close in, yet secluded  
• all one level  
• Call Anne Foerster



### VALUE PACKED! LAKEVIEW HOME

\$115,000 MLS  
• bright spacious rooms  
• perfect retirement home  
• enjoy the view from 2 decks  
• fully landscaped - 2 driveways  
• ready for you to move in!  
• Call Arvid or Kerry Chalmers



### NORTH BEACH RD. OCEAN VIEW BANCHER

\$119,500 MLS 2 BEDROOM  
• new beach & boat launch  
• clean and beautifully main-  
tained  
• suitable for retired couple  
• ideal small family home  
• Call Wynne Davies to view

**WATERFRONT!  
FANTASTIC OCEAN VIEWS**  
\$195,000 MLS. Firs! Arbutus!  
• recently refurbished home  
• nicely landscaped  
• 300 sq.ft. workshop/studio  
• deep water moorage  
• this won't last long!  
• Call Arvid or Kerry Chalmers

**PRIVATE SETTING  
MINUTES TO TOWN!**  
\$174,500 MLS - HOT TUB!!!  
• over 2500 sq.ft. of super family  
living space  
• completely renovated kitchen  
with solarium  
• loads of deck space  
• Call Arvid or Kerry Chalmers

**NEAR RUCKLE PARK  
4.4 SOUTH FACING ACRES**  
\$73,000 MLS  
• 6 gallon per min. well  
• architect designed, subdivision  
• offers privacy and seclusion  
• several choice prime building  
sites  
• Call Arvid or Kerry Chalmers

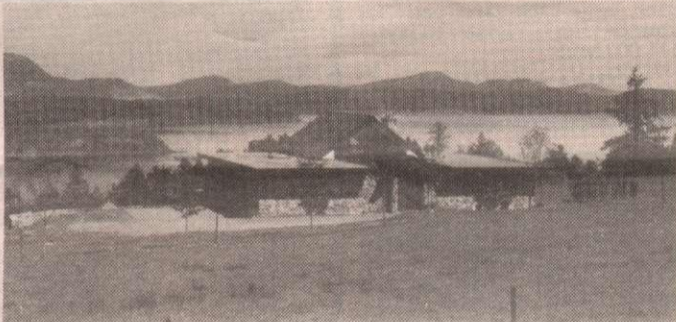
**INVEST TODAY!  
NATURAL STATE  
ACREAGES**  
\$29,000 to \$32,900 MLS  
• 4.9 to 6 acres  
• peaceful and private  
• vendor financing available  
• these will go quickly  
• Call Carol Fowles

**BEDDIS BEACH AREA  
IDEAL HOME SITE**  
\$53,000 MLS  
• delightful island retreat  
• piped water hydro & phone  
• very secluded - sea glimpses  
• steps to best beach  
• driveway roughed in  
• Call Ann Foerster

**LAKEFRONT ACRES  
PRICE REDUCED!!**  
\$84,900 MLS BULLOCK LAKE  
• lake, ocean and farm views  
• private and sunny  
• near Ganges village  
• drilled well  
• roughed in drive  
• Call Ann Foerster

**WATERFRONT LOTS  
BUILD YOUR DREAM NOW!**  
\$125,000 & \$115,000 MLS  
• side by side - .19 & .17 acre  
• views are fantastic  
• near beach, ferry, shops, and  
pub  
• Call Arvid or Kerry Chalmers

**LAKE VIEW LOT  
WATCH THE SUNSETS!**  
\$59,000 MLS, PIPED WATER  
• desirable building site  
• gently sloping lot  
• hydro, phone, cablevision  
• great views over St. Mary Lake  
to Channel Ridge  
• Call Ann Foerster



## ON TOP OF THE WORLD BOASTING SPECTACULAR VIEWS \$490,000 MLS

• Look over the Outer Islands, the North Shore mtns. & the San Juans.  
• Superbly built architect-designed home on 6 acres of farmland  
• Picture yourself in this spacious home today!

CALL  
**ARVID & KERRY CHALMERS**

### VIEW ACREAGE HIGH, WIDE & HANDSOME!

\$69,000 MLS  
• 10 choice views  
• road to building site  
• trees, maple, pine and fir  
• outstanding view potential  
• Call Ann Foerster

### OPPORTUNITY!! BE YOUR OWN BOSS!

\$75,000 MLS BUSINESS  
• established/full line  
• butcher shop, excel. lease  
• busy central location  
• call today for more information  
• Call Arvid or Kerry Chalmers

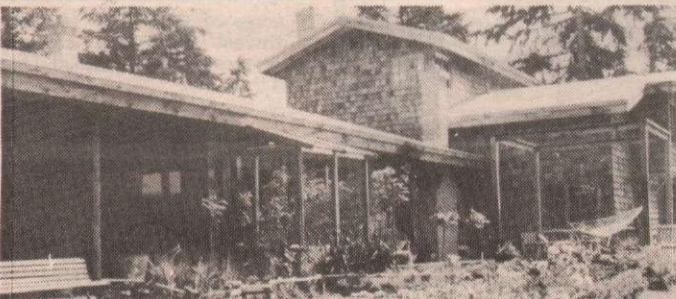


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• 1 Level units start at \$135,000  
• 2 Level units start at \$160,000  
• Sea views from most units  
• Close to village and hospital  
• Visit our office to preview plans and specifications

ASK FOR  
**WYNNE DAVIES or ANN FOERSTER**



## WESTON LAKE ESTATE 20 ACRES OF WOODS AND PASTURE \$490,000 MLS

• Exceptional 3600 sq.ft. home  
• large separate workshop with a loft, barn, and horse stalls  
• lakefront  
• don't miss this opportunity

CALL  
**ARVID OR KERRY TODAY!**

### ATKINS ROAD COMMERCIAL SERVICE Z

\$89,900 MLS  
• corner lot with future  
• 2 bdrm, 900 sq.ft. mobile home  
• carport, small workshop  
• approx. 1/4 acre fruit trees  
• paved driveway, area for gar-  
den  
• this is not an offering for sale  
• Call Eric Booth

### RAINBOW ROAD COMMERCIAL SERVICE Z

\$124,900 MLS  
• 5 bdrm home, 2000 sq.ft.  
• approx. 4 acre with fruit trees  
• high ceiling garage  
• auto repair is a permitted use  
• less than 1/2 mile to Ganges  
• this is not an offering for sale  
• Call Eric Booth



## LET THE SUN SHINE IN POPULAR ST. MARY'S HIGHLANDS \$162,500 MLS

• 1750 sq. ft. of one-level living  
• 3 bdrm., 2 bathrooms  
• 2 spacious sunny decks let the view come to you  
• large workshop/carport—perfect for RV or boat

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