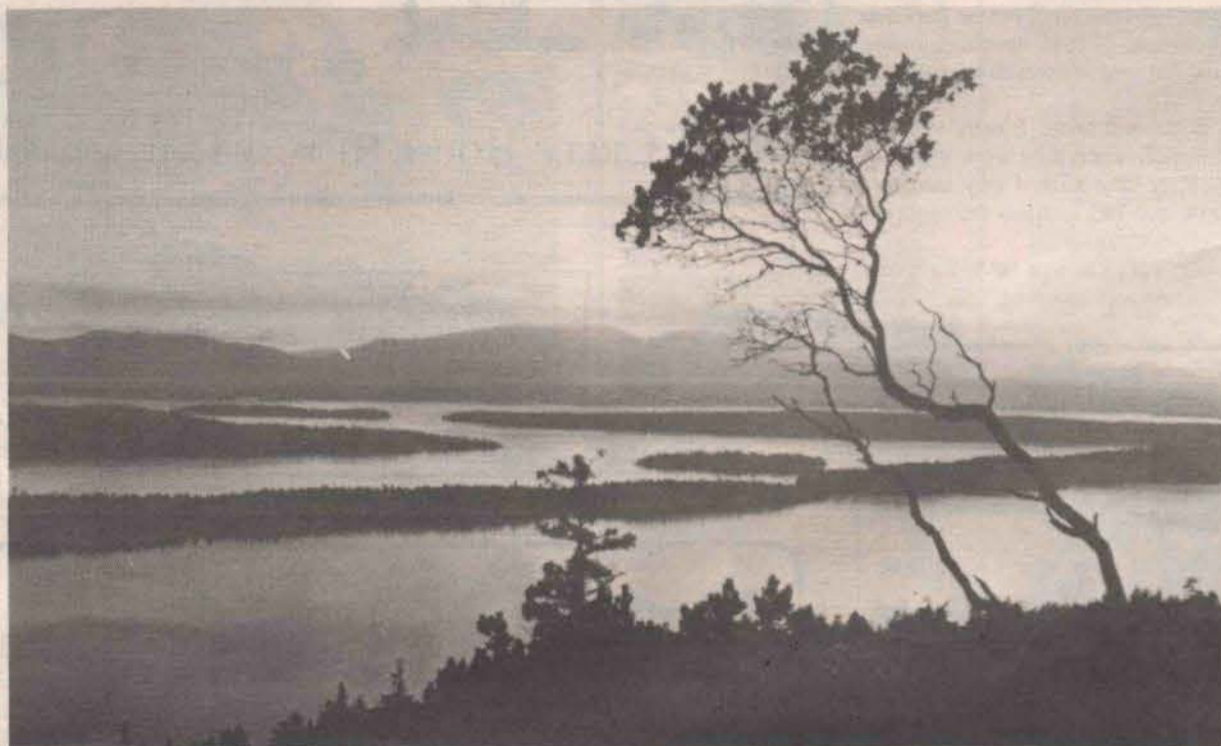




Driftwood

Island Living Real Estate



Distinctive Bodega Ridge arbutus tree stands out from west-facing view.

Designing homes and landscaping made easier with computer magic

Everyone has an awareness of how computer technology and software has grown and now affects most facets of our lives.

However, seeing some of the newest software in action can still arouse suspicions of it all being fuelled by magic.

by Gail Sjuberg
Driftwood Staff Writer

Salt Spring's Adrian Noble, Simon Henson and Steve Willerton have delved deep into the computer's conjuring cauldron to develop a local company called HNW Design Associates Ltd.

Their combined experience includes residential, architectural and landscape design, business and project management and computer program applications.

Noble has been using Auto-CAD (Computer Assisted Design) to create building plans for the past three years.

He can call up a finely-detailed three-dimensional house design and easily alter plans on-screen. Bedroom walls can be quickly expanded or reduced, windows

added or removed. Plans can be viewed from all angles.

Henson, who received traditional training in architectural design about 30 years ago, says drawing house plans by hand in 3-D was "an extremely expensive" and time-consuming proposition.

"Now," he says, "a client can see their house in three dimensions in no time at all."

Colouring software and scanner bring the rainbow to every endeavour. "In the old days," says Henson, "I would have sat at my drawing board with watercolours" to produce a colour image which can now be made and printed within 90 seconds.

Henson admits he was initially opposed to the computer invasion of his field. "I used to be really skeptical of the computer," he says.

However, he has since found using design programs removes a barrier to creativity by freeing up immense time once spent on laborious hand-drawn details.

In addition, he says, where the representation of a house plan or design of any

kind was once only as good as an artist's skill level, the best artistic services are available. "The computer is as skilled an artist as you can find," he says.

Use of computer software in residential or landscape design also multiplies planning capabilities before potentially expensive errors are made.

HNW's software can take photographs or plans of an empty parcel of land and manipulate a colour-scanned image of a house onto a number of possible building sites. Potential problems with or visual impact of placing the home on certain locations can be determined "before you even buy the lot," says Noble.

The home being zapped onto potential building sites can also be a complete image of a client's planned house. "We can superimpose the design right onto the building site," he explains.

Deciding what colour to paint the house can even be assisted by software before the property's driveway is even cleared.

HOME DESIGN B2

Closures change life on Saturna

Saturna Islanders are learning to "gear (their) lives around what is available and what is possible," according to one resident who lives on the "wrong side" of an island road work project.

Barbara Landauer said road closures on East Point Road have "cut off any social life we had with (the other) end of the island." She only picks up her mail once a week now and shops on Saturdays and in the evenings.

Work on the main Saturna Island road began in early July and is expected to continue into August. Road crews are repairing the road following a severe landslide which occurred last January.

For islanders, the road project means re-organizing their lives around road closures and openings.

Stores on Saturna are staying open later to serve customers who are inconvenienced by the road closure, store operators told Driftwood.

Shelley Emard of the Saturna General Store said the store usually closes at 5 or 6 p.m. depending on the day. Now, it remains open until 7 p.m. each night.

"We open an extra hour for people to shop and do their business," she said.

The Saturna Point Store is open a little longer than usual, but not a great deal, said Dick Silverberg.

"We play it by ear," he said.

Silverberg said he can't put a dollar amount on how the closure has affected business.

"It's definitely not helping things much, but we can't put a value on it," he said.

Emard said the closure is affecting everybody. "It has been really rough," she said.

At short intervals between 7 a.m. and 11 a.m. openings are cleared to let people through to catch the 9 a.m. ferry and get mail, she said.

CLOSURES B2



Your weekly guide to
GULF ISLANDS PROPERTIES

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ISLAND LIVING

CLOSURES

From Page B1

Blasting occurs at 11 a.m. and between then and 5 p.m. nobody gets through, she said.

Bernice Crookes, who also works at the general store and lives on the other side of the slide, has to leave home at 7 a.m. to get to work at 9 a.m., said Emard.

She said the road crew is doing its best but some people are giving workers a hard time.

"But, hey, we're getting a new road here and that's important. The old road was getting dangerous," she said.

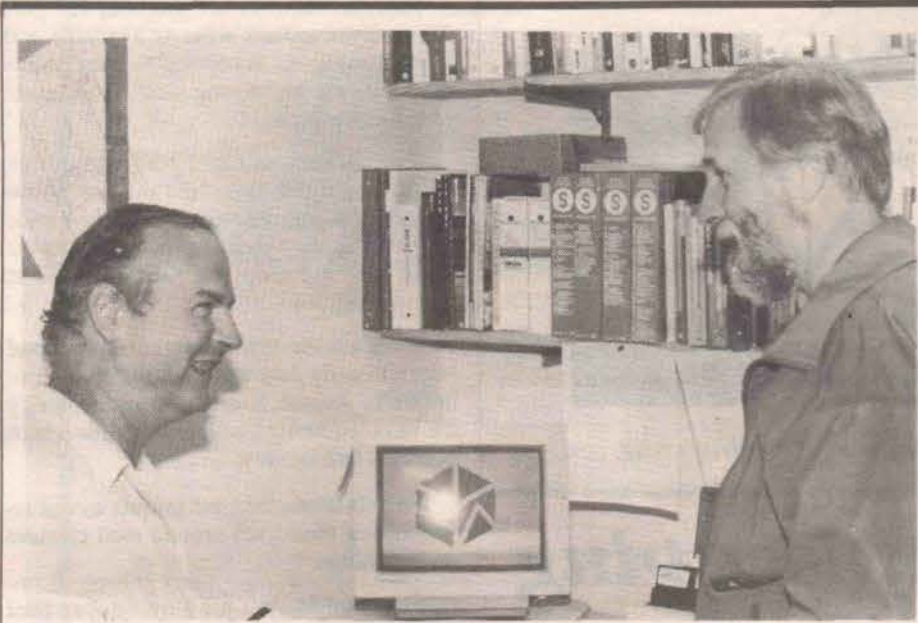
Silverberg echoed Emard's statements. He said there is no viable alternative to the road closure.

"It has to be done. There is no point in whining about it," he said.

Saturna resident Brian King, who lives on the other side of the landslide area, said the closure is inconvenient but he has been given a schedule of road openings during the day and the road is open all weekend.

He said he had some friends visiting, and on July 25, when they were trying to get to the ferry they learned they wouldn't get through, and had to spend the night on Saturna.

"The only problem was he had a meeting at 9 a.m. the next morning," King said.



Driftwood photo by Gail Sjöberg

DESIGN WIZARDS: Adrian Noble (left) and Simon Henson discuss project design ideas over the computer instead of a drafting board. Noble, Henson and islander Steve Willerton have recently joined forces.

HOME DESIGN

From B1

"Before you bought a gallon of paint you could see it on the house," says Noble.

With Henson's experience as a landscape architect combined with HNW technology, a landscape plan for a piece of property can also be worked out on-screen without disturbing the soil.

Photographs of flowers, shrubs or trees are brought into the on-screen image of a property and can be viewed from different angles.

Noble and Henson say some people can easily visualize both what they want and what something will look like as a finished product. For those unable to form and

maintain such images in their mind, the on-screen designing process is a great asset, they say.

"Almost a metamorphic process takes place between the computer and the client," observes Noble, which was simply not possible in the "old days."

HNW also uses a plotter to make plans, video recorder to put a series of images onto videotape with sound and a modem to send work directly to clients.

Noble says all design possibilities created by using "the latest and greatest" computer software might never be explored and are "limited only by the imagination."

BRIDGE Tricks

Gulf Islands Bridge Club winners on July 16 were as follows:

NORTH-SOUTH

Fred Struve and Peter Jacquest; June Knowles and Don Jull; Lois Johnson and Bill Buckler.

EAST-WEST

Pam and Gerald Foard; Rob and Sue Bradford; Blanche Poborsa and Jim Burford.

Winners on July 23 were:

NORTH-SOUTH

Wim and Ima Krayenhoff; Don Nemeth and Margaret Neate; Trevor Taylor and Keith Lavender; Bill Buckler and Lois Johnson.

EAST-WEST

Jim and Rob Bradford; Norma and Gor-



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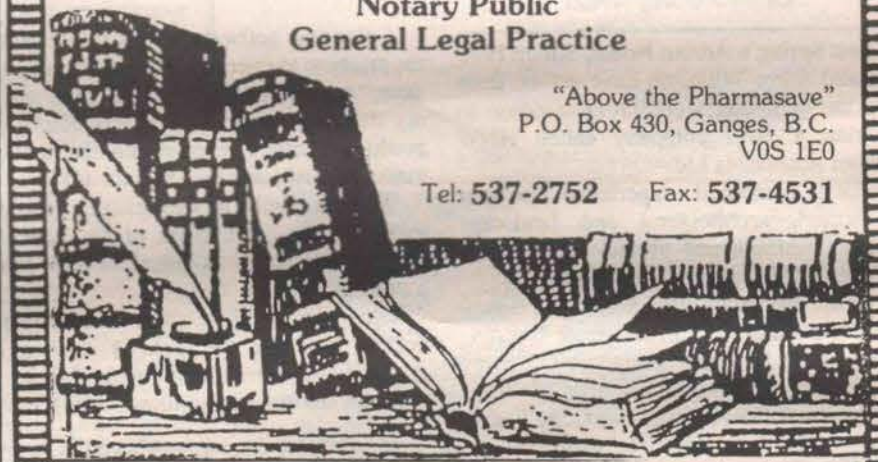
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\$174,500 - Panoramic chalet, 2 br plus potential in-law suite.

\$189,000 - Luxury 4 br home, swimming pool, excellent area.

\$177,900 - Private 3 br with lakeviews. Great family home - lots of room.

\$227,000 - Semi-waterfront 4.02 acres plus over 1000 sq.ft. home.

\$209,000 - Quality built 3 br vaulted wood ceilings, sunny & seaview.

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\$245,000 - 1875 sq.ft. home to lock-up - unsurpassed view.

\$259,000 - New! New! New! View! Spectacular 3 br executive home.

\$279,000 - On two lots - 2 br seaview home.

\$279,000 - Very private parklike 11.41 acres. Moderate home offering super views.

\$310,000 - Spectacular views, 4 br, 3 bath, 5 appliances. Arch design. Channel Ridge.

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\$134,900 - Best Buy - 1/2 acre plus 2 bedroom bungalow.

\$300,000 - Sunny 2.03 acres, good moorage, close to ferry.

\$335,000 - Sunny lowbank 3 acres with cabin.

\$339,000 - 1.92 acres, 2000 sq.ft., 4 br, 3 bath, west coast design.

\$395,000 - Private lowbank bay /F with new 3 br rancher.

\$469,000 - 3 br executive home, fabulous W/F, in-law suite.

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\$55,500 - Hobby farm potential, 5.69 acres, pond power. \$5,500 down, 10% var. interest, 2 years.

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\$65,000 - Arable 5.18 acres, sunny, cleared & good well.

\$79,500 - Seaview 5.13 acres, power, well (TBD), privacy, \$7,950 down, 10% interest, var. 2 years.

\$84,500 - Sunny seaview 3.54 acre treed, private, power. 4 gpm well, \$8,450 down, 10% var. interest 2 year.

\$85,000 - Super view acreage, 10 gpm well.

\$88,500 - Spectacular panoramic seaviews! 5.05 acres, power, well 1-1/2 gpm. \$8,850 down, 10% var. interest 2 year.

\$95,500 - Incredible seaview - Trincomali Channel! 6.79 acres, power, well (TBD). \$9,550 down, 10% var. interest 2 year.

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\$900,000 - 360 acres seaview, subdividable in approx. 16 lots.

\$990,000 - 600+ acres with spectacular seaviews. Good holding property.

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\$149,000 - Side by side duplex, 1/2 acre lot, good revenue.

\$149,900 - 950/mo revenue, 4.95 acres with house & cottage.

\$159,000 - 2 br side by side duplex, walk to Ganges.

\$229,000 - Vacant land, Ganges core, high traffic area.

\$460,000 - 2+ seaview acres close to Ganges, MF zoned for 23 units.

\$565,000 - C4 zoned motel on 2 acres of prime property.

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\$69,000 - 10.01 acres with lowbank sea frontage.

\$73,900 - Wooded 10 acre W/F, good moorage.

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\$79,900 - 10.74 acres, low bank, treed, well & power.

\$79,900 - 6.89 acres, private core, low bank W/F.

\$110,000 - 8.05 acres with western exposure, private cove.

\$112,000 - 6.47 acres, SW facing waterfront, good moorage.

\$122,500 - 11.16 acres, res. 1000 ft waterfront, protected moorage.

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\$69,000 - Excellent area, easy access, sunny 1.67 acres.

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\$79,000 - Fully serviced seaview 1.70 acres.

\$79,000 - Wooded 1 acre, fully serviced with seaviews.

\$79,900 - Seaview, serviced .93 acre building lot.

\$84,500 - Sea & lake view, fully serviced .61 acres.

\$84,500 - Seaview, 1.4 acre in Channel Ridge, serviced.

\$85,000 - Mountain & seaviews from 1.65 acre lot.

\$85,000 - Fully serviced mountain & seaview acre.

\$87,000 - Private southern exposure, 1.57 acres on water.

\$89,000 - High seaview 1 acre building lot.

\$89,000 - Sun & sea from this .78 acre property. Unspoiled views to the south.

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ISLAND LIVING

Hydro meeting outlines future needs for power

British Columbia Hydro recently held an information session on the nature and location of a new 138 kilo-volt woodpole substation proposed for the Gulf Islands' Electrical System.

by Alistair Ross
Driftwood Correspondent

Neighbours at both proposed locations were present at Hydro's open house to ask officials about possible health hazards the installation of the new facilities might present for them and their families.

A survey of island opinion was carried out at the open house. With the survey's results complete, decisions will be made by Hydro officials on siting and construction work will then begin. Completion of the substation could be finished in time to meet the winter needs of the islands, Hydro officials assured Galiano residents.

Electric power is presently supplied by two 25,000 volt circuits, consisting of overhead and submarine cables from a substation on Salt Spring Island. One circuit serves Parker, Galiano and Mayne and the second Pender and Saturna. In an emergency, power to Galiano, Parker and Mayne can be switched to the Pender, Saturna circuit.

However the capacity of the Salt Spring to Pender cable to provide power to all the Islands was exceeded in the winter of 1989-90 and the capacity of the Parker, Galiano, Mayne cable is likely to be reached this coming year. Ninety-three new household connections were made on the islands in May and June of this year. With these ever-increasing demands, power re-

quirements have already exceeded what is now available.

The problem is particularly serious during outages, when either one or other of the two Gulf Island circuits is down. On rare occasions brown-outs have occurred in certain areas. When this happens the whole system must be closed down to avoid damage to householders' electrical motors - freezers, pumps, refrigerators, etc.

To meet current and future power requirements on all the islands, B.C. Hydro proposes to build a new substation on Galiano which would serve - Galiano, Mayne and Saturna Islands. Pender and Parker would continue to be served from Salt Spring.

The proposed substation would convert electrical power from the main under-water cable from the mainland which reaches the Island's eastern shore at Taylor Bay near the Georgia Hill subdivision. It could be built there, adjacent to the present Hydro structure, or it could be built under the power lines near the junction of Porlier Pass Drive and Clanton Road. Despite the uneven terrain at the second location it is favoured by Hydro officials. Reasons for this choice are its accessibility from Montague Harbour, and the ease of reaching existing power lines on Porlier Pass Road from the site. Only the setting of a very few wooden poles would be necessary.

The less accessible Taylor Bay location would require the building and maintenance of a road to the site, plus wooden power poles from the new substation to the nearest existing power lines on Ellis Road. The company fears that getting to the Taylor Bay site might require snow equipment during winter storms.

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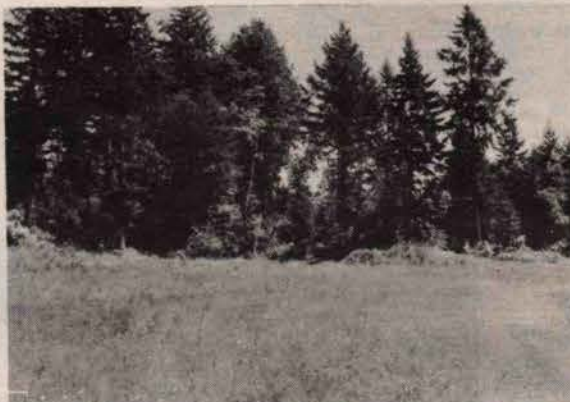
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LIVE IN ONE - RENT ONE

Make an investment in your future! Nearly new duplex with reliable tenants in place. Each side is comprised of 3 bedrooms, 1-1/2 baths, with light and bright living areas, and enjoys views of Trincomali Channel. Call me for details. \$159,900 MLS. CALL PAUL TANNER



TWO HOMES - ONE PRICE!

New 3 bedroom home and 600 sq.ft. cabin on 5 acres. Very sunny quiet area with valley and mountain views. 15 gallons per minute well. List price \$215,000. GST included. CALL FINN RONNE



RARE ITEM!

Super investment opportunities available as a package or individually. Popular local licenced restaurant, fully equipped with excellent lease available. \$70,000. 3 storey commercial building currently housing restaurant & artist's gallery. \$395,000. Neighbouring 66'x 13' vacant lot with double road frontage. \$125,000 MLS. CHECK IT OUT!! CALL PAT JACQUEST



STRIKING BUSINESS

You'll be bowled over when you see this opportunity in this business. Bowling alley, restaurant, video arcade and pool tables. Included is a superb four bedroom home with swimming pool and hot tub. All this on 3-1/2 acres. \$575,000 MLS. CALL BRIAN BETTS OR JANET MARSHALL



SPECTACULAR MUSGRAVE WATERFRONT

This unique development offers impressive scenery in the heart of a boating and fishing paradise. Unparalleled beauty surrounds this entire area, incredible sunsets and abundant wildlife. A sheltered marina for the use of property owners is included. Starting at \$79,000 MLS. CALL BRIAN BETTS



JUST LISTED

Interesting design with vaulted ceilings. Situated on 1.82 parklike acres with a seasonal creek running through it. Private & quiet location. Close to town. A great 2 bedroom starter home. \$115,000 MLS. CALL BECKY LEGG



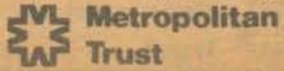
UNSURPASSED OCEAN VIEWS

This beautifully unique, quality built home offers views of Ganges Harbour, Islands, North Shore Mts, Village, Sailing Club, Mt. Baker, ferries. The 2.17 acres is very private, in desirable area close to village. Built by one of the island's most outstanding builders, the home offers an impressive floor plan, gourmet kitchen, cozy den with fireplace separate dining room, large living room with stone fireplace, beautiful master bedroom & ensuite with soaker tub, also 2nd bedroom & bathroom, plus upstairs with room for expansion, large basement area, and too much more to describe here, please call Darlene for a private viewing today! \$360,000 MLS. CALL DARLENE O'DONNELL

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SALT SPRING ISLAND PROPERTIES



DON'T OVERLOOK ME... LOOK ME OVER!!
Charming 5 br, 2 bath home on over 5 acres of pasture, organic gardens, coolies of fruit trees, old barn, greenhouse, chicken house, double carport w/storage. Only minutes to ferries & stores, golf, tennis & pool. Great hobby farm potential. Call me for your personal viewing! \$235,000 MLS.
JANET MARSHALL



TWO FOR ONE
Two for one? For \$199,000, own two homes instead of one. Main rancher, and revenue cabin, on 2.97 acres. Within walking distance to Ganges, this property is packed with extras. Allow me to give you a guided tour. \$199,000 MLS.
CALL SARA FEE



THE HOME FOR YOU
Walk to town from this 8 year old rancher. Spacious rooms, cheerful oak kitchen, and big brick FP make this an appealing home. Sunny, private setting with some sea glimpses. **BIG BONUS** - attached garage could convert to a family room or 3rd bedroom. \$129,000 MLS.
CALL PAT JACQUEST



CONTEMPORARY RANCHER
Luxurious 3 br home on 2 acres of easy care property. Large workshop, garage. Expansive lake and mountain views. Very sunny, private setting in area of good homes. Open air living design. \$225,000 MLS.
CALL FINN RONNE



LIFESTYLE TO FREEDOM UNIT #19
Move right into this beautifully appointed townhome with sweeping views of Ganges Harbour. Located within walking distance of town. Price reduced to an inviting \$174,500 MLS.
CALL ANNE WATSON OR EILEEN LARSEN



GOOD INVESTMENT POTENTIAL
Live in and work out of this great little owner-operated photo business. Situated on .15 acres, zoned C-1 in the heart of Ganges. Good walk-by traffic. Building overlooks linear park. Very good investment potential. \$168,900 MLS.
CALL BECKY LEGG



BOATERS DREAM
The only south facing waterfront lot for sale in this spectacular setting at Musgrave Landing. Ownership includes sheltered year round moorage at the private marina. A rare opportunity to own one of the best lots at Musgrave. \$150,000 MLS.
CALL BRIAN BETTS



VESUVIUS BAY
In popular and sunny Vesuvius Bay sits this immaculate one level, tastefully decorated home. Walk to pub, ferry, store and great beach. You'll love the glass enclosed hot tub off the master bedroom. Call me now. \$159,000 MLS.
CALL BRIAN BETTS



QUALITY CRAFTSMANSHIP
Some finishing required but great potential. 1.10 acres, very sunny panoramic views. Dream kitchen with all appliances included. \$175,000 MLS.
CALL BEV JOSEPHSON



SUNSET DRIVE ACREAGE
Sunny, gently sloping 5.42 acres with arbutus, fir, and oak trees and a seaweav. Fully serviced with water, hydro, and cablevision at road boundary. Excellent value. List price \$79,000 MLS.
CALL SYLVIA GALE



REVENUE, REVENUE, REVENUE!!
Lots of potential here. Bowling alley, video games, restaurant, swimming pool, hot tub, workshop and more. 4 br home to live in next door and also do B&B. Only C5 zoning and on 3.55 acres.
CALL BRIAN BETTS OR JANET MARSHALL



CAN'T BUY A HOUSE?
Why not get someone to help you buy this 3 bdrm/2 bath home. They can live in the suite downstairs and your family can live upstairs. A perfect way for parents to help out! Only \$139,900 MLS.
CALL GEORGE PUHARICH



A GOOD BUY WILL SAY BYE!
Don't wait for property prices to soar! Pick this gem up and laugh next year! On half an acre sits a 1 bedroom bungalow. A beautiful lot with flowers, trees and privacy! The cutest and economical house on Salt Spring. \$109,900 MLS.
CALL SARA FEE



LAST CHANCE!
New 2-3 bedroom, 1100 sq.ft. home with full basement, in process of construction. Completion date August 30/91. Choose to suit your own taste, the finishing colours and flooring. Just minutes to the beach. Ocean views from this .74 acre gently sloping lot. \$144,900 MLS.
CALL FINN RONNE



LOW BANK WATERFRONT MAGIC
Sunny, tranquil 2.94 acres with 350 ft. of lowbank magic enjoying expansive ocean and island vistas. This lovely spacious three bedroom home also is enhanced with a low maintenance garden. Guest cottage for summer fun. Price reduced to \$309,000.
ANNE WATSON



SUNRISE SUPREME
Start your day off by enjoying the spectacular sunrise from this near new home. Panoramic Outer Islands and mainland mountain views. This well built home is only minutes from the village and is on community water. \$173,500 MLS.
CALL BRIAN BETTS



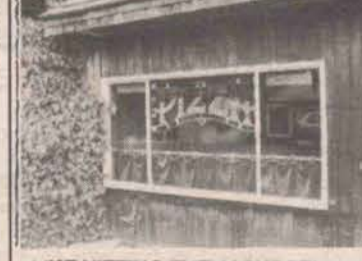
AFFORDABLE VIEW LOT
Very sunny and at the end of a quiet cul-de-sac. Lovely ocean views. Nicely wooded. All services at lot line. \$59,000 MLS.
CALL BEV JOSEPHSON



5 ACRES INDEPENDENCE!
Lots of opportunity on this 5 acres for your homestead. Sunny exposure, plenty of soil for gardening and a quiet setting just a few minutes from the village. Driveway & building site in place. Check it out today! \$61,500 MLS.
CALL PAUL TANNER



THE GREAT GET-AWAY
You'll enjoy lazy days relaxing in this incredibly sunny setting. 3 br recreational home takes good advantage of the PANORAMIC SEAVIEWS. Easy care 2 acres leaves lots of time for fun and family. Leave your cares behind in the city. \$145,000 MLS.
CALL PAUL TANNER



LIKE HITTING THE JACKPOT!
Popular 77 seat licensed dining room and pizza restaurant. Excellent lease available from owner/landlord. Fantastic location adjacent to a new proposed Arts Centre. A great opportunity! \$70,000 MLS.
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629-3366 (Fax) 655-3411 (Toll free from Victoria)
Saturna Island 539-2121 (Res.) 253-7596 (Pager #2121)



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Galiano Sales Rep.
539-2002



PAUL TANNER
Galiano Sales Rep.
539-2002



VIRGINIA MARR
Mayne Sales Rep.
539-5527



FLYNN MARR
Mayne Sales Rep.
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Pender Sales Rep.
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JOHN FOOTE
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DON PIPER
Saturna Sales Rep.
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GALIANO ISLAND



LOWBANK - GREAT OCEANVIEW

Quality built lowbank waterfront home with a protected cove and safe moorage. 3 bedroom, 3 bathroom, 2 storey, 2400 sq.ft. with seaviews from most rooms. Quality appliances, oak cupboards, double fireplace servicing both the living room and den. Very energy efficient with cable wiring throughout for the satellite dish. Close to all services. One of Galiano's finest waterfront properties. \$345,000.
PAUL TANNER at 537-4509



HIGH QUALITY - LOWBANK

Moor your boat and swim in the protected waters beside this lowbank architecturally designed 2 bedroom home. Quiet, private and energy efficient with electric or wood heat. Beautiful stained glass entrance way and quality accents throughout. Another of Galiano's finest waterfront properties. \$469,000.
PAUL TANNER at 537-4509



PRIVACY AND SPACE

5 acres of privacy and beautifully treed environment with extensive landscaping and over 2000 sq.ft. of decking. 3 bedroom, 1800 sq.ft. on the main level with another 1800 sq.ft. awaiting your personal plans. Birch flooring, double paned and screened windows, vacuflow, attached garage with an excellent well. Cleared, private area for a guest cottage. \$325,000.
PAUL TANNER at 537-4509

SEMI-WATERFRONT LOT

1.64 treed acres on Whaler Bay and Sturdies Bay Road. Stores and ferry within walking distance. Court approvals on offers. \$55,000 MLS.
JANET MARSHALL at 537-5359

MAYNE VIEW

Active Pass and Mayne Island views on south facing, wooded 2 acres. Added privacy bordering on Bluff Park. \$55,000 MLS.
JANET MARSHALL at 539-2002

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43 rolling acres of forest solitude. The perfect spot for your dream island estate. Well priced at \$160,000.

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- * Propane, Furnace Oil Service
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.76 ACRE LOWBANK WATERFRONT!

This large landscaped waterfront as a lowbank sandy beach, 35' trailer with sundecks, septic system, power, telephone and water installed. Marvellous views of Trincomali Channel and the sunsets.

CHECK THIS PRICE!
only \$179,000

VIRGINIA & FLYNN MARR at 539-5527

A COUNTRY ACRE

A 2 bedroom modular country home on 1.2 acres with a valley view. Privacy, fruit trees, sun and soil to garden, this is an affordable island home.
only \$97,000!!!

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LOTS 'n LOTS of LOTS

Building lots from \$15,000 to \$30,000 we have the perfect one for you!!! Come and take a look.

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GARDEN WITH EASE

1/3 of an acre, 988 sq.ft. modular home on a cement foundation, 2 bedrooms, family room with airtight stove, raised garden beds, cistern system, completely fenced yard and workshop...all for \$79,900 MLS.

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SUNNY U-FINISH

This well-constructed house on .42 acre is finished to lock-up. A lovely sunny location close to beaches in Bennett Bay. \$82,900 MLS. To view call
VIRGINIA & FLYNN MARR at 539-5527

PENDER ISLAND

EASY ON THE BUDGET!

\$67,500

Sunny, south facing 2 bdrm home on a level MAGIC LAKEFRONT lot, with a small dock. Call....

JOHN & SUE at 629-6417, or 655-3411

ACREAGE

\$45,000

2 acres on South Pender, with road access, choice of building site, a good well, and OCEAN VIEW!! Call....

JOHN & SUE at 629-6417 or 655-3411

OCEANFRONT ACREAGE!

\$295,000

Spacious 3 bdrm panabode on desirable * Razor Point Road *... south facing and easy access to Browning Harbour. Sea this with John & Sue.

JOHN & SUE at 629-6417, or 655-3411

NEW! NEW! & OCEAN VIEW!

\$119,000

Be the first to enjoy this 3 bdrm, 2 bath bungalow, presently under construction. 1400 sq.ft., plus large sundeck & carport.

JOHN & SUE at 629-6417 or 655-3411



ATTENTION GOLFERS!!

\$247,500

Solid, 1920 home plus guest cottage on 11 acres beside the golf course. Call...

JOHN & SUE at 629-6417 or 655-3411

OCEANFRONT

\$295,000

Magnificent 3 bdrm architecturally designed home - post and beam & lots of glass - in a sunny, private setting. Call...

JOHN & SUE at 629-6417 or 655-3411

CIRCLE THIS!!

\$129,000

Architecturally designed home on 1 acre - wood floors & beams & HUGE garage/workshop. Call...

JOHN & SUE at 629-6417 or 655-3411

OCEAN VIEW!!

\$139,000

Spacious living-dining & kitchen, all south facing with VIEWS. 2 bdrms & ensuite. Call...

JOHN & SUE at 629-6417, or 655-3411

SATURNA ISLAND

SAN JUAN VIEWS

Over 1/2 acre waterfront lot with southern exposure. If you enjoy porpoises, orcas, eagles & sea lions, this will be your spot. \$69,000.

DON PIPER at 539-2121

OCEAN GLIMPSES

Well treed lot across from beach access. A bargain at \$19,000.

DON PIPER at 539-2121

PANABODE PRIVACY

Enjoy the fantastic view or do laps in the pool. Invite the whole family, this 5 bedroom home has something for everyone. \$279,000.

DON PIPER at 539-2121

EXCELLENT BUILDING LOTS

1. 113 Sunset Blvd. .60 ac. level valley lot, hydro, water, close to beach. \$25,000.

2. 103 Narvaez Bay Rd. 3.67 ac. well treed, sunny, water, hydro. \$49,500.

3. 162 Cliffside Rd. .65 ac. fabulous view to San Juans, waterfront. \$69,000.

4. 616 Tumbo Channel Rd. .39 ac. close to beach access, \$19,000.

DON PIPER at 539-2121

THE ULTIMATE

Over 3 acres and over 400' of southwest facing waterfront. Private beach, several excellent building sites you can build house and cottage on. Many arbutus trees. Very select and unique lot. \$350,000.

DON PIPER at 539-2121

WATCH VANCOUVER'S SKYLINE

That's right, this lovely parcel of over 3 acres has a fantastic view. There is a tiny building already here. Asking \$56,000.

DON PIPER at 539-2121

THOROUGHLY MODERN

2 bedroom home on sunny south facing lot over 4 acres. Water view, moorage available, could expand to B&B. \$165,000.

DON PIPER at 539-2121

ACREAGE ANYONE?

This superb 32 acre parcel has two excellent view building sites. Can build house & cottage. Protected moorage, well, hydro, ponds. All this for only \$149,000.

DON PIPER at 539-2121

RUSTIC WATERFRONT COTTAGE

Move in before summer to this 3 bedroom clean & cozy cottage. You'll enjoy the walk on beach, the stone fireplace and sunny balcony overlooking the water. \$145,000.

DON PIPER at 539-2121

WEEKEND RECLUSE?

You can hide-a-way totally on this 32 acre parcel. Ocean access, well, hydro, ponds plus several good building sites. A bargain at \$114,900.

DON PIPER at 539-2121

ISLAND LIVING

Coon Bay has status as provincial park

It was all made official on Saturday, July 27. Coon Bay, for 70 years a summer place for campers from Ladysmith, Chemainus and elsewhere, is now a B.C. Provincial Park. The 352-acre site takes in four district lots and covers the entire north-eastern tip of the Island.

by Alistair Ross
Driftwood Correspondent

The provincial government bought D.L. 92 and 95 from Macmillan Bloedel for \$830,000, to add to the two smaller - but very scenic - lots (D.L. 93 and 94) given by the timber company. The latter properties' current real estate value is said to be \$1.3 million.

In his address at the dedication ceremony, Ray Smith of Macmillan Bloedel praised the new Dionisio Provincial Park as one of the very best of the thousands of spectacular scenic areas in the Province. "Having so many beauty spots to enjoy here in British Columbia," he continued, "we tend to take them for granted. Macmillan Bloedel is very pleased to be able to aid the provincial government to save this beautiful area for the people of the Province to enjoy now and in future years."

Dave Chater, District Manager of Parks for the Malahat Region, introduced Smith as well as Dave Parker, Minister of Forests and Parks for the Provincial Government. Parker expressed his thanks to the campers and Galiano residents who have, over the years, looked after and protected the area. He also mentioned that Islanders' input will be welcome in the planning process which will be required for the area's development as a camping area.

Parker, in his remarks, also thanked Macmillan Bloedel for their generosity in enabling the government to create the new park and commented that Dionisio point

Provincial Park will offer excellent opportunities for boating, scuba diving, viewing and nature interpretation.

Buster Oulette, third-generation camper at Coon Bay has been appointed Fire Warden at the park for the summer and will be assisted by other old timers, the Mitchells, the Telfers and Mr. Honeyman.

Present for the ceremonies were Jim Finkbiner, Gary Kadatz, and Bruce Francis from Macmillan Bloedel and Pat and Kitty Weaver, former Galiano residents. The Weavers operated the now-closed Porlier Pass Marina during the 1960s. Pat was for 11 years Macmillan Bloedel's travelling fire warden, a good friend to the forests, the campers and the residents.

A number of Galiano organizations were recognized with invitations to the opening ceremony. In an attempt to alleviate possible parking problems at Coon Bay, mini buses were operated from the gravel pit in order to get invited guests and other interested Galiano citizens to the Park in time for the 1 p.m. ceremony. The road to the Park is unimproved as yet.

28 years later

Many Galiano citizens will remember Jean Lockwood. As well as being a very successful real estate agent, Jean served on the Galiano Club Executive, St. Margaret's Parish Council and with the Galiano Chamber of Commerce. She also edited "The Gulf Islander", a monthly news sheet.

A copy of Jean's paper for Friday, December 13, 1963 turned up the other day. In it Jean has a major article about North Galiano's Coon Bay. In the breezy style of journalism for which she was known she reports on a meeting of the Chamber of Commerce.

"We brought up the subject of Coon Bay, surely one of the most extraordinary beauty spots in all the Gulf Islands, and in

no time flat the Council endorsed a resolution whereby we would ask the powers-that-be that if ever Macmillan, Bloedel and Powell River Co. decide to dispose of their holdings at the north end of Galiano, a reserve would be put upon Coon Bay for future park development.

Now this may be a vain hope - we trust it isn't. And it may take a long time to achieve - the obtaining of this site for the

people of the island and of the province to enjoy as their own - but our little old C. of C. believes in looking a long way ahead, and we feel that if ultimately we can have this land saved for our children then we have given them a wonderful heritage."

She goes on, "You won't find Coon Bay on the map because that is not its

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- Phase I SOLD OUT
- Phase II Three quarters SOLD OUT
- Phase III Under construction
October occupancy

- Sunshine and sparkling seaviews
- Best island value - quality construction, quality finishing
- Bright, spacious floor plans
- Private moorage
- Landscaped grounds, maintenance-free
- Conveniently located within five minute walk of the amenities of Ganges Village
- Priced from \$155,900

ISLAND LIVING

PARK

From B9

proper name, but you can locate it on any marine chart tucked under the title Dionisio Point at the extreme north eastern tip of Galiano where Porlier Pass flows out into the Gulf of Georgia. We hope, incidentally, that the name Dionisio Point will come back into popular usage as we like to see the colourful Spanish place names preserved — after all, the Spaniards got here first."

If Miss Lockwood were still with us (she passed away several years ago) she would have been delighted, we are sure, that 28 years after the Chambers letter their proposal has been acted upon. Coon Bay is now provincial park and its name honours the Spanish, particularly one Dionisio Alcala Galiano, 199 years after his exploration in this area.

SATURNA ISLAND NEWS

In an effort to keep to its schedule of completing the work on the portion of East Point Road where a slide occurred last January, the provincial ministry of highways has revised its schedule. The morning openings remain the same but it should be noted that after the 10:45 am opening, the road will be completely closed until 5:30 pm.

by Lynne Piper
Driftwood Correspondent

To assist in planning your days, I have itemized the opening and closing times - keep a copy handy for easy reference and be patient, it'll all be over soon!

- 5:30 pm - 7:00 am Open
- 7:00 am - 8:30 am Closed
- 8:30 am - 8:35 am Open
- 8:35 am - 9:15 am Closed
- 9:15 am - 9:20 am Open
- 9:20 am - 10:00 am Closed
- 10:00 am - 10:15 am Open
- 10:15 am - 10:45 am Closed
- 10:45 am - 10:50 am Open
- 10:50 am - 5:30 pm Closed
- 5:30 pm - 7:00 am Open

Please note that these closures affect both vehicular and pedestrian traffic and that times may vary due to unforeseen construction difficulties.



SOUTH SALT SPRING HOBBY FARM

Ten acres lake and ocean views. Older two bedroom home. Barn, five gallon per minute drilled well, southern exposure, timber, lots of firewood. Close to Fulford ferry, school & shopping. Across the road from one of the best swimming lakes on Salt Spring. \$185,000. Call Patrick Akerman.



DUCK BAY OCEANFRONT

Lovely .63 acre oceanfront lot located near the head of the bay. Beautifully treed, level lot with good ocean views. Summer moorage for the boater, exceptional opportunity to design and build your Island Oceanfront home. Fully serviced - Value \$179,500 MLS. Call Ed Davis.



OCEAN & MOUNTAIN VIEW

Comely 3 br, 2 bath log home on landscaped acre with outstanding Trincomali & mountain views. Sunny location with public ocean access nearby. Value \$164,900 MLS. Call Ed Davis.

DRAKE ROAD & BONNET AVE.

3.90 gentle sloping acres. Walking distance to Ganges. Zoned RR 3, easily subdividable into 3-4 lots (with municipal water). Partially cleared. Municipal water sewer close by. \$99,000 MLS. Call Patrick Akerman.



HOBBY FARM

PRICE REDUCED! 18 acre farm property just minutes from Ganges, great value, 4 bdrm, 2 bath residence & large barn with live-in suite. Storage bins, fenced and cross-fenced. Value \$179,900 MLS.

PRIVATE ISLAND

Islands are Hot! and this one is a best Value Buy! 200 acres located just off shore from Port Hardy. Giant mussels, protected deep water bay, well treed, a superb investment in future fishing grounds, diving camp, etc. Just \$1750 per acre. \$350,000 MLS. Call Ed Davis.



GALIANO ISLAND IMMACULATE OCEANFRONT HOME WHALER BAY

Almost new 2 bedroom executive oceanfront home situated on easy care low bank lot with spectacular ocean and island views. Modern open space rancher with views from all main rooms. Beach and moorage potential. Value! \$264,500 MLS. Call Ed Davis.



LOW BANK OCEANFRONT OPPORTUNITY

Outstanding 1.76 acre south facing oceanfront residence with walk on beach. Newly renovated 2 bdrm rancher. Garden, uniquely treed, private. \$539,000 MLS. Call Ed Davis.

FULFORD AREA

8.27 acres with pond & creek - arable soil, trees & lots of sun. Ideal hobby farm or subdivision. Short walk to ferry, store, restaurant & gov't dock. Call Jessie James. \$175,000.



EXECUTIVE OCEANFRONT WELBURY BAY

Exquisitely finished 4,000 sq.ft. home on easy care .69 acre oceanfront property fronting on Welbury Bay. Steps to beach with foreshore lease in place. Oceanfront living at it's finest! \$750,000 MLS. Call Ed Davis.

VIEW ACREAGE

Looking for seclusion? Enjoy privacy? Want an ocean view? Here is a lovely 5 acre property waiting for a sensitive planner. Beautiful trees, year round creek, arable soil, all for \$79,000. Call Jessie James for map and details.



142 SWANSON DRIVE

Wish you could live in Ganges? Would you like a pet or two, home occupation or professional office? Drive by for a look at the landscaped grounds, then call for information and an appointment to view this one-of-a-kind Ganges home. \$175,000 MLS. Call Jessie James.

FULFORD MARINA

Rare opportunity to acquire the Gulf Island's newest marina. Located in Fulford Harbour next to the ferry terminal, the Fulford Marina is a full service marina, slips for 60-75 boats, turnkey operation. Further development potential. \$1,695,000 MLS. Call Ed Davis.



NEW LISTING

LOWBANK OCEANFRONT

Character home in "old" Vesuvius. Professionally landscaped & maintained grounds. Over 120 ft. of sandy beach, paved drive and parking - single car garage/workshop! For appointment call Jessie James. \$359,000 MLS.



NEW LISTING HOBBY FARM

4.70 acres, 5 bedroom home, fruit trees, shrubs, garden, yard in top condition. Lots of water, easy care, fenced pasture. Separate 1800 sq.ft. workshop possibilities for revenue or home occupation. Close to schools, shops, & hospital. \$249,900 MLS. Call Patrick Akerman.

PRIVATE ISLANDS

Group of two 240 acre & 3 acre not to be sold separately. Lovely bay, protected moorage. Many features. Located in mid Georgia Strait. \$1M - terms negotiable. Call Jessie James for complete info.



FAMILY HOME

Three bedroom home on quiet road, close to town and golf course, 1800 sq.ft. living space in mint condition. Indoor garage, and special hobby or home occupation room, 10 x 20. Landscaped lot, quality finishing and appliances. A best buy at \$175,000 MLS. Call Jessie James.

RE/MAX® Realty of Salt Spring Island

a division of Small World Real Estate Company Inc.

136 Lower Ganges Rd., P.O. Box 1022, Ganges, B.C. V0S 1E0
Office (604) 537-9977 Fax (604) 537-9980

JESSIE JAMES, Broker/Owner Res. (604) 537-5224

ED DAVIS, Waterfront & Island Specialist Home (604) 537-2626

PATRICK AKERMAN, Sales Associate, Home (604) 653-4352

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Waterfront? View Home? Five acre Kingdom-by-the-Sea? The choices are many. Tell me your requirements and I'll help you in selecting the property which fulfills your needs.

GULF ISLANDS REALTY LTD.



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I provide SERVICE - creative marketing and motivated professionalism. For a complimentary realistic market evaluation please call me today.

John Curran, Realtor



John Curran

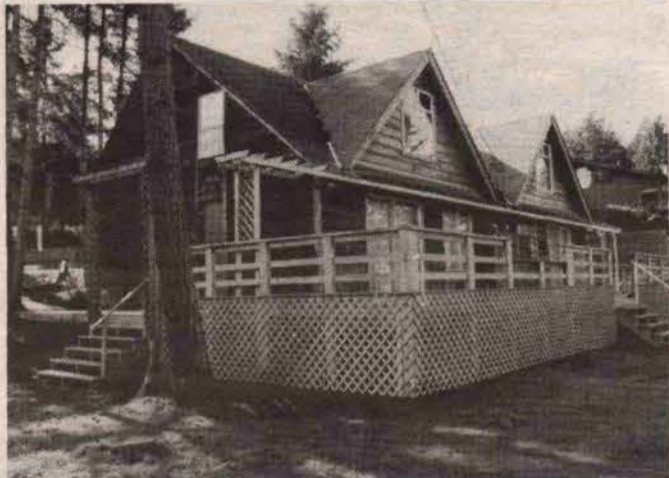
GULF ISLANDS REALTY LTD.

P.O. Box 750, Ganges, B.C. V0S 1E0

PHONE (604) 537-5577



WATERFRONT "HANDYMAN SPECIAL"



This sunny flat 0.37 acre lot has 104' of walk-on waterfront on Trincomali Channel. The home is a side by side duplex, each side having 2 bedrooms, kitchen, living room, bath, and a large sleeping loft, BUT with a little imagination and work this could be transformed into a lovely single family home. An expansive sundeck on 3 sides.

\$265,000 MLS
CALL DAVID DUKE 653-4538

EACH SIDE \$84,500 MLS



3 or 4 bdms, separate laundry room, appliances, fenced garden, shed, piped water, sewer. Excellent revenue!

CALL DONNA REGEN, CGA
537-2845

CEDAR AND GLASS



Full basement, main floor and interesting mezzanine level master bdrm and bathroom with vaulted ceilings, huge windows, two woodstoves. Within walking distance of town and school. \$129,000 MLS.

CALL DONNA REGEN, CGA
537-2845

LICENSED FAMILY RESTAURANT AND HOTEL



With lots of opportunity to expand this already established business. Well located in downtown Ganges in one of the remaining "original" buildings. Includes 7 units of accomodation on the second floor. Bring your imagination and make this Ganges' next "HOT SPOT".

ASKING \$128,000 MLS
FOR DETAILS PLEASE CALL
HENRI PROCTER 537-4273

OCEANFRONT ACREAGE



Southwest facing 6.99 acre property with several building sites, access to waterfront site over easement road, over 200' of frontage to interesting rock formation, nicely treed, many arbutus, private at the end of public road. \$289,000.

CALL SANTY FUOCO
537-2773

VIEW HOME WITH SUNNY EXPOSURE



Contemporary Schubart designed home - great sunsets, private on easy care .90 acre lot. 2225 sq.ft. of easy living with good deck space to enjoy the outdoors, studio for the artist or it could be a guest room. For more information, call Santy. \$259,000 MLS.

CALL SANTY FUOCO
537-2773

VESUVIUS CHARMER



Situated on a sunny, level half acre in the much desired "quarry" subdivision, this three bedroom rancher is a pleasure to show. Open kitchen, dining and family room with custom built oak cabinets, separate living room, cedar wood windows and large sundeck. An ideal retirement or family home. \$167,500 MLS.

CALL LYNN SCOTTON
537-5186

A WEE CABIN ON A WOODED ACREAGE

A very private 1 bedroom cabin on a very private wooded 2.24 acres close to St. Mary Lake, the ocean and stores. A weekend retreat for now and a place to build your retirement home. \$79,700 MLS.

CALL DAVID DUKE 653-4538

A RARE WATERFRONT OPPORTUNITY!



One of the few remaining south facing waterfront properties on Salt Spring - this beautifully treed .81 acre parcel is 35 minutes by car from Fulford harbour and 10 minutes by boat from Cowichan Bay. There is level access to the building site then slopes down to the water's edge in a series of rocky terraces. The views are superb, the wildlife prolific and ownership entitles you to sheltered year round moorage at the development's private docks. \$139,000 MLS.

CALL DAVID DUKE 653-4538

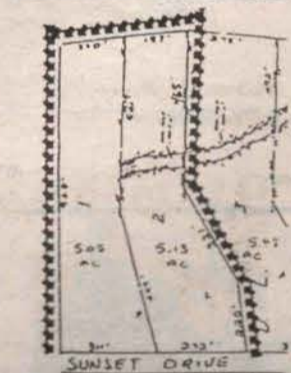
DEVELOPMENT ACREAGE



29 acres of natural land with subdivision possibilities, some ocean view potential. \$265,000 MLS.

CALL SANTY FUOCO

SUNSET DR. VIEW ACREAGE



Very private separately titled 2x5 acre+ properties in prestigious area with ocean views, bounded by large acreages on two sides, community water, hydro, telephone and cable to lot line. \$179,000 MLS.

CALL SANTY FUOCO
537-2773

SOUTH FACING WATERFRONT BUILDING LOT

\$259,000 MLS



And in Maracaibo!!! What a fabulous opportunity to enjoy freehold ownership plus the use of many beaches, hundreds of acres of parkland trails, private swimming lagoon, tennis courts and the very best sheltered marina on Salt Spring. Let me explain Maracaibo living....

DONNA REGEN, CGA
537-2845

100 HILLS HOME WITH VIEW



This well built home offers one level living with 2 bedroom guest suite, full daylight basement that includes spa, workshop, rec area, plus splendid views of Outer Islands, featuring 3 deck levels, leaded windows, double garage, unique fireplace with carved oak mantel and much more. Now \$279,000 MLS.

CALL SANTY FUOCO
537-2773

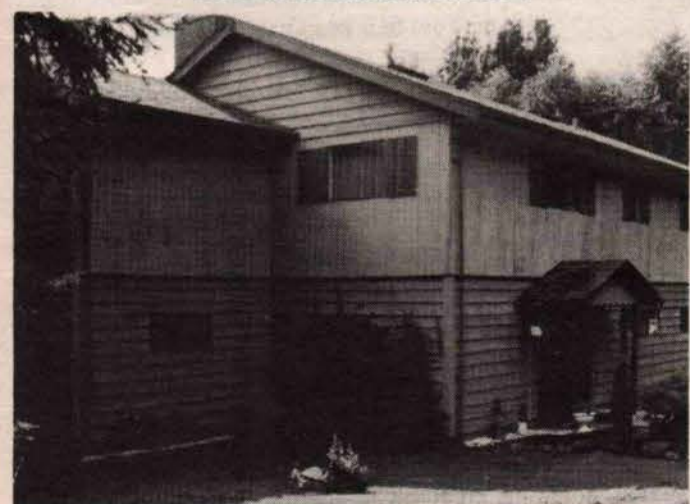
VESUVIUS SEAVIEW



A wonderful view to be enjoyed from this 2090 sq.ft. contemporary home on an easy care .61 acre lot. Lovely brick fireplace in living room, five bedrooms, three baths and family room are just some of the features of this super family home. \$187,900 MLS.

CALL LYNN SCOTTON
537-5186

GREAT FAMILY HOME



Four bedroom home situated on a lovely 1.35 acres. Large kitchen with eating nook opens on to covered sundeck. Downstairs there is a large workshop and family room with woodstove. Seasonal creek, established fruit trees, great soil for veggie garden and loads of room for kids to romp.

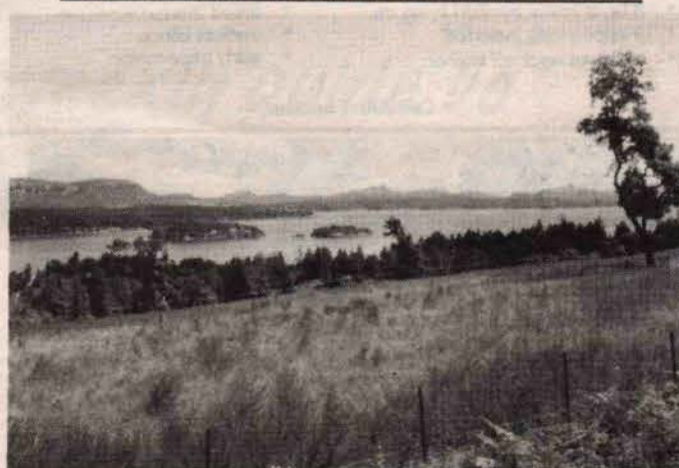
FOR APPOINTMENT TO VIEW
CONTACT LYNN SCOTTON

LIVE UP TO
YOUR EXPECTATIONS

&

.....WE WILL!!!

THE FAMOUS SALT SPRING VIEW



Now you can actually own property which enjoys one of Salt Spring's and Gulf Islands most photographed views - over Ganges Harbour to the Outer Islands with Mount Baker and the North Shore Mountains in the background. This 1.96 acre parcel gently slopes to the east, is cleared and is currently in pastureland. This is a rare opportunity!

\$110,000 MLS



PEMBERTON HOLMES (GULF ISLANDS) LTD.

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P.O. Box 929, Ganges, B.C.
156 Fulford-Ganges Road
Victoria Direct Line 652-9225 Fax 652-9225

1887 - 1991
104 years
as your
good
neighbour!!
1887 - 1991



THE WARMTH OF LOGS ACREAGE WITH 4 BEDROOM HOME

\$134,000 MLS

- landscaped - rock walls
- separate workshop
- don't pass this one buy!
- creek, old growth forest
- close to beach access

• Call Arvid Chalmers



GORGEOUS VIEW LOT 2.9 ACRES SOUTH OF GANGES

\$65,000 MLS - VALUE!!

- drilled well
- natural landscaping
- excellent building site
- hydro at road
- Call Pat Lloyd-Walters



SUPER VIEW ACREAGE IDEAL HOBBY FARM

\$310,000 MLS

- 5.33 arable acres
- panoramic Ganges Harbour views
- delightful Tudor-style home
- circular paved driveway
- entertain on large sundeck

• Call Ann Foerster



SPECTACULAR LAKE & OCEAN VIEWS 3 ACRES OF SUNNY EXPOSURE

\$380,000

- swimming pool - sauna
- extensive decking
- 3156 sq.ft. beautiful living
- 4 bdms, 3 bathrooms
- guest cottage permitted

• Call Carol Fowles



SUNNY & PRIVATE, OCEAN VIEWS ACCESS TO WATER JUST ACROSS THE ROAD

\$129,000 MLS

- small cottage with lots of room to expand
- separate studio
- nice treed 1.48 acres

• Call Arvid Chalmers



SUNNY SPACIOUS & BEAUTIFUL SOUTH FACING SANSUM NARROWS SEAVIEW

\$255,000 MLS

- 3500 s.f. - 4 bdms., 3 bathrooms
- large stone fireplace
- separate library & study
- municipal water & cable TV
- great potential for B&B
- 500 s.f. heated area for workshop, studio or clinic

• Call Wynne Davies



MAGNIFICENT OCEAN VIEWS WALLACE, GALIANO ISLANDS, 4 BDRM HOME

\$197,500 MLS

- 2 baths, new decor
- big bright family kitchen
- superb new view deck
- in-law suite or Bed & Breakfast
- fenced 1/2 acre lot
- open fireplace, 2 stoves

• Call Kerry Chalmers



VIEW FROM THE BEACH!! 5.06 ACRES OF WATERFRONT

\$225,000 SUNNY & PRIVATE

- the driveway is in
- the well's drilled
- the building site is cleared
- the cabin is to lock-up
- all ready for you to build
- Call Carol Fowles Today

SUPER VALUE!! 20 ACRES NEW DRILLED WELL!!

\$125,000 MLS

- well suited for hobby farm
- driveway in - cleared building site - seasonal stream with great pond potential
- vendor financing available
- Call Carol Fowles



EXCELLENT VALUE! SPACIOUS LAKEVIEW HOME

\$139,900 MLS

- recently refurbished by an interior designer
- beautifully landscaped
- great views, private
- 2 decks, workshop area
- low maintenance

• Call Kerry Chalmers



SUPERB EXECUTIVE HOME PANORAMIC SEA & MOUNTAIN VIEWS

NEW PRICE \$289,000 MLS

- 3 br, 3 baths, sunken living rm.
- 9 appliances included
- solarium nook off kitchen
- tinted thermo windows
- vertical blinds
- early possession

• Call Ann Foerster

HUNDRED HILLS HALF ACRE BUILDING LOT

\$49,000 MLS

- easy to build on - quiet area
- pipled water, hydro, telephone & cable
- just minutes to shopping & schools
- Call Arvid Chalmers

WANT A CHALLENGE? 11.5 ACRES OF FOREST & PRIVACY

\$240,000 MLS

- many buildings!!
- 3 wells (1 artesian)
- close to Weston Lake
- incredible opportunity
- act fast!
- Call Arvid Chalmers



ST. MARY LAKEFRONT SINGLE LEVEL HOME - 1 ACRE

\$219,000 MLS GREAT VALUE

- 2 bdrm plus den
- swimming pool - loads of deck
- space to enjoy outdoors
- double carport with workshop attached

• Call Kerry Chalmers



SUNNY VESUVIUS SEA AND MOUNTAIN VIEWS

NOW \$143,900 MLS

- 2 bdrm + den modern rancher
- 300 sq.ft. workshop/storage
- paved driveway & parking
- easy care landscaping
- municipal water

• Call Ann Foerster

WALK TO THE OCEAN SUNNY LEVEL 1/2 ACRE LOT

NOW \$59,900 MLS

- live in older cabin while you build
- public dock minutes away
- some ocean view
- pipled water system
- Call Amy Goodwill

* 5 ACRES * CLOSE TO TOWN \$89,900 MLS

- tree
- quiet area
- zoning allows house & cottage
- Call Carol Perry



A NATURE LOVER'S HAVEN SPECTACULAR VIEWS!

\$259,000 MLS

- ocean and island views
- workshop, sauna and woodstorage
- totally private single level home
- 2 acre parklike setting
- beautifully landscaped gardens

• Call Arvid Chalmers