

Add energy factors to home-shopping checklist

Buying a resale home is a major and complex decision. Potential home buyers often find themselves weighing many different and conflicting issues, such as the house price, location and various features. Today, more than ever, people look at energy efficiency as a determining factor in their decision to buy a house.

Energy-efficient homes provide a degree of protection against inflation, are more comfortable to live in, and result in lower space heating and other energy costs. It all adds up to a wise investment.

THE ENERGY BILLS

The best way to accurately determine a home's energy efficiency is to examine the energy bills.

Total annual energy costs include the bill for space and water heating, as well as electricity for lights and appliances. The realtor can usually provide the home's energy bills, but if this information is not readily available, the seller can obtain it by writing directly to the utility or fuel supplier.

It is important to get the bills for all types of energy (including electricity, fuel oil, natural gas, propane and wood) since some homes use more than one fuel for space heating.

THE ENERGY WALK-THROUGH

However, since energy improvements can be made in most houses, the energy bill should be regarded only as a starting point for comparison purposes. The specific factors that influence a home's energy costs, and the potential for improving its energy efficiency, can be assessed by doing a simple "energy walk-through." Even with limited time and technical expertise, you can make a basic evaluation of the factors that affect a home's energy efficiency.

It's a good idea to start the walk-through by examining the heating system.

The age of a home's heating system is a important factor, as it determines whether the system will have to be replaced in the near future. Furnaces generally last from 15 to 20 years, while boilers can last for 25 years or longer.

The heating system's efficiency is also a major determinant of the energy bill. A



standard heating system (oil, gas or propane) operates at a steady-state efficiency of 50 to 65 per cent; a mid-efficiency system in the 75 to 85 per cent range; and a high-efficiency system from 90 to 98 per cent.

Determine whether the previous homeowner has had an efficiency test done recently, and if so, what the results were. You should also determine whether the homeowner has had the system cleaned and maintained on a regular basis, and if any measures have been taken to improve the system's efficiency, especially for oil furnaces. This might include the installation of a flame retention head burner, an automatic flue damper, or a solenoid valve.

While replacement of an inefficient heating system with a new, high-efficiency model can significantly reduce space heating costs, it can also be an expensive undertaking.

The kind of energy a home uses is also important. If the home you are considering features a wood furnace, wood stove or fireplace insert, make sure these are airtight and certified by an approved testing agency, such as the Canadian Standards Association (CSA) or Underwriters Laboratories of Canada (ULC). Also make sure that their installation has been approved by the local fire marshal or building inspector.

Keep in mind that fireplaces are not considered an efficient source of heat. Chimneys, an important part of any heating system, should be in good condition both inside and outside.

AIR LEAKAGE

Air leakage, which can account for between 20 and 30 per cent of a home's heat loss, is the next stop on the energy walk-through.

Examine windows and doors for continuous, flexible and tight sealing weatherstripping around all moveable joints. Trim around the windows, doors and baseboards should be caulked so that you can't feel any air movement. Remember that a good do-it-yourself air sealing job can be time consuming but relatively inexpensive.

While air leakage should be minimized, the house must also have good ventilation to guard against stale air. Exhaust fans in the kitchen and bathroom should always be vented to the outside. Moisture problems, such as staining on the walls or ceilings, or mildew and mustiness, can be signs of inadequate ventilation.

INSULATION LEVELS

While air sealing and heating systems play important roles in determining energy efficiency, it is wise to determine the insulation level (and potential) of a given house.

For example, attics should have at least 200 to 250 mm of insulation. If there is less than 150 mm, it may be worth your effort and money to put more in.

Ideally, exterior walls should be filled with insulation if the walls are wood frame with a cavity that is at least 89 mm thick. You may be able to check for the presence of insulation by looking behind an electrical outlet plate. However, if the cavity is only partially filled, it is usually not cost-effective to add more insulation. If the house has been resided, determine if insulation was installed at that time.

Cavities in double brick walls should never be insulated; they are too small to make it worthwhile and insulation would interfere with the important drainage function of these spaces. Ask the realtor if you are uncertain about the type of wall construction.

Basements and crawl spaces are traditionally neglected areas, accounting for up to 30 per cent of a home's heat loss. It can be difficult to determine if a finished basement is insulated, so ask the realtor. Try to determine whether there are moisture problems in basement walls, and whether or

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FULFORD HARBOUR
NEW LISTING

10.2 ACRES
BEAVER POINT ROAD

Approximately 1/3 level and gently sloping with south-east exposure. Within 100 yards of Stowel Lake. Many nice maples and cedars. Offers to \$55,000.



For a courtesy market evaluation contact your southend realtor
DENNIS O'HARA
NRS Salt Spring Rlty Ltd.
653-4633 or
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SMALL WORLD REAL ESTATE COMPANY INC.



SUNSET DRIVE WATERFRONT — Dogwood Manor, 3800 sq.ft. family home on 4.6 acres with year round creek. Spacious rooms on two levels, two large fireplaces, heat pump and many other fine features. Lovely setting to entertain your friends indoors or out. Sauna, workshop, double garage. Protected, easily accessible waterfront with excellent moorage in quiet bay. Grounds require little maintenance. Concrete courtyard and parking. Very private. Large 2 BR guest cottage. All for \$525,000 MLS.

OTHER EXECUTIVE ESTATES — From \$395,000. Ask for details.

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WANT TO BE YOUR
OWN BOSS?

Ask for details on small business opportunities, each with good future.

INVESTMENTS

BUILDING LOT - Sea view, drilled well, 1/2 ac. with good soil. \$21,500.

Looking for holding properties for present or future development. Ask for details.

For quality property in all price ranges

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P.O. Box 1022, GANGES, B.C. V0S 1E0 (604) 537-9977

JESSIE (PAT) JAMES (604) 537-5224

Resale home shoppers need energy checklist

From page C1

not they can be easily remedied. Signs to look for include mold stains or a white or yellow powder on the wall. Cracks in the foundation wall may also pose a problem.

From the exterior, make sure the ground is properly sloped so that water can drain away from the house. There should be good drainage around the foundation walls, as well as eavestroughs to direct water away from the wall.

WINDOWS AND DOORS

Two important sites to check as potential sources of uncomfortable, heat-robbing drafts are windows and doors.

In most cases, upgrading inefficient windows is easy. However, if they are in poor condition and difficult to repair, it might be better to replace them, an expensive proposition.

Windows should have at least two panes of glass and be air-sealed with caulking and weatherstripping. Check the frame and the sill for signs of water damage and rot. The window type is also important; sliding windows are generally less efficient and harder to seal than windows that swing, such as casement and awning styles. Doors should be in good condition, properly caulked and weatherstripped, and newer units should be insulated.

LIFESTYLE DIFFERENCES

Last, but not least, you should note lifestyle differences between your family and the family selling the house. This is difficult to quantify but you should be able to make a rough estimate of the impact on energy costs of such factors as the number of people in a family, the number at home during the day, thermostat settings, the use of air conditioning, different types of appliances and their uses, and lifestyle habits (such as keeping windows open year-round).

The energy walk-through is easy to perform and provides a quick and basic assessment of a home's energy efficiency. It

should be part of an overall house inspection, which also includes an evaluation of the home's structural soundness, wiring and plumbing. Alternatively, you can hire a professional house inspector, architectural engineer, or building contractor to perform a detailed inspection as part of a conditional offer to purchase.

And finally, keep in mind that an energy-inefficient house, with the potential to be made efficient, may still be a good buy. If the purchase price is right, you might enjoy the challenge of improving the home's energy performance through a variety of projects.

GULF ISLANDS REALTY LTD.

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

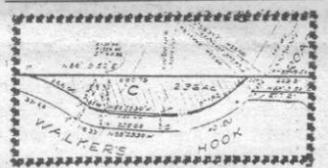
SERENITY



Peaceful sunny 1.97 acres with pleasant cedar cottage in the woods mid-way between Ganges and Fernandus plus a 240 sq.ft. cottage/studio. \$69,500 MLS.

SMALL ACREAGE

NEW LISTING - \$29,900 mls



Located on Walker Hook Rd., this 2.36 ac. is well treed in an area of large acreages and farms. Very rural yet minutes to village.

ST. MARY LAKE ESTATE

\$297,500 MLS.



Rare opportunity. Main house 3600 sq. ft. Cottage 1041 sq. ft. Boat/pumphouse, dock, 330' waterfront on 2.41 ac. Many possibilities with this fine property, newly landscaped.

RETIRE TO THIS HOME -

\$125,000 MLS



Immaculate in every way, this well built home will give you the freedom to enjoy golf, tennis or St. Mary Lake and in the appropriate time, a 15'x30' solar heated pool.

5 ACRE HOBBY FARM



If the life of a part time farmer appeals to you, this is the property that would surely fit your requirements. A well constructed 3 bedroom home with cedar siding and shakes on a manageable 5 acres that comes with a 40 gallon per minute well, a fenced garden and a sturdy storage shed and barn. \$127,500 MLS.

SUNNY SOUTHWEST EXPOSURE

Over 1 1/2 acres of gently sloping property with pleasant mix of evergreen, alder and arbutus in a quiet, preferred area across the road from a beach access to Long Harbour where sheltered moorage is available year round. What more could you ask for? \$35,000 MLS.

LAKE AND OCEAN VIEWS



With such a short supply of view homes on the market today, this one comes with over 2500 sq. ft. of living area that includes 4 bedrooms and a guest suite; in every respect a rarity. Built in the mid-seventies, this house combines contemporary styling with sound construction. Located on an acre in St. Mary's Highlands, it enjoys privacy, sunshine, plus the servicing of piped water and cablevision. \$143,500 MLS.

FRANCES EIDE
537-9350

SUPERIOR VIEW LOT



Ocean views in Vesuvius sunbelt. Easy access, several building sites, very desirable. \$49,500 MLS.

Call SANTY G. FUOCO
537-2773

REAL ESTATE NEWS



HENRI PROCTER

IS a realtor, and has real fun showing real property to real people!



WATERFRONT FARM

The magic combination. 22+ acres, +/- 1000' waterfront. Large elegant home in lovely condition, cabin, garden, pond, orchard, pasture, timberland. \$375,000 MLS.

LOTS & ACREAGES

Just under 6 acres convenient to town offering arable soil, timber, and a creek. Could be developed into a very nice hobby farm. Vendor may carry. Asking \$55,000 MLS.

View acreages are not plentiful and here is a 4 1/2 acre parcel on a quiet cul de sac offering supreme privacy. Perc tested. Asking \$55,000 MLS.

A BEST BUY - 15+ acres, lots of timber, southern exposure, tranquility. Trailer negotiable. \$53,500 MLS.

Serviced building lot, piped water, privacy, .55 acre. \$27,500 MLS.

DONNA REGEN
537-2845

THETIS — "THE UNDISCOVERED" ISLAND

This sparsely populated residential island is just a short car ferry ride from Chemainus. (9 trips daily). Being in the rain shadow of Vancouver Island this 3 by 5 mile island enjoys a dry warm climate. There are two protected marinas, a pub, restaurant, store, post office, volunteer fire department, and an elementary school. There is an excellent network of roads from which to explore this picturesque and tranquil island.

FAMILY HOME OR B & B?



Just a few steps away from the Govt. dock & ferry landing and a beautiful SW facing beach, is this large 5 BR home ideally suited for a B & B. There's a full master BR suite on the main floor (including a den), 4 BRs up with space for more. All on an easy care SW facing 1/2 acre lot with an easement access to protected moorage in Telegraph Harbour. \$79,000 MLS.

ON TOP OF THE WORLD



There will be stunning views similar to this to the east, south and west from this centrally located 10 acre parcel on one of the highest points on Thetis. The high ground portion has views which will include Coastal Olympic and Vancouver Island Mountains and is heavily timbered. The lower portion has potentially arable soil and easy access to a beach and moorage. \$49,500 MLS.

THETIS ISLAND WATERFRONT

Approximately 1200' frontage at the head of Telegraph Harbour opposite the marina. The property is well treed in evergreens and the topography allows sea views to both east and west. Zoning is 2 acre min. so property has significant subdivision potential. \$149,500 MLS. Vendors open to any reasonable offer.

THETIS ISLAND IS BECOMING "DISCOVERED" SO DON'T BE DISAPPOINTED ... ACT NOW!

For complete details on any of these unique THETIS ISLAND listings please call DAVID DUKE 653-4538.

THETIS ISLAND

TIDAL WATERFRONT

Two adjoining parcels totalling 23+ acres selling as one unit, thus offering instant "subdivision" potential. Nicely treed SW facing benches end in 975' of tidal waterfront on Cufra Canal. Price \$66,000.

TIDAL WATERFRONT

ON THETIS



This sunny 11 1/4 acre parcel is located at the north end of picturesque Thetis Island, has 510' of tidal waterfront on Cufra Channel. The property is basically level for approx 500' from the road, then drops down to the water in a series of benches. The land is well treed throughout, has some rocky moss covered outcroppings and enjoys excellent southerly views to the Vancouver Island mountains from the upper level home site. \$39,000 MLS

STROLL TO SUNNY

SANDSTONE WATERFRONT



Some 500' from this nicely treed 2 1/2 acre gently sloping parcel on the SW side of Thetis Island, helving sandstone waterfront access. Views of Cufra Channel from the building site will be possible. \$25,500 mls. NOW \$21,500.

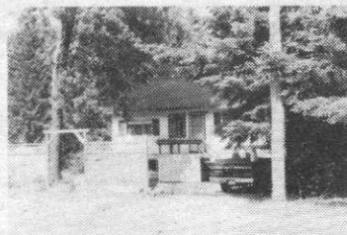
"EXPERIENCE MAKES THE DIFFERENCE"

We don't want to "Market," "List," "Evaluate," or "Appraise" your home, we just want to "SELL" it for you!

ESTATES



9 acres with warm, sunny exposure, view of Ganges Harbour, Golf Course, farm, total privacy. 2500 sq. ft. home, architect-designed, plus guest cottage. Quality home designed for country living. Price \$225,000.



Delightful home on level lot. This home has been newly roofed & renovated. 3 bedrooms, garden area & excellent enclosed play area. Priced to sell at only \$79,900.

*** NEW LISTING ***



This immaculate 3 bedroom double wide includes a 2 car garage/workshop in central location. Excellent value at \$64,000.

EXCELLENT INVESTMENT OR STARTER



Acreage, duplex, cottage and garage, live in 2nd floor. Collect \$600 plus rent. Call to supplement the mortgage. \$129,000 MLS.

OCEANFRONT HOUSE -



\$92,000 - Bring your hammer and paint brushes. Needs some TLC, but potential to be a great sit on beach and watch the boats go by. Priced to sell.



Waterfront on Scott Point, architect-design, skylight, pool, storage, large sunroom, 4 bedrooms, quality home. \$299,000.



Great family home, 4 bedrooms, 2 bathrooms, a family room close to school & bus stop. Priced to sell at \$95,000.

*** NEW LISTING ***



— Close to 2 acres of land
— 2 bedrooms
— Excellent house property
— Offers to \$59,000.

UNIQUE ISLAND RESIDENCE



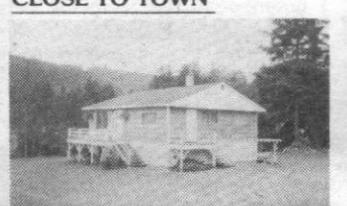
* 2 bdms, 2 airtight stoves
* Feature fireplace & hardwood floors
* Domestic water & private. List price \$89,900.

COMMERCIAL PLAZA



Showing an excellent rate of return, this downtown retail complex is only four years old, fully leased with excellent tenants. Statements are available from the listing broker. \$1,300,000.

CLOSE TO TOWN



Home on .57 ac. with hospital, schools, shops and will be within walking distance to the advantage. Also on the lot to be seen inside to be appreciated. Large storage/rec room space in basement. ONLY \$73,000.

COTTAGE ON 1 1/2 ACRES



Ideal artist's studio. Quiet, sunny north end location on revenue \$300/month. Only \$48,500 - open to offers. (Excellent terms).

WATERFRONT



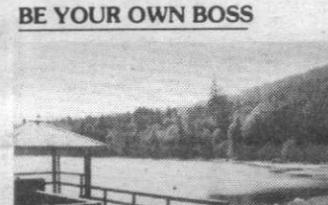
Low bank shell & pebble beach with excellent water exposure. Two storey, 3 BR house with double carport. Well landscaped lot, on quiet cul-de-sac in Beddis Beach area. Offered at \$185,000.

MOUNT BAKER ROAD



Cute 2 bedroom house with seaview. Large kitchen/lounge area with mantle surround. Basement with washer & dryer. Very large double garage. \$85,000.

BE YOUR OWN BOSS



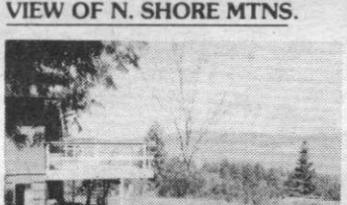
Salt Spring's finest waterfront location, only one of the many features of this fine dining room operation. Financing is available on a good covenant, statements are available from the listing broker. \$99,000.

NEW HOME VIEW VIEW VIEW NEW HOME



Ganges Harbour, Mt. Baker, the Islands, no view can match! New two storey home features: two bedrooms on main floor, 3rd more in daylight basement, grade level entrance, 2 piece ensuite, use of cedar and pine, lots of cupboards and counter space, double carport. \$145,000.

VIEW OF N. SHORE MTNS.



Panoramic seaview! Inside totally remodelled. Conveniently landscaped 1/2 ac. near school access. Charming countryside location. \$82,500.

CLOSE TO VILLAGE



Five BR, two storey home plus 3 BR mobile home on .25 ac. Walking distance to school on Rainbow Rd. Offered at \$120,000.

BELOW APPRAISED VALUE



— .49 acre across the road from St. Mary Lake.
— Two bedrooms, log living room
— Established gardens, sundeck
— \$74,500

INVESTMENT OPPORTUNITY



Side x side duplex, each side offers 3 BRs, L/R, full bath & sundeck. Paved driveway, covered carport, walk to the ocean. Asking price \$139,900.

IMMACULATE HOME IN SUNNY, PRIVATE VESUVIUS



2 1/2 acres fronting Duck Creek. Shake roof, carport, garage, 2 bathrooms, 3 bedrooms, large workshop, orchard. \$129,500 includes all appliances.

SECLUDED CABIN



1.76 acres of wooded section, 480 sq. ft. cabin with 100 sq. ft. addition to lock-up, good well, paved road. Close to Ganges.



Two bedroom home on acreage, with separate garage, workshop and guest suite. Pastoral view to the South, a quiet country estate featuring gardens, lawn and a paved driveway winding through the trees. Excellent value at \$135,000.

CUSTOM BUILT HOME



Lovely 3 BR executive home in quiet cul-de-sac. 1400 sq. ft. of modern living. Quality & care throughout. Full basement, double garage, paved driveway. Must to see. Asking price \$139,500.

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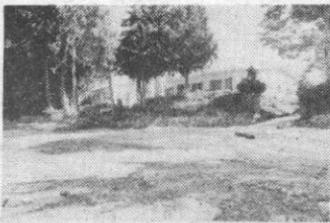
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537-2086



PARADISE FOR SALE
One level easy care home perched on the edge of a dream-like cove with sandy beach. Level lot with many fruit trees, shrubs and flowers. Workshop, pool & boat ramp. Don't miss it. \$249,000 MLS. **CALL BRIAN**



SCOTT POINT WATERFRONT
Available immediately, 3 BR post & beam designed home with large den or artist studio. Suitable for easy development of year-round protected moorage. \$189,500 MLS. **CALL ED**

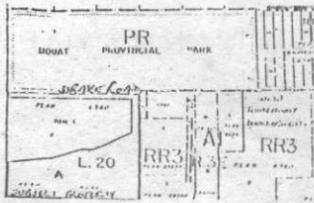


NEW LISTING SPACIOUS RANCHER NEAR VILLAGE
Attractive 3 BR, 2 bath home on a sunny ONE ACRE with sheltered courtyard and 16x32 ft. in-ground swimming POOL. Pleasant open view, excellent storage areas, some landscaping & an orchard. List price \$145,000 MLS. **CALL SYLVIA OR ARTHUR**



SENSATIONAL VIEWS
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 \$64,700 **CALL EILEEN**

EXPERIENCE THE MAGIC OF YOUR OWN DESTINY
Own your own Lakefront Resort on beautiful Salt Spring Island. The combination of 6 cabins, 37 RV sites and 18 spacious tenting areas will give you a comfortable return and an exciting lifestyle. The Shady Willows Resort is situated on St. Mary Lake with excellent swimming, boating and year round fishing. Break away from the monotony of 9 to 5. **CALL WARREN 539-2002**



VIEW ACREAGE
Great capacities for this 10.53 acres almost right in Ganges Village. There is a seaview, possibility of being on the water system. Good investment potential. Listed at \$90,000 MLS. **CALL JANET**



MODIFIED MOBILE - \$13,500
The interior has been re-done in this older but well taken care of mobile, with addition. Located in a private area of Cedarview Park. Features a sun room and deck with privacy. If you have never purchased a home before, use your BC Gov't 2nd Mortgage. **CALL GARY**



NEW ACREAGE LISTING
This sunny, arable 5.09 ac. features — 30 GPM overflowing well — Pond — Roughed-in driveway with access off both sides off Hwy Rd & Liberty Hal Lane. **SOLD**
— Nicely treed
— Priced to sell at \$45,000 **CALL DARLENE**

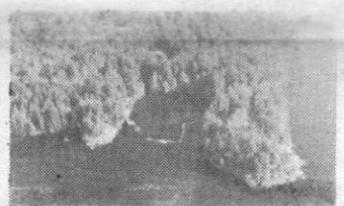
TAKE IN THE VIEW!
— Active Pass
— Outer Islands
— Ganges Harbour
— Mount Baker
All yours! \$49,000 MLS. **CALL PAT**



BE IT EVER SO HUMBLE THERE'S NO PLACE LIKE HOME
This small two BR home sits on 1/2 acre. There is a seasonal creek running through the property, garden area, chicken & duck pens... and there is a beach nearby. \$49,000. MLS. **CALL BEV**



SUPER NATURAL OCEANFRONT
2.33 acre waterfront spectacular — featuring an expansive outlook of Sansum Narrows, Stuart Channel, the marine traffic and sunsets. This beautiful property is fully enhanced with a sunny south west exposure and privacy. Situated on a shore that offers hours of walking, beach-combing, clam digging, swimming and boating with an access road provided so you can drive to the beach. \$130,000. **CALL ANNE**



ATTENTION BOATERS
Waterfront 1/2 acre lots in a dramatic setting at Musgrave Landing. Invest in a unique development of serviced waterfront properties surrounded by natural splendour. Ownership includes safe moorage at the private marina. Prices start at \$69,800 MLS. **CALL BRIAN**

PERFECT SECLUSION
30.22 acres. Potential mountain and sea views. Southwest exposure. Good building sites. Excellent vendor financing. \$125,000 MLS. **CALL BEV**



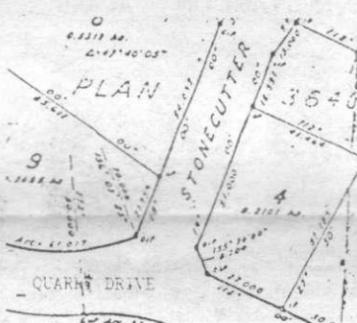
St. Mary Lake, executive retirement or entertainment home on 4 private acres. Separate lakefront guest house. 200 ft. of prime south facing lakefrontage. Both homes exceptional throughout. \$375,000. **CALL ED**



VENDOR MUST SELL — INVESTMENT OPPORTUNITY
Superb sunny 22.73 acre LAKEFRONT property including large comfortable 4 BR, 2 1/2 bath home with lovely pastoral views to the lake. C4 RESORT ZONING on part of property. Near the village quiet and private. List price \$375,000 MLS. **CALL SYLVIA OR ARTHUR**



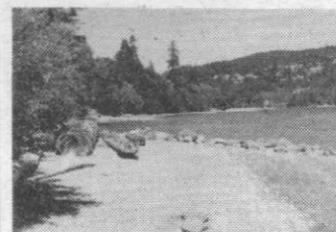
ARTIST'S HAVEN
Designed with an artist in mind this cosy 2 or 3 BR home is situated on 5 acres with a year round creek and sunny exposure. Asking \$129,500 MLS **CALL EILEEN**



SUNNY VESUVIUS
Great 0.52 ac. lot in a peaceful and quiet area. Serviced with cable TV, water, power & phone. Level and gently treed building site. Close to store, ferry and beach. Asking \$29,900. MLS. **CALL JANET**



BUILT FOR A FAMILY
Rare oceanview 5 acres with custom designed cedar home. Handcrafted windows plus many touches of character. Walk to sea or fresh water beaches. \$147,000 MLS **CALL PAT**



LOWBANK WATERFRONT — PRICE REDUCTION
Enjoy sea life, marine traffic, swimming, boating, fishing from this rare 0.47 acre with 100' of sandy beach. Beautiful views of Fulford Harbour, marina, stores and ferry terminal nearby. A bargain at \$56,900. **CALL DARLENE**

NEW LISTING VIEW ACREAGE
2.09 acres of gently sloping ocean view property. Driveway in to already excavated building site, good drilled well. These parked-out acres have approx 3/4 acre of cleared area, with 8 fruit trees. Located in very sunny, quiet area. \$47,000. **CALL FINN**



SUNNY MINI FARMSTEAD
Bright and sunny recently renovated three BR home with family room and garage enjoying an arable level 1.77 acres with a pasture, barn, greenhouse and extensive orchard. \$130,000 MLS. **CALL ANNE**



IF ROLLS ROYCE BUILT HOMES...
...they simply could not surpass this elegant, custom 2 level masterpiece on 5 acres. Tremendous master bedroom & bathroom. Spectacular ocean view. Listed at: \$450,000. MLS. **CALL BRIAN**



NEW LISTING - INCREDIBLE VIEW HOME
High above Ganges, this elegant 3 bedroom, 2 bath home enjoys imposing views over sea and islands to the distant mainland mountains. High-ceilinged living room, separate dining room and family room all have oak parquet floors. Two fireplaces, modern kitchen, sheltered decks. All on easy care treed 2.33 acres. Ample parking. \$199,000. NEW MLS. **CALL SYLVIA OR ARTHUR**

VIEW ACRE
5 acres, drilled driveway in & cottage site. Spectacular views of Channel. \$59,900 ML **SOLD** **CALL PAT**

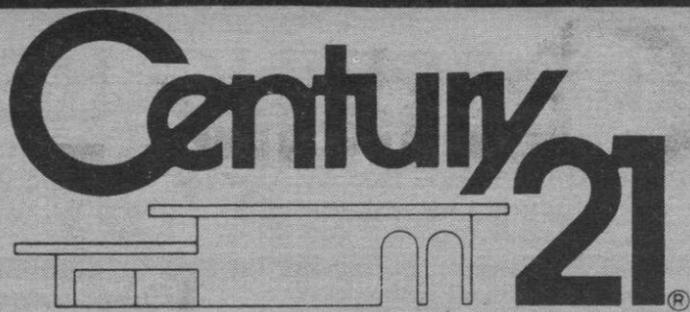


SEA VIEW ACREAGE
5.19 acres of arable land with views of Trincomali Channel and Galiano Island, easily transformed into a Hobby Farm or Gentleman's Estate. \$45,000. **CALL EILEEN**

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MULTIPLE LISTING SERVICE



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Sales Rep.
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FINN RONNE
Sales Rep.
537-4072



ANNE WATSON
Sales Rep.
537-2284



NEVILLE ATKINSON
Sales Rep.
537-2691



BEV JOSEPHSON
Sales Rep.
537-2632



WARREN GARNER
Galiano Sales Rep.
539-2009



SUE FOOTE
Pender Sales Rep.
629-6417



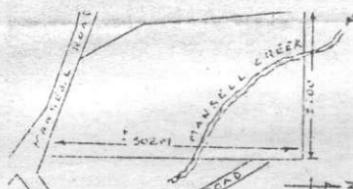
JOHN FOOTE
Pender Sales Rep.
629-6417



TOM HOOVER
Principal Agent
537-5918



**COZY IN WINTER
COOL IN SUMMER**
Stay warm around the LR fireplace or snuggle close to the airtight insert in the family room while days & nights are chilly. In summer you can wander from the heat outdoors into a home which is cool and well shaded from your tall cedars or have a refreshing dip in the indoor swimming pool. This 3 BR home on acreage has a lot to offer. Asking \$149,900 MLS.
CALL JANET



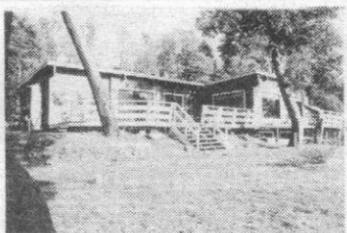
WOODED 10 ACRES
Conveniently located on Mansell Rd. New public road permits access to quiet, sunny building site facing south over stream. About 3 ac. arable bottom land. Subdivision potential. Asking \$59,900 MLS.
CALL SYLVIA OR ARTHUR



**NEW LISTING
ENCHANTING COUNTRY
HOUSE & GARDEN**
Highest quality, open design and expansive ocean view, create aesthetic intrigue making this home a heart winner. Beams, skylights, oak and pine floors, vaulted ceiling, sunken living room and spacious master suite are some of the amenities of this handsomely appointed house. For further appeal is a matching guest cottage and garage. A pleasure to show.
\$255,000. MLS.
CALL ANNE



ISLAND HIDEAWAY
Enjoy privacy, sunshine & spectacular sea views from this ideal recreation property. 10 acres offering commanding views and a 600 sq.ft. cottage. Build your dream home later on a second view site. Asking \$88,000 MLS.
CALL BRIAN



SEAVIEW RANCHER
Sunny Vesuvius 3 BR home with panoramic views into Sansum Narrows. Soak up the sun & sea. \$139,500 MLS.
CALL PAT



VESUVIUS COMMERCIAL
Excellent rental from 2 commercial leases, 2 fronts and a residential. Very rare C-1 zoned lots in Vesuvius close to the beach. \$175,000 MLS.
CALL PAT

SMALL BUDGET?
You'll have to look far and wide to find another lot with the view potential of this one — at a similar great price! See it today! \$29,500 MLS.
CALL PAT



SEMI-WATERFRONT LOT
Nicely treed 0.69 ac. just across the road from beach and ocean. Great location for your new sea-view home. Community water and hydro. Asking \$65,000 MLS.
CALL SYLVIA OR ARTHUR

**NEW LISTING
SOUTH SLOPING ACRE**
Interesting treed 1.16 acre with potential valley and mountain views near Vesuvius Beach. Driveway roughed-in to partially cleared, high, sunny building site. Hydro, water and cable at lot line. Asking \$34,700. NEW MLS.
CALL SYLVIA OR ARTHUR

EASY BUILDING
On this level & sunny building lot. 1/2 acre with hydro, water & cablevision to property line. Located on paved road in sunny Vesuvius area. Properties are starting to sell in this area so don't miss this one! Asking \$25,000 MLS.
CALL BECKY

THINKING OF SELLING?
I have a number of clients looking for that special lot, which would be serviced, easy to access and build on with a sunny exposure.
CALL BEV



**BRINKWORTHY PARK —
\$88,000**
Immaculately maintained modular home with vaulted ceilings, 3 bedrooms (large master with whirlpool bath) and a completely modern kitchen with built in appliances. One of the most private areas of the park, backing onto pastoral fields. This house is sure to sell quickly.
CALL GARY

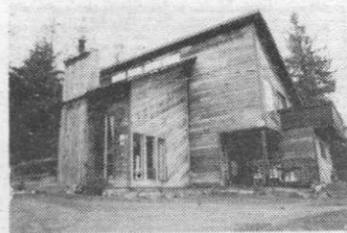


BELLE ISLAND
ISLAND just minutes from Ganges, this rare Gulf Island is 4 acres in size with magnificent firs, cedars and arbutus trees. Sea carved sandstone shoreline with clamshell beach. Good moorage potential. \$265,000.
CALL ED

10 ACRES WITH EVERYTHING
Very private location with views of lake, seas & mountains. Park-like upland within minutes of Vesuvius, Ganges, tennis & swimming. Easy access, municipal water, hydro. Very attractive vendor financing. \$125,000 NEW MLS.
CALL SYLVIA OR ARTHUR



**GORGEOUS GRACE POINT
TOWNHOME**
Unit #17 is one of four custom-designed waterfront townhomes still available in this exclusive 21-unit complex. Features include: sunny south-facing site overlooking the private marina; 1873 sq.ft. of living area embracing living room, dining room, kitchen, breakfast bar, downstairs den, master bedroom with ensuite, second bedroom, second full bath, downstairs bath with shower, utility room, walk-in closet, feature entry, main floor deck, upstairs deck. Five top-grade appliances included. Many choices available in quality floorings, cabinetry, lighting, etc. Extra-cost upgrade options available. Price \$236,500.
To view or reserve this or other available units, or to obtain our information package, please call:
ARTHUR, SYLVIA OR TOM



**JUST LISTED -
OCEAN VIEW**
High vaulted ceilings and clerestory windows give this 3 bedroom home a spacious and appealing atmosphere. Captivating ocean and island views are yours to enjoy from your master bedroom balcony. Realistically priced at \$119,000 MLS.
CALL BRIAN

WOODSY LOT
Tuck your island hideaway into this quiet spot. Over 3/4 acre just a stroll to a wonderful beach. \$25,900 MLS.
CALL PAT



SEAVIEW HOME ON ACREAGE
Attractive well maintained older home with well established garden on 8 wooded acres. 3 bdrm, 2 bathrms, SW exposure, seaview, paved driveway & only minutes to a good beach & golf course. \$129,000 MLS.
CALL SYLVIA OR ARTHUR

PRICED TO SELL
Close to beach access with roughed-in driveway and building site. \$17,000. MLS.
CALL ANNE



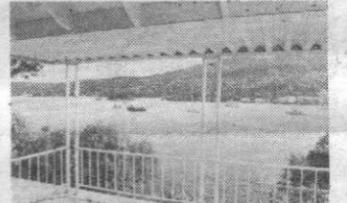
VIEW ACREAGE
Enjoy beautiful ocean views from your own secluded, private 23 acre estate. This Trincomali property is beautifully treed and is potentially subdividable. \$110,000 MLS.
CALL DARLENE



ACREAGE IN FULFORD VALLEY
Very nice 30 acre parcel in the lovely Fulford Valley. This property is one of a kind with large pasture area and a picturesque old barn. The remainder is gently sloping and well treed. \$180,000 MLS.
CALL DARLENE



RETIREMENT SPECIAL
New 2 BR, 1300 sq.ft. rancher on easy care lot. Located in Brinkworthy Adult Park, minutes from Ganges Village, with all the amenities of island living. Exceptional finishing throughout. \$85,000 MLS.
CALL ED



**ALWAYS SOMETHING
HAPPENING**
You'll enjoy the action in the harbour from this older character home featuring a view from almost every room. Well developed gardens, large workshop and pottery studio. Walk to town from here. Asking \$240,000. MLS.
CALL BRIAN

SOUTH SLOPING ACRE
Interesting treed 1.16 acre with potential valley and mountain views near Vesuvius Beach. Driveway roughed-in to partially cleared, high, sunny building site. Hydro, water and cable at lot line. Asking \$34,700. NEW MLS.
CALL SYLVIA OR ARTHUR



HARBOUR VIEWS
The spectacular views of Ganges Harbour from this immaculate two bedroom 1000 sq.ft. home with double car garage, concrete driveway, landscaped grounds, make this property a sound investment. MLS. \$110,000.
CALL EILEEN

PANORAMIC OCEAN VIEW
South-facing overlooking BOAT NOOK ... 2 bdrm full bsmt home with garage/workshop. \$92,000.
CALL JOHN OR SUE 629-6417

STANLEY POINT ESTATES
Oceanfront, 2 level home with 270 degree VIEW. High and sunny! Separate garage/workshop. \$175,000.
CALL JOHN OR SUE 629-6417

OCEANFRONT
149' Low Bank oceanfront on Bedwell Harbour. Accessible pebble beach & ideal moorage ... now REDUCED to \$76,000.
CALL JOHN OR SUE 629-6417



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Fax Number 537-9797

WATERFRONT COTTAGE WITH MOORAGE

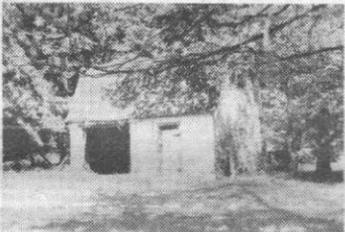


Waterfront weekend & summer cottage on serviced (steep) south facing sunny .70 acre lot with 130 foot frontage. Heavy wooden staircase to rocky oceanfront and registered foreshore lease. Safe sheltered deep water boat anchorage with mooring buoy included. Fridge, stove, dish-washer and storage shed. Pleasant level grounds beside cottage. Dormitory loft. Airtight. Only \$115,000.

LAKEVIEW MOBRAE BUILDING LOT

A diamond in the rough just waiting for the trees to be topped or thinned to open up a view of St. Mary Lake. Power, phone, watermain, cable TV and paved road. In area of good homes. Close to all amenities. Only \$29,500, terms. (Discount for cash!)

COME BACK TO THE COUNTRY!



Seaview farm 20 acres in sunny private location. Orchard. Creek. New pole barn (30'x100'). 4 BR home with over 3000 sq.ft. living space only 6 years old. Large deck with hot-tub. Great views of Wallace Is, Galiano Is, and Trincomali Channel. \$295,000 firm!

For appt. to view please call
DICK TRORY 537-2236

MOUNT BELCHER HEIGHTS

One acre parcel of level seaview property with septic field and all services to lot. Excavated ready to build or move your trailer on. \$39,500.

UPPER GANGES ROAD HOBBY FARM



Over 4 acres of pasture fenced and cross fenced. Orchard, home, cottage and barn. \$149,900.

WATERFRONT - REID ISLAND

Over 5 acres of beautiful low-bank waterfront. Water access only. Your dream "get-away". \$69,900.

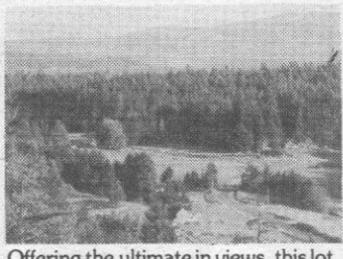
FRAZIER ROAD



over 2 acres of high seaview. Sunny fairly level lot. Priced to sell \$35,000.

CALL MARION MARKS
537-2453

RUCKLE PARK NEIGHBOUR



Offering the ultimate in views, this lot enjoys both the pastoral serenity of the McLennan Valley and Ruckle Park, plus the marine activity of Active Pass and the Strait of Georgia. Situated on a rocky knoll, the building site is easily accessed, yet private and quiet. \$79,000

TOWNHOUSE - ZONED ACRE

Situated within the Ganges Core Area, this .9 acre MF2 zoned lot will accommodate 2 townhouses. Sewer, cable and hydro are to the lot line and the site is level and easily developed. **SOLD** \$69,000.

MID-ISLAND VIEW ACREAGE

Close to either Ganges or the Fulford Ferry, this 10 acre property features an arbutus covered, valley-view building site plus some of the most arable land on the island. Drilled well and driveway are in place. \$69,000.

BEAVER POINT BUILDING LOT

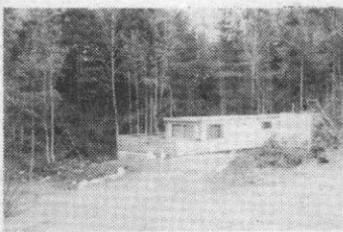
Fully serviced, this 1 1/2 acre building lot contains a 20 GPM drilled well plus power and phone and driveway. 1/2 in pasture and offering and offering a valley view, this lot would be ideal for someone wishing a good sized garden or a few animals. \$34,900

STRICK AUST 537-5828

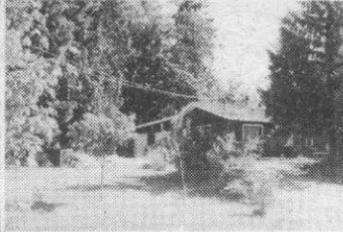
NEW! NEW! NEW!



5 Ac. panoramic sea view, secluded, treed, parkland. Two only, don't be disappointed, they won't stay on the market at \$75,000 each.



14x60 mobile recently set up on a sunny, quiet, 1/2 acre. 2 Km. from Ganges. This is an opportunity to get into a comfortable 2 bedroom home for the price of a lot. \$55,000.



3 Bedroom rancher nestled among the trees on a level .56 ac. in Ganges. Some of the features of this home are double garage, fireplace, sunny exposure & quiet area. \$85,000.

Serviced .35 Ac. building lot in St. Mary Highlands. \$23,000.

JIM SPENCER 537-2154

BRIGHT AND SUNNY



Comfortable family home, features 3 bdrms, with ensuite, one level, close to schools and beach. \$96,500.

REFURBISHED FULFORD RANCHER



2300 sq.ft. of comfortable living situated on sunny 2.92 acres, ideal for hobby farm or bed 'n breakfast. Priced right \$175,000.

BARGAIN PRICED - \$79,900



Multi-level A-frame, with sea-views over Active Pass. .79 acre, good privacy. Features hot water heating, workshop, etc. Lots of potential.

MARACAIBO WATERFRONT

\$139,900

- * 200' clamshell beach
- * 1.95 parklike acres
- * Sheltered year-round moorage
- * Use of recreational facilities

SEA-VIEW LOT \$45,000

- * 1.19 parklike setting
- * Domestic water, etc.
- * Walk to Beddis Beach
- * Priced to sell

NORTH END ACREAGE

\$37,900

- * 5.14 acres parklike
- * Roughed in driveway
- * Drilled well.

BUYING OR SELLING
CALL PAUL GREENBAUM
537-5064, 24 hrs.

LAKEFRONT ESTATE

19.82 acres of Hobby Farm plus lakefrontage, executive home with modern barn, one of the best prestigious properties on Salt Spring Island. Price \$499,000.

WATERFRONT ACREAGE

3.68 acres, located on Dogwood Lane, water, power, warm southern exposure, driveway in. Price \$189,000, will take trades.

FARM

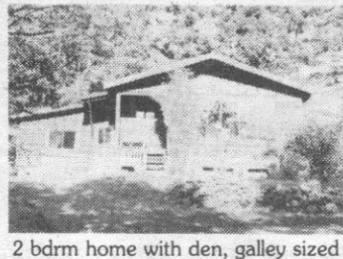
9 plus acres, close to Ganges, large home, revenue of \$1,050 per month, excellent investment at \$179,000.

NEW LISTING

Excellent seaview property with Sansum Narrows views, warm exposure, water, power, phone, cablevision. Price \$55,000.

CALL MEL TOPPING
537-2426 (eves), 537-5515 (days)

DOWNTOWN GANGES



2 bdrm home with den, galley sized kit. with range & refrigerator & adjoining eating area. Located within the downtown area of Ganges with upland views. List price \$65,000 MLS.

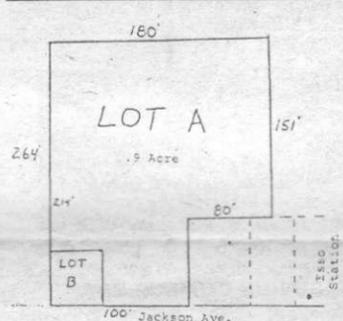
BUSINESSES FOR SALE:

- **Short Order Food Outlet - \$79,000 MLS.
- ** Retail Service Key & Lock - \$22,000 MLS

PREMIUM FIVE ACRE VIEW PROPERTY

This property is ready for your house and guest cabin. Good driveway up to the building site and views of Trincomali Channel, Wallace Island, Galiano Island. Well is already developed. Lots of trees. \$49,000.

COMMERCIAL POTENTIAL



.90 of acre in two titles in the Ganges core area. Some seaviews, older wood frame house, four bedroom, presently rented. See listing salesman for more details. \$200,000.

TIDAL WATERFRONT - HOBBY FARM POTENTIAL

8.35 ac. Paved road from town. Warm swimming. Choice of high building site or lower. Road developed to water's edge. Good signs of water, lots of cedar and maple trees. A lot of potential here for the right person. \$127,000.

PERFECT COMBINATION

\$57,000



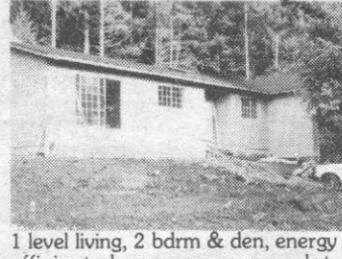
- 1 bedroom
- fully contained suite
- Vesuvius Bay area
- Over 535 sq.ft. of shop area.

FINANCING AVAILABLE

1.19 Acres. A private lane leads to this seaview lot. Building site roughed-in and clearing done. Piped water, hydro and phone at lot line. Across the road is Beddis Beach Park. One of the nicest walking beaches on Salt Spring. ~~\$52,000~~ \$49,000.

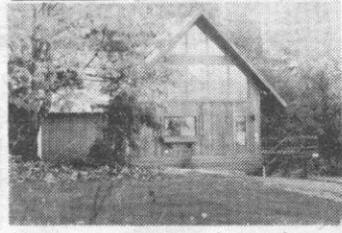
NORMAN ROTHWELL
537-5103
Committed to giving you
the best service.

BRAND NEW HOME



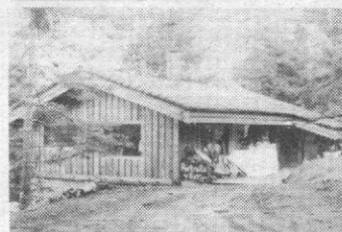
1 level living, 2 bdrm & den, energy efficient home on sunny lot, Vesuvius, close to Island amenities. List price \$132,500 MLS.

A HOME FOR THE ARTIST



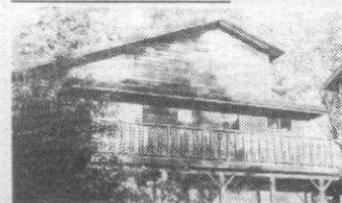
Over an acre, private, pastoral view, 3 bdrms, 3 bathrms, feature fireplace & bright hobby area. \$125,000 MLS.

ACREAGE WITH RENTAL



Fulford-Ganges Rd., main bldg. 1 bdrm up with open style living & kit. area; wrkshp. down which is multi-purpose; free standing self contained studio with 200 amp service; present rentals total \$850 p.m.; List price \$109,000 MLS.

WESTCOAST HOME



Westcoast Contemporary, 3 bdrm residence with valley view & harbour glimpses; open style living, high private secluded lot; free standing double carport with unfinished room above, IDEAL for Bed 'n Breakfast. List price \$125,000 MLS.

GIL MOUAT 537-9272

SEAVIEW ACREAGES

11.5 acres \$7,875.00 down payment. \$527.27 monthly payments. Full price \$52,000.

4.99 acres \$7,125 down payment. \$477.06 monthly payment. Full price \$47,500.

PEACH ORCHARD

9.99 acres, \$7,125 down payment. \$477.06 monthly payments. Full price \$47,500.

SECLUDED ACREAGES

5.16 acres, \$5,925 down payment. \$396.71 monthly payments. Full price \$45,000.

5.12 acres, \$4,500 down payment. \$478.53 monthly payments. Full price \$45,000.

3.47 acres, rural acreage close to Ganges, shared well. Vendor says he will finance. Asking \$48,900.

BOB TARA 653-4435

FOR SALE

Oceanview home on Old Scott Road.
Wood interiors, 2 bedrooms, covered porch,
secluded location.

\$159,500

Consideration to Realtors.
537-9220 after 6:00 p.m.

ISLAND ESTATES ON SOUTH PENDER ISLAND

6 W/F Estate properties now remaining for sale. Each with over 1 acre and approx. 175' of W/F. Drilled wells & driveways in place. Prices from \$49,000.

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PRIVACY WITHOUT ISOLATION!

This refurbished spacious character home done in the 'arts and crafts' tradition (William Morris) sits on 2 oceanview acres. To return it to its 1912 glory, the old woodwork was uncovered; floors were stripped and finished and new wiring, plumbing plus a new roof and gutters were done. Private, yet minutes from town. Curl up in front of the original fireplace. \$139,900 MLS.

MID ISLAND SECLUSION!

Delightful 2 BR home with wainscotting and beamed ceiling on 6 acres. Pond and seasonal stream. \$79,900 MLS.

CUTE AS A BUTTON!

This 2 BR family home is close to ocean and beach in nice area for families or retirement. Basement is ready for development. Don't pass it by — \$67,500 MLS.

HILLSIDE BEAUTY



A 12-sided home finished in cedar and pine — glass, skylight, spacious and salubrious. Views over Cusheon Lake and private south facing. \$99,000 MLS.

WHEN SPRING UNFOLDS, A BUY LIKE THIS WON'T BE AROUND!



Private 1.46 acres with frontage on two roads. This character 2 bedroom home just minutes from St. Mary Lake has separate studio and garage to suit the artist. Nicely wooded with mature trees, and on piped water. SEE IT TODAY! \$82,500 MLS.

HERE IT IS SUN, VIEWS, PRIVACY



This cedar home is located close to the lake on a private 1.09 acre lot. There is a super ocean view and the grounds are easy care with fenced garden & greenhouse. Paved drive and garage complete the picture. \$135,000 MLS.

NEW LISTING

INDUSTRIAL 2 and RESIDENTIAL ZONED 0.23 ACRE LOT. CLOSE TO TOWN, CLOSE TO OCEAN. PIPED WATER, HYDRO & CABLEVISION. HEALTH PERMIT ISSUED AND GEO. TECH. COMPLETED. LISTED AT \$40,000 MLS.

GET READY FOR THE TOURISTS!



LUIGI'S RESTAURANT

Established business, same location for 8 years, beer & wine licence, shows excellent revenue. An excellent opportunity at REDUCED PRICE - \$29,900 MLS

COSY COTTAGE ON FULFORD HARBOUR

Ideal holding property in the growing Fulford community. This nicely finished 3 bedroom home is close to shopping, ferries & school. Could be rezoned commercial. Don't miss it \$150,000 MLS.

● Acreage with lots of sun and timber! This 3-plus acres has view potential and is easily accessible from road. Close to town and ferries. \$28,500 MLS.

● Sunny south end 5 level acres. Good arable potential. Hydro on road. \$37,900 MLS.

SOUTH END RETREAT

Cabin on private acreage. Heatd by wood, there is hydro and you'll love the sauna! ONLY \$45,000 MLS.

REAL ESTATE NEWS



KIRSTIE SHOOLBRAID doesn't sell houses, she paints them—either as an artist or as an interior decorator.



YOUR CHOICE!

Local hardware store for \$69,000 or rental business for \$40,000. Excellent business with a secure long term lease. Would make a super family operation. Enquire today.



CHARACTER HOME IN GANGES CORE AREA

Ideal for commercial-residential mix, this 2 bdrm. house is an ideal holding property. Long frontage on the Ganges bypass. \$115,000.

KERRY & ARVID CHALMERS
537-5568 or 537-2182

LAKEFRONT ESTATE

Renovated heritage farm house on more than 20 acres of idyllic lakefront, mostly in sun, pasture. Home has 3 BR and two baths, and it comprises 1,500 sq.ft. of cosy living space. Lots of older outbuildings. \$195,000

AN ELEGANT COUNTRY ESTATE



A truly great and unusual home comprising 3,500 sq.ft. of beautiful living space, situated on more than 6 acres of parklike, landscaped grounds surrounded by a protective belt of tall forest. Very private, very sunny, and just 1½ miles from Ganges. Superb home for gracious entertaining, and a special bonus: a luxuriously equipped and appointed spa room! Very well priced at \$275,000 MLS.



This is perhaps the finest view property on the island! A beautiful home comprising more than 1,800 sq.ft. graces 3.71 park like acres which are perfectly groomed and landscaped. A Swiss-type guest house complements the main house. The property is reached by a winding blacktop driveway gently climbing up to a secluded hill top, where privacy is supreme. The truly stunning views are to the south-west over Sansum Narrows and Stuart Channel, with warm exposure and early flowers in Spring. This superior property has just been listed at \$349,000.

FOR VIEWING PLEASE CALL WILF BANGERT
537-5568, 537-5692 eves.



COMFORTABLE HOME AND INCOME

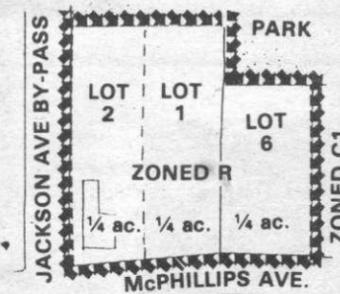
Side-by-side strata duplex with sea views and only a block to the beach! Great investment as 2 rental units or live in one and rent the other. Each home has 3 bedrooms, with 1400 sq.ft. of floor space, and one has a large finished loft area as studio space or extra bedroom. Level sunny back yard with large fenced vegetable garden area and two garden sheds. Could be sold to 2 separate buyers but need to be sold at the same time. Listed at \$142,500 MLS as a package.

ANN FOERSTER
537-5568 or 537-5156

"OPEN HOUSE"

SATURDAY 2-4 PM AT 180 LAWNHILL DRIVE. NEARLY NEW (1986) OPEN FLOOR PLAN HOME OF 2 OR 3 BEDROOMS WITH ATTENTION TO DETAIL THROUGHOUT. ENERGY EFFICIENT, (R-20 IN 2x6 WALLS) AND OVERALL A HOME THAT WILL BE WORRY-FREE AND LOW-MAINTENANCE. EXCELLENT VALUE AT \$87,900. ROBERT TRUMP AT 537-5988 OR 537-5568 FOR A PREVIEWING OF THIS QUALITY HOME.

ROBERT TRUMP
537-5988 or 537-5568



GROWTH IN GANGES CORE IS INEVITABLE

Invest in village core lots with potential to be re-zoned COMMERCIAL. Three adjoining ¼ acre lots are offered for sale with piped water and sewers. BUY ONE OR ALL THREE.

LOT 6 — \$40,000 MLS
(NEW ON THE MARKET)

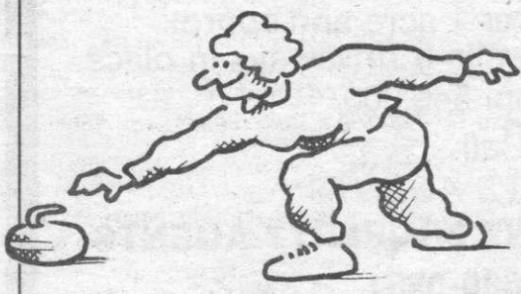
LOT 1 — \$45,000 MLS
LOT 2 — \$115,000 MLS (Includes house with commercial revenue potential).

FOR MORE INFORMATION ON THIS IDEAL HOLDING PROPERTY, CALL WYNNE DAVIES

537-5568 or 537-5156

752,763

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Farm/Ranch Acreage Building Lot

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DRIFTWOOD CLASSIFIEDS
537-9933

JUST LISTED
3 Bedroom family home with self contained in-law suite and separate studio. Walking distance to Ganges. Priced at \$89,900.

For more information call
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539-2009

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THE IDEAL FAMILY AFFAIR

One of Salt Spring's busiest restaurants, the Ships Anchor offers a new owner unlimited potential. As well, the second storey contains seven hotel rooms making this a special commercial property. **\$109,000**

Call Strick Aust
537-5515



NRS SALT SPRING REALTY LTD.



GRACE POINT



SALT SPRING'S ONLY OCEANFRONT TOWNHOMES

Enjoy the very best of the Gulf Islands: Superb waterfront location, private residents' moorage, spectacular harbour views, sunny decks just steps from the ocean. Twenty-one exclusive townhome residences now under construction for occupancy early in 1989. Two bedrooms, dens, luxury features and exceptional design. Excellent choices still available from \$214,500.

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ONLY 4 LEFT

NRS OUTER ISLAND PROPERTIES

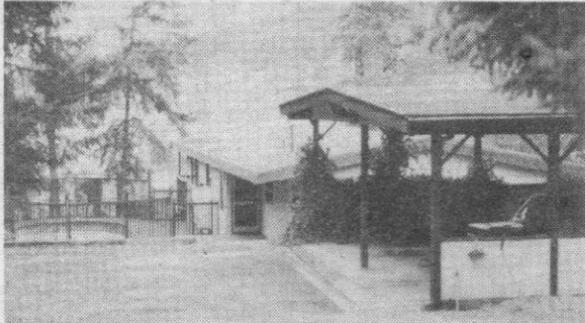
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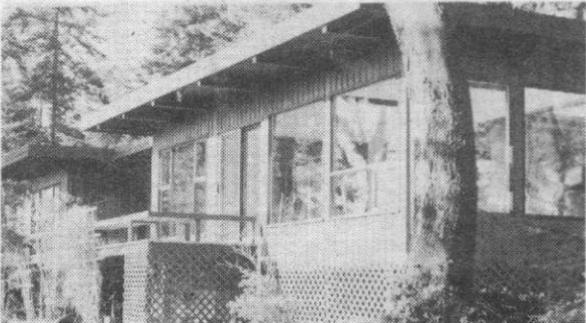
LAKEFRONT



- * 1.05 ac. St. Mary Lake
- * 95' Lakeshore, Dock
- * 1510 sq. ft. Home
- * Electric Sauna
- * A/G Swimming Pool
- * Double Garage
- * Workshop
- * Fenced Garden, Piped Water

\$139,900 MLS

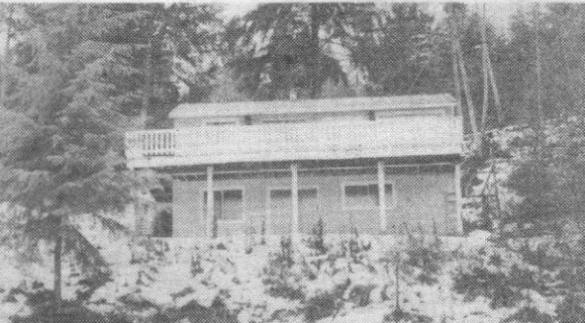
VESUVIUS VIEW HOME



- * 2.06 ac., secluded
- * Landscaping, Oriental Theme
- * 1452 sq. ft., immaculate
- * Two Bdrms, Two En-Suite Baths
- * All Glass Conservatory
- * Enclosed Garage/Workshop
- * Carport, Greenhouse
- * Deer-fenced, Paved Driveway

\$159,900 MLS

LAKEFRONT



- * 1.02 ac., Cusheon Lake
- * Dock in place
- * 1088 sq. ft., two levels
- * Totally rebuilt 1987
- * Immaculate
- * Super Getaway
- * Private
- * Great Fishing/Swimming

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