

Gulf Islands Driftwood Real Estate

WEDNESDAY, DECEMBER 27, 1989 • PAGE R1

Planned community may not be as planned — but Brinkworthy offers security and friendship

By **BILL WEBSTER**

Brinkworthy Place on Salt Spring is as a planned community which hasn't turned out as planned.

Jock Volkommer, who describes himself as one of the owners, handyman and chief bottlewasher, explained the concept behind the 14 hectare site off Lower Ganges Road on Salt Spring. When his group originally considered the idea, he said, it expected to sell homes to older people nearing retirement. But the modular homes have been purchased by people already retired.

He indicated that the average age of residents of the planned community just north of Ganges, is pushing 70. But, he added, several residents are younger, not retired and holding a steady job.

Each module sits on a plot measuring about 15 by 25 metres. Units come in 10 different floor plans but can be modified to suit the buyer. A unit can cost anywhere from \$59,000 to upwards of \$95,000.

In addition, pad space is set at \$200 per month with that cost covering sewage disposal, water and garbage pick-up. Each resident is left to pay for hydro costs. The pad rental also helps defray expenses at the community social centre. The leases cover a 30-year period and increases in pad rents match the cost of living index.

Brinkworthy has been planned in detail. Each residence is within walking distance of the social centre as well as the new postal kiosk and garbage disposal unit.

Walking poses no problems: Brinkworthy contains no hills — it's flat land.

The postal kiosk, one of only three in Canada, offers shelter from the weather for users. It contains a stamp vending machine as well as a letter drop for outgoing mail. It is lighted at night.

Volkommer said he had negotiated with Canada Post for something such as the kiosk to replace the road-side postal boxes on Brinkworthy Road at the entrance to the subdivision.

"Somebody could get hurt," he said of the location of the post boxes on the road.



The social centre helps focus the feeling of friendship at Brinkworthy Place on Salt Spring. Bridge players are (from left); Stan Stewart, Stan Poborsa (back to camera), Bill Buckler with BeBe the toy poodle, Blanche Poborsa and George Lampier. Rock fireplace was built by handyman Jock Volkommer.

Hydro and telephone lines are underground which means no unsightly utility poles mar the views.

The park is a real community, Volkommer said with pride. Residents watch out for each other and if a resident is not seen by the others, somebody knocks on the door to find out what is going on.

"That's the community spirit here," he said. One resident needed regular medication. Her neighbours stopped in at the

prescribed times to ensure that she took her medicine.

If a potential buyer is handicapped, the units can be modified to accommodate wheelchairs. Each unit sits on cement foundations and has no more than one step up to the doorway. Some of the earlier units do have stairs to climb for entrance, but all of the recent modules are at ground level.

Inside, the units are carpeted and require a dehumidifier. The units are

shipped in two parts which, when united, become practically air-tight. To avoid stale air or excess moisture, the humidifiers are installed. Units cover from 81 square metres up to 162 sq. m.

Currently, the park contains 78 units with another in transit. Brinkworthy has approval to expand to at least 120 units.

Volkommer said he has been surprised that of every 10 buyers, at least nine are

TURN TO PAGE R6

HOME
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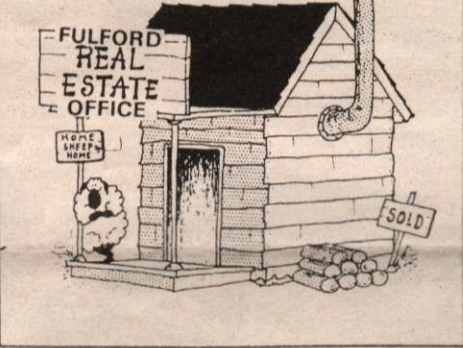


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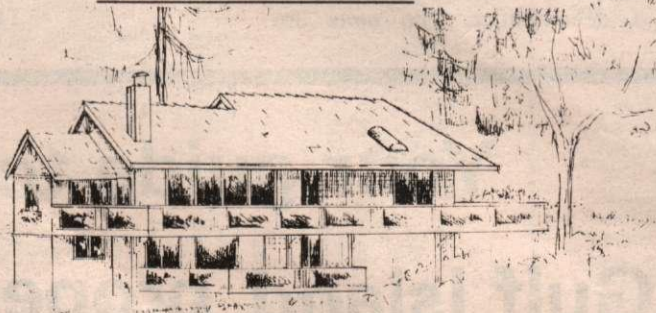
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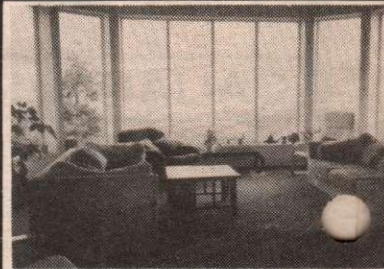
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Fantastic views from many points on this 11.75 acre parcel. Very quiet and private. Overlooks Active Pass, Ford Lake, Cusheon Lake and Fulford Harbour. \$79,000 MLS.
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Sensational views of Ganges Harbour from this 2100 sq.ft. home located on 1.11 acres of prime walk-on waterfront. Fully landscaped grounds, 2 car garage, renovated older home. All for \$359,000 MLS.
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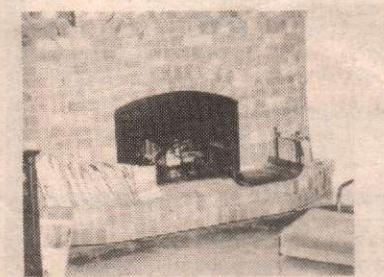
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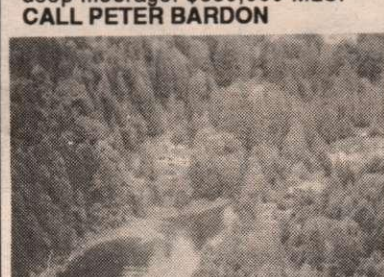
ENJOY THE FRIENDLY WARMTH
Of this brick fireplace. Great family home, 5 bdrms, 3 baths, large deck with fabulous view and southwest exposure. Easy care landscaping. Desirable quiet location. \$187,900 MLS.
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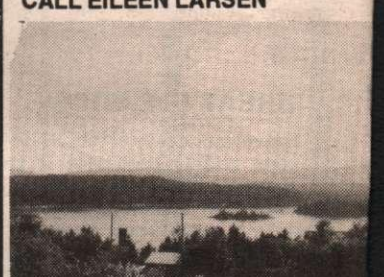
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Spacious rancher on 4.6 private waterfront acres. Warm swimming, seasonal moorage and easy beach access. Separate 2 bedroom cottage offers bed & breakfast income. Towering trees, seasonal waterfall and warm western exposure. \$487,000 MLS.
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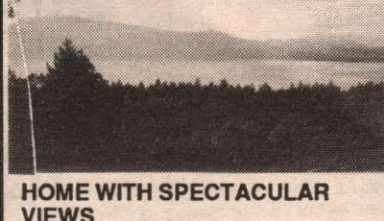
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Magical private island only minutes from Ganges Village. White shell beach, superlative views. Parking and docking space reserved at Grace Point. Foreshore lease and corridor in place for sewer and hydro. Well to be drilled. \$295,000 MLS.
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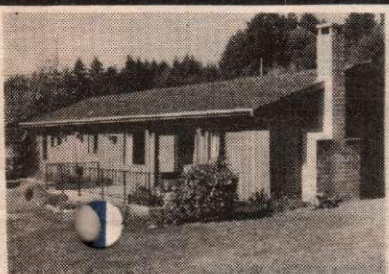
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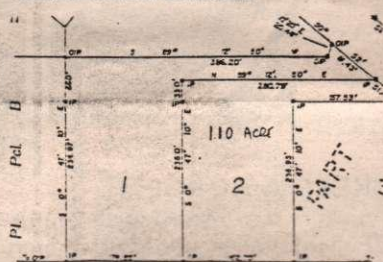
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Designed with an artist in mind, this cosy 2 or 3 BR home is situated on 5 acres with a year round creek and sunny exposure. Asking \$120,500, \$122,500 MLS.

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This gently sloping and sunny 1.10 acre is located close to Ganges with piped water, power, and cablevision to property line. A rare find in this market! \$36,000 MLS.

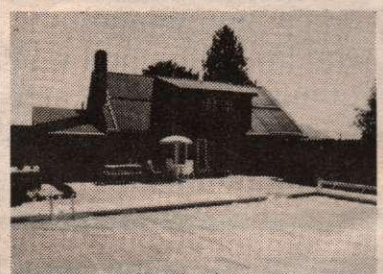
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Expansion potential already begun. Secluded in a private cul-de-sac. Well treed .88 of an acre. Attached 10'x19' workshop, paved driveway. Excellent value in St. Mary Lake Highlands. Asking \$77,000 MLS.

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Fun for family and friends in your own backyard, Inground pool, hot tub and a spacious, newly renovated home on 1.75 acres. Great for bed & breakfast! \$157,500 MLS.

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In this spacious double wide with basement and carport. On 2+ acres of fertile land. Beautiful valley view with all day sun. \$94,900 MLS.

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LOOK 'N LOVE!

Mt. Baker, Outer Islands, Active Pass. The view from this lot will take your breath away. Maxwell Lake water available. Quiet, dead-end road location. \$53,000 MLS

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FULFORD COTTAGE

Super Fulford Harbour location. Almost on the beach. Needs work but cheaper than rent. Two bedrooms. The lowest priced home on Saltspring. \$49,500 MLS. To view:

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PARK-LIKE WATERFRONT SETTING

This comfortable vintage home enjoys a spectacular setting, nine acres with approximately nine hundred feet of sunny shoreline, beautiful open lawn areas and a surrounding woods for complete privacy. Subdivide. \$750,000 MLS.

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COMMERCIAL - BUSINESS 3.56 ACRES

Cedar View Mobile Home Park. Bordered by creek, across from Blackburn Lake. Opportunity for a secure financial future. \$375,000 MLS.

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SENSATIONAL VIEWS - ONE LEFT

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

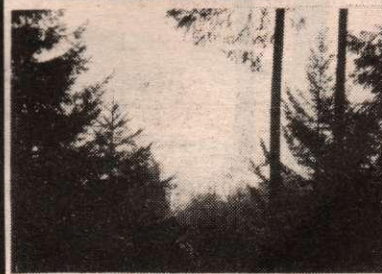
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EXCELLENT INVESTMENT OPPORTUNITY

Sound building, 22,216 sq.ft. Tremendous expansion possibilities. Never a vacancy. This building can be sold with Anvil Iron Works, a prosperous welding and fabricating shop. \$250,000 for the building, \$85,000 for the business. Call anytime.

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Over 14 acres with wonderful views. Rocky promontory building site, with good sized areas of soil nearby for orchard or meadow. \$99,000 MLS.

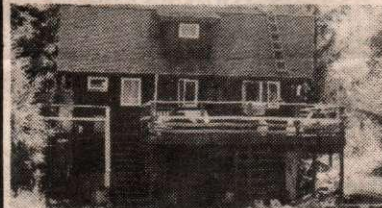
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GARDENER'S PARADISE - MAYNE ISLAND

One bedroom home with possible 2nd. Lovely glassed in sunporch and large carport. Perfect retirement haven for those with a green thumb. Close to all amenities. \$89,500 MLS.

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LAKEVIEWS

Family home on .73 acres, with nice view of St. Mary Lake. 3 bedrooms, 2 baths, large deck for outdoor living. Great starter home. \$89,900 MLS.

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AT WALKER HOOK

Directly across from the public access at Walker Hook is this .47 acre lot with roughed in driveway and cleared building site. Well required. \$20,000 MLS.

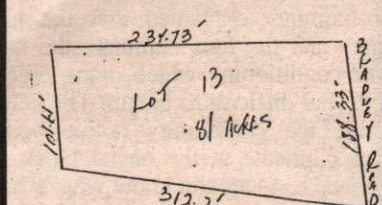
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BRINKWORTHY PARK

Reduce living costs and enjoy the convenience of your own home. Double side mobile. All appliances included. \$42,500 MLS.

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SUNI SUNI SUNI

All day long when you build your home on this building lot with services at lot line. Possible seaweeds. \$42,000 MLS.

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Provincial

Gallows humour

More than 200 people paid \$100 a plate last week at a dinner in Duncan to listen to the four dissident Socreds explain why they left caucus to become independent MLAs.

The reasons Graham Bruce, Duane Crandall, Dave Mercier and Doug Mowat gave for having abandoned the Socred ship a few months back sounded a bit like a recital of what every political observer has been saying all along. Among Premier Vander Zalm's shortcomings, they said, was his inability or unwillingness to listen to anyone but himself.

But nothing described the state of the Good Ship Socred better than a joke by the master of ceremonies: "I have good news and I have bad news," he said. "The bad news is, we have lost six byelections; the good news is, there are no further byelections for the time being."

Hollywood, B.C.

The government announced last week that it has changed the Small Business Venture Capital (SBVC) program to encourage expansion of B.C.'s fledgling film industry.

The new policy, which went into effect in November, allows investors to recoup their investments in as little as three

Roundup

years. The changes coincided with the government approval of three new venture capital corporations, Mariah Film Investments, Silver Screen Capital and Excalibur Film Group. The three companies intend to raise nearly \$16 million to support B.C.-based film production.

Last year, the film industry injected an estimated \$200 million into B.C.'s economy, 80 percent of which came from outside the province.

Human rights contest

Students in Golden, Penticton, Chase, Cranbrook and Vancouver were winners of the fifth annual Human Rights Poster and Essay Project.

The winners were chosen from more than 200 posters and murals and 40 essays submitted to the Human Rights Council by students in grades 1 to 12. All entries addressed some aspect of racism, this year's topic.

Retirees are main purchasers

From Page R1

Salt Spring residents of long-standing. He had been expecting to sell to mainlanders who sought a quiet place to live. But islanders who have quit work to enjoy the twilight years are the main purchasers.

He outlined a profile of buyers. They are older people, he said, who can't or don't want to look after a larger parcel of land for a residence. Many people enjoy the opportunity to be able to lock their units and go for extended vacations without worry.

Residents who remain behind look after the units to ensure nothing untoward happens.

While Brinkworthy is a community with a close-knit spirit, the social centre forms the focus.

Set back to one side of the subdivision, the social centre is accessible by wheelchair on both levels. Residents can use the centre to play bridge, cribbage, shuffleboard, pool, table tennis or darts. If any individual wants use of the facility for a private party, such a request is readily answered.

In addition to a large communal room on the main floor, the centre boasts a well-equipped kitchen. The ceiling of the communal room is high and displays two fans.

Volkommer explained that the high ceilings and the fans eliminate the need for air conditioning which many elderly people find difficult to breath. The centre contains the community notice board, with a duplicate at the postal kiosk, so that every resident can know what's happening.

While the community hasn't turned out as originally planned, Volkommer and his associates find Brinkworthy as it is very satisfying. Residents, regardless of age, are active and happy in their new homes. As new residents move in, regulars draw them into the community activities. No one gets left out.

"They look after each other quite well," Volkommer said.

SMALL WORLD REAL ESTATE COMPANY INC.



LAKEFRONT RESORT

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

ATTRACTIVE BUILDING LOT

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



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

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12.5 Ac. on Ganges sewer and water. \$495,000.

For quality property in all price ranges

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JESSIE (PAT) JAMES (604)-537-5224

LISTINGS WANTED — BUYERS WAITING



FABULOUS VESUVIUS SUNSETS

from this immaculate 5 bdrm home. Perfect for B & B or a wonderful family home. Desirable area on quiet cul-de-sac. \$187,900 MLS



KEEP A HORSE

on this 2+/- acres of beautiful fertile land in the Fulford Valley and live comfortably in the bright spacious double wide with views of valley, mountain and sea. \$94,900 MLS



JUST YOU AND THE EAGLES

on this mountain top retreat. Probably the finest view on the island: 4800 sq. ft. home on 15 1/2 acres. \$359,000 MLS.

DO YOU LIKE LOTS OF SUN?

Build your dream home on this sunny Vesuvius building lot with services at lot line. Possible sea views. \$42,000 MLS

PERFECT SOLITUDE

30.22 Acres, quiet rural setting with development potential located on south end of the island. \$125,000 MLS.

- \$33,000 2 BR cottage on 1/2 acre near beach
- \$33,500 1/2 ac. building lot in sunny Vesuvius
- \$43,000 seaview building lot with drilled well
- \$79,900 Breathtaking Clonmel Ridge view lot
- \$89,900 Immaculate 3 BR home near village
- \$99,900 Southend building lot with lovely pastoral view
- \$109,000 3 BR home on beautifully landscaped acre
- \$139,000 Trincomali Hts view home, easy care landscaping
- \$139,500 New quality built 3 bdrm rancher



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Ganges, B.C.
V0S 1E0

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RES.



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 (formerly Salt Spring Lands Ltd.)

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

**** NEW LISTING ****



Sunny Vesuvius & minutes from warm safe swimming; 2 bedroom older home on 1 acre; ideal for your island retreat away from the hustle & bustle of suburbia; the land is the potential of this property; make arrangements to view now. List price \$109,000 MLS.

SCOTT POINT



3 bedrooms, 2 sets of plumbing, panoramic view of Long Harbour & excellent moorage potential, residence recently renovated. LOCATION, LOCATION. List Price \$389,000 MLS.

GIL MOUAT
537-4900

A MANY SPLENDORED VIEW



Oceans of view in prestigious 100 Hills area. Trellised private courtyard, with rockery and flower garden. This 3 bedroom well-built home is situated on a secluded .93 acre lot. A must to see! \$179,900

THE WILD SIDE OF LOVELINESS



Enjoy your own private, parklike forest of mature trees and completely deer-fenced peach orchard, situated at the end of a quiet country road. Warm, southern exposure with hydro hook-up to a proposed building site. A plus is brown loam and hundreds of feet of fencing and trails. 9.99 acres. \$65,000.

SHELLI ROBERTSON
653-4347

NEW LISTING



5 acres of land, lake and pasture views, 3 bedroom main home, plus 4 plex, cabin, studio/workshop, property shows good income and is priced at \$149,000.

MEL TOPPING
537-2426

CLOSE TO GANGES



3 bdrm home on pipewater, paved road, oak flooring in living, dining & bedrooms, electric heat, chimney in for airtight in living room, vendor financing to qualified buyer. Exclusive \$99,000.

ACREAGES

- 3 acres, 4 gpm well, treed & arable. 10% down. Exclusive \$42,500.

- 5 acres, pastoral & mountain views. Priced \$41,500.

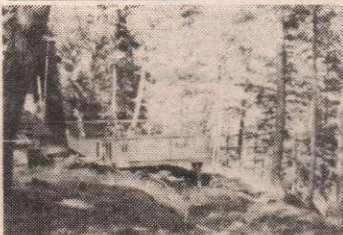
BOB TARA
537-5807

COMMERCIAL POTENTIAL



DOWNTOWN: 3-4 bedroom cosy home positioned on one of 2 lots situated in the midst of prime commercial property. Established garden with beautiful rambling roses, fruit trees, etc. Close to waterfront. Good future investment. \$350,000.

WATERFRONT PROPERTY - WITH ACREAGE



A beautiful piece of oceanfront. 1.36 acres of mostly level property, enjoying privacy. 3 bedroom house set in the background with a large deck overlooking the marine traffic passing by. Very good moorage. Outbuilding a plus. View today. One of the lowest priced waterfronts on the market. \$289,000 MLS.

MARION MARKS
537-2453

NEW LISTING



Located in Vesuvius area, on wooded lot, 3 bedrooms deluxe home, plus den, family room, living room, two & 1/2 baths, formal dining room, large kitchen oak cabinets, large games room and swimming pool, carport, paved driveway, plus many more extras. Priced to sell. \$189,500.

NEW TWO BEDROOM BUNGALOW



Forest Hill cul-de-sac, a wood fueled airtight. Convenient location, wood siding exterior, patio for summer fun. Carport parking. A real find. \$111,000 MLS.

A HOME FOR \$53,500 MLS



Over four acres, good timber, privacy, close to ferry and town. Excellent weekend getaway or someone starting out. 12x64 mobile home, wood stove, gas range. Services to be developed.

CALL NORMAN ROTHWELL
537-5103

VIEW VIEW VIEW



South facing view lot in area of good homes. Gently sloping, nicely treed, 10 gpm well, small cabin. This property is within walking distance of the Long Harbour ferry. Asking \$89,900

SERVICED LOT



This nice 1.77 acre lot has water, hydro and driveway in. Nice high building area and gentle slope between two roads. \$48,500

CLOSE TO LAKE

Excellent property, centrally located, near St. Mary Lake. Gently sloping and very private with possibilities of a view from the upper levels. Don't overlook the potential in this lovely 4.27 acres. \$55,000

PHYLLIS FETHERSTON
537-2095

FERNWOOD SEASIDE COTTAGE



1.73 ac. Assoc. with trees, 2 BR, 516 sq. ft. garage. Appliances. New storage shed. Asking \$118,500.

CHARACTER WATERFRONT



Charming old character home located on bank waterfront. Sunny exposure. Features include 3 bedrooms, den, large kitchen, cosy living room, 3 baths, large deck with views over harbour. Landscaped tastefully. Large separate studio and workshop, greenhouse and fruit trees. Asking \$269,000 MLS.

FAST FOOD OUTLET



Excellent opportunity for a family run business. Specializes in ice cream and fast food. High traffic area in downtown Ganges. Good lease. Statement with listing salesman. Asking price \$79,000 MLS.

MAGGIE SMITH
537-2913

YOU BE THE ARCHITECT!



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

ALMOST LAKEFRONT!

Across the street from Cusheon Lake's public swimming access is this lovely view potential lot. Driveway access off Lautman Road - on the water system! Perfect for either a summer hideaway or a year-round home. Asking \$37,500.

LIANE READ
537-4287

POTENTIAL COMMERCIAL DOWNTOWN CORNER



Jackson & McPhillips .15 ac. presently rented as residential @ \$525/mon. but ideal for corner store. Excellent holding at \$95,000.

DICK TRORY
537-2236

FULFORD LOT!

Nice 1.49 acres, natural state near ferry, driveway in, drilled well. Ideal for Victoria commuters. Only \$39,000 MLS.

ALMOST WATERFRONT!



1.36 acres with only the road between you and the beach. Situated near Fernwood dock and school. Serviced with water, power, etc. Priced at \$79,900 MLS.

BOATER'S PARADISE



Year round sheltered moorage on picturesque Long Harbour, this parklike 1.95 offers 200' of shorefront, and is situated in Maracaibo with all its amenities, docks, tennis courts, swimming. Priced at \$159,000 MLS plus membership.

PAUL GREENBAUM
537-5064



ADJOINS THE PRESERVE

Nestled at the foot of Mt. Tuam, this superior acreage is both gently rolling and wooded. A seasonal watercourse provides excellent pond potential directly below the building site. The seasonal stream meanders down the southwest boundary into the adjoining private PRESERVE. Many mature second growth douglas fir, balsalm, and cedar grace this park-like property. Several decaying old growth deadfalls add to the beauty of this natural landscape. Offered at \$77,000.

BUSINESS OPPORTUNITY

Excellent opportunity to bring that special secret recipe to market. This established catering business is the only certified kitchen for food preparation open to the public. Excellent location beside busy meat market. Good rent and long term lease available. Ready to go for \$13,500 MLS.

BEEN WATCHING PRICES MOVE UP??

This building lot has a gentle slope to the east with lovely maples and cedars gracing the land. Very quiet area across from large rural acreage. Vendor may finance. Offers to \$20,000 MLS.

14 GPM WELL

Situated at the foot of Mount Erskine, this 5+ acre parcel has two level bench areas providing a choice of view building sites. One of the few available acreages close to Ganges. Don't forget the 14 gpm well. Offers to \$62,500.

DENNIS O'HARA
653-9555

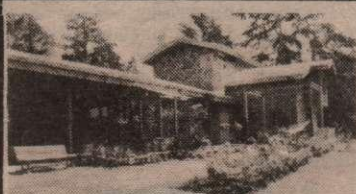


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1887 - 1989
102 years
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REYNOLDS ROAD
20 AC. LAKEFRONT ESTATE
\$490,000 MLS

- 3600 sq. ft. estate home
- lakefront
- tranquil
- horse barn
- pastures
- hay storage
- Call Arvid or Kerry Chalmers



Mt. MAXWELL RETREAT
SPECTACULAR VIEW!
80 ACRES

- \$325,000 MLS
- Loaded with peace and quiet
 - West coast contemporary home
 - great water supply
 - subdividable
 - act quickly!
 - Call Arvid and Kerry Chalmers

NOT A REALTOR



GARY LUNDY is not a realtor but he does run a clip joint called the Hair Cutting Place at Upper Ganges Road, next to the Driftwood.



ST. MARY LAKE
SINGLE LEVEL VIEW HOME

- \$162,500 MLS
- Immaculate 3 bedroom home
 - spacious easy care lot
 - paved driveway
 - large carport and workshop
 - new broadloom
 - Call Kerry or Arvid Chalmers



GANGES HILL
CHARACTER HOME

- \$149,900 MLS
- Refurbished 3 bedroom home
 - done in 'arts and crafts' tradition
 - 2 oceanview acres
 - new wiring and plumbing
 - new roof and gutters
 - private property
 - Call Arvid or Kerry Chalmers

CLOSE TO TOWN
EASY CARE FAMILY HOME

- \$174,500 MLS
- Over 2500 sq.ft.
 - solarium kitchen
 - large deck area plus hot tub
 - just minutes to shops, golf, tennis and schools
 - Call Arvid and Kerry Chalmers

VESUVIUS VALUE
2 WATERFRONT LOTS

- \$125,000 & \$115,000 MLS
- .19+ Acre or .17 acre
 - side by side
 - superb ocean views
 - breathtaking sunsets
 - near beach, ferry, pub, shop
 - Call Kerry or Arvid Chalmers

LAKEFRONT ACRES
BULLOCK LAKE

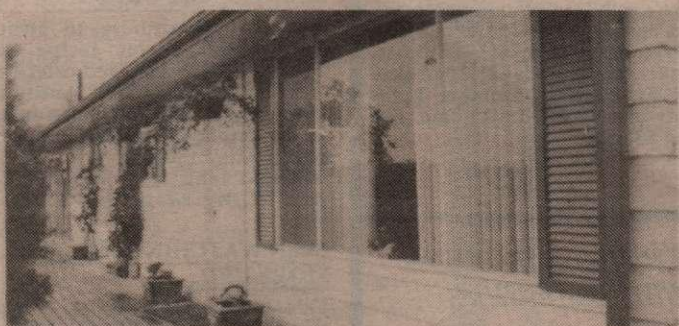
- \$89,500 MLS
- Lake, ocean & farm views
 - private and sunny
 - near Ganges village
 - drilled well
 - roughed-in drive
 - Call Ann Foerster

SEMI WATERFRONT
SUPER OCEAN VIEW LOT

- \$85,000 MLS
- Ready to build on
 - private landscaped lot
 - don't delay! Call now!
 - Call Arvid and Kerry Chalmers

OPPORTUNITY!!!
THRIVING DOWNTOWN

- \$75,000 for business
- established 14 years
 - high traffic area
 - call now for more information
 - Call Kerry or Arvid Chalmers



ST. MARY LAKE VIEW!
FANTASTIC VALUE!
INVESTMENT!

\$115,000 MLS - New broadloom

- 2 driveways - one paved
- adjoining lot only \$37,500
- piped water, tennis, golf, ferry
- 3 Bedrooms, bright, cheery
- huge family room
- airtight wood stove

• Call Arvid or Kerry Chalmers

GOOD BUSINESS!
HIGH TRAFFIC AREA

- \$60,000 - Great opportunity
- Video store
 - lots of stock
 - lease runs to 1991
 - Call Arvid and Kerry Chalmers

LAKEVIEW LOT
WATCH THE SUNSETS!

- \$59,000 MLS - Piped water!
- Desirable building site
 - gently sloping lot
 - hydro, phone, Cablevision
 - great views over St. Mary's Lake to Channel Ridge!
 - just listed
 - Call Ann Foerster

SALT SPRING LOTS
VENDOR FINANCING!

- \$22,900 to \$35,000 MLS
- Natural state acreages
 - 4.9 to 7.5 acres
 - peaceful and private
 - call today
 - Call Carol Fowles



ROSCOMMON
ESTATES

PHASE 1 — READY SOON
AFFORDABLE PATIO TOWN HOMES

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

ASK FOR
WYNNE DAVIES or ANN FOERSTER

This is not an offering for sale

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