

*In terms of home value*

### Consider pool installation, maintenance costs

The average swimming pool costs between \$20,000 and \$30,000 to install, consumes approximately \$600 per season for maintenance and takes a great deal of time each week for vacuuming, cleaning and installation of chemicals.

Someone considering buying a home with a pool, or looking to have one installed, should be aware of the monetary costs and the time needed to keep the pool properly maintained, says Bob Ellison of Isles West Hot Tubs, who provides swimming pool

maintenance and repairs on Salt Spring Island.

Ellison suggests prospective swimming pool owners should be aware of costs before they install a pool, and that prospective home buyers know what to look for before purchasing a home with a pool.

There are three types of outdoor pools and each has areas to check before its condition can be determined, Ellison says.

The most familiar type of pool is concrete with rigid walls and was probably installed more than five years ago.

The first thing to look for here, Ellison says, is settling around the pool edge, which could mean broken or cracked piping beneath it. Check for cracking in the pool walls, and look closely at the surrounding tiles. Tiles that have fallen off can indicate a long-term chemical imbalance, Ellison says.

Because water wants to stay chemically-balanced, it will go and leach minerals such as calcium — a component in concrete — should it have a chemical deficiency. Scale build-up or stains on the pool walls indicate an excessive amount of minerals in the water. Either way, long-term chemical imbalances are a result of poor pool maintenance.

A newer pool-type, also built into the ground, has a vinyl lining. Prospective home-buyers should look at the decking for the same indications as the other pool-type. Wrinkling or drooping in the liner does not necessarily indicate age, but again, could point to a chemical imbalance, Ellison says.

Vinyl is approximately 35 per cent water, and osmosis between the material and pool water will occur if the water balance is incorrect.

The third type of outdoor pool is installed above the ground; it is steel with a vinyl lining. On these pools, Ellison advises checking for corrosion at the base of the walls. The lining can suffer the same effects as an in-ground pool, but is easier to replace.

The equipment room must be viewed, regardless of the type of pool it serves. Ellison says that, in his experience, those who maintain a pool well will keep the equipment room neat and free of

empty chemical bottles and stains on the floor. Ellison suggests looking for "extras" in equipment, such as a wall brush and leaf skimmer, to help determine maintenance level.

Ellison also notes that older equipment is not necessarily a bad thing. Some of the older models were built with many extras and are of extremely high quality, he says. They should last a long time, if maintained properly.

Each of the above areas should be checked on an indoor swimming pool as well. Furthermore, Ellison says, one should check the structure the pool is in for excess condensation and good air flow. Look at the top corners for moisture; if the pool is below the house, it could mean rotting in the basement supports. Air flow is important to prevent moisture build-up — check vents, windows and doors.

Also look at drainage and where any water spilled from the pool is going.

Once a decision has been made to purchase a home with a pool, Ellison advises having a professional conduct a water and equipment test. Ellison's company performs this task free of charge. He says it is important to learn how to correctly maintain the pool. Often, home buyers accept what the previous owners tell them about maintenance.

"If the pool hasn't had a good background, the bad habits are just passed along." These bad habits, he notes, can lead to long-term major expenses and repair work.

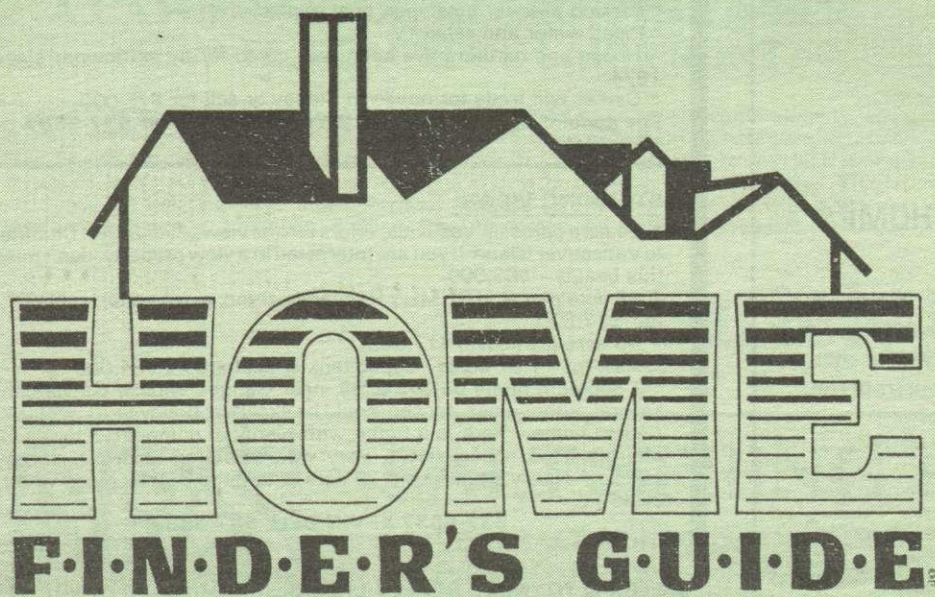
A final step after taking on swimming pool ownership is the acquisition of insurance and adherence to local bylaws. Insurance should cover potential accidents, and local bylaws may stipulate additions such as fencing.

**NEXT WEEK: Hot Tubs and Saunas**



### Your guide to Gulf Island properties

COMPLIMENTS OF:





## ARE YOU LOOKING?

For convenience? Minutes to Ganges on quiet cul-de-sac, this 1332 sq. ft. 2 bedroom home has harbour and mountain view, stone fireplace, sundeck, full basement, oil furnace, attached garage on 0.27 acre. Four appliances. By owner \$82,000. 537-4220. No agents please.

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- .77 acre in the Vesuvius area
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- Vendor may carry at a rate below current bank rates
- \$25,000

### VACANT LAND

- 1.66 acres in the Maracaibo area
- Good well
- Parklike appearance
- Across from a beach access to Long Harbour
- Anxious vendors
- \$35,000

### VACANT LAND

- .55 acre in the Walker Hook area
- Friendly neighbourhood of well kept homes
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- Walking distance to the ocean
- \$21,500

### VACANT LAND

- 1.06 acre on Long Harbour
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- Expansive beach
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- Good well
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\$27,000 for 2 1/2 + acs. Hydro and good operating well in place. Follow the markers to the site where your dreams can be realized. High firs, cedar, moss covered rock outcropping, and valley views.

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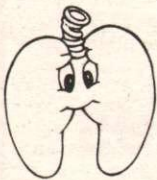
### STUNNING VIEWS

- \* 2.4 acre parcel in Vesuvius, offers terrific views over Stuart Channel to Vancouver Island. If you are interested in a view property, don't miss this beauty - \$53,000.
- \* .49 acre parcel in St. Mary Highlands, treed, piped water, cable TV., etc. \$17,500
- \* .43 acre (as above) \$17,500
- \* View lot - 1.07 acres - septic tank & field are in, \$34,000
- \* 3 bedroom home on 3 1/2 acres, near Ganges. Mobile conversion, several outbuildings, fenced, could be excellent hobby farm. \$69,000
- \* View home - here is a home with plenty of potential. 3 levels all offering good ocean views. Very well insulated, 2 decks, energy efficient. Nicely situated on .79 acre with huge cedars, piped water, cable TV.

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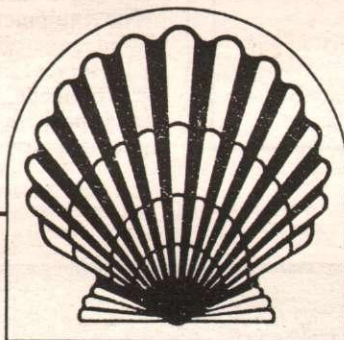
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† British Columbia Lung Association



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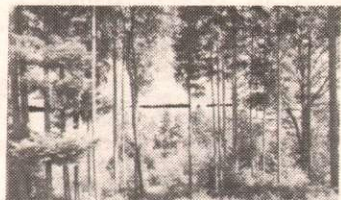


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#### SEPARATE BEDROOM WINGS

With their own bathrooms & entrances. 2 fireplaces, separate dining area, office space, vaulted cedar ceilings & solarium makes this a truly unique home. This 0.90 acre is completely fenced with some ocean views. \$139,000 MLS.  
**CALL BECKY**



#### OCEAN VIEW HOME

West facing 3 bdrm., 2 bathroom home on 3/4 acre within walking distance of a warm swimming beach. Enjoy warm summer evenings on the large deck with an ocean view. For a personal viewing call now. Asking \$87,000 MLS.  
**CALL BRIAN**



#### TRADES ANYONE?

Cosy little 3 BR. home right in Lake Cowichan. Minutes from stores, schools, parks & swimming. Great family starter or retirement home. Asking \$59,900 MLS.  
**CALL JANET**



#### MAIN STREET

Good views of Trincomali Channel from this 2 BR. home. Lge. rec. room down can also be extra BR. 2 wells & lge. area for gardens. Great starter at \$68,500 MLS.  
**CALL JANET**



#### BUSINESS OPPORTUNITY — SALT SPRING ISLAND

Established Mobile Home Park in good location mid-way between Fulford Harbour & Ganges. 23 occupied pads, 3 RV sites plus Residence home/office, bachelor suite & laundry. TURN-key operation, good cash flow. To view,  
**CALL ED DAVIS**



#### CONFIDENTIALLY, THE VIEW IS GREAT!

Enjoy a front row seat to view Ganges Harbour marine traffic. Spacious home sits in pretty garden area. All in tip top shape. \$124,000 MLS.  
**CALL PAT**

#### PRIVATE WORLD

Build your home in this peaceful, quiet location. Sunny & private 0.90 acres. Driveway in. Piped water available. Oh yes, there's also a SEA VIEW! \$24,900.  
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#### M M M M GOOD!

You'll love this sea view lot. Popular Don Ore location and great value at \$27,000 MLS.  
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#### IT'S NOT ORDINARY — IT'S UNIQUE

It's all here! A 2 yr. old custom home set on 5 acres of secluded OCEAN VIEW property. Great hobby farm, or bed & breakfast potential. \$149,500 MLS.  
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#### PENDER ISLAND

1 acre of fantastic low bank, level waterfront in Edgewood Estates Ltd. located next to Clam Bay, \$62,000 MLS.  
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#### FULFORD FARMLAND

39.86 acres of some of the finest agricultural land on Salt Spring. Located in the Fulford Valley, this property is offered for sale at \$180,000 MLS.  
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#### HOBBY FARM

Situated on almost 3 acres of fertile land we have a 1200 sq. ft. 3 bdrm. home, 800 sq. ft. guest cottage, sleeping cabin & huge workshop for \$162,000 MLS.  
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#### BUSINESS OPPORTUNITY — DOWNTOWN

Well established retail business in a super location with room to grow. 3 year lease remaining.  
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#### SEASIDE LOCATION

Pottery & crafts by local artisans add to the charm of this retail business. For further details:  
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#### LAKEFRONT ESTATE WITH 7 ACRES C4 ZONING

There is tremendous potential on this 22.73 acres of beautiful farm property as it has 7 acres in C4 zoning allowing for a resort, campsites or restaurant. There is a large, comfortable 5 BR., 2 1/2 bath home with views over rolling fields to the picturesque lake. Excellent location, close to village. Asking \$450,000 MLS.  
**CALL SYLVIA OR ARTHUR**



#### NORTH SECRETARY IS. W/F

Beautiful 1.22 acre strata lot with approx. 146' of S.W. facing lowbank foreshore. Includes 1/14th share on entire 140 acre island with community water system. \$40,000 MLS.  
**CALL SYLVIA OR ARTHUR**



#### LONG HARBOUR WATERFRONT

Beautiful 2.64 acres at the head of Long Hbr. with walk-on beach and year-round protected moorage. \$129,000 MLS.  
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#### WATERFRONT YOU CAN AFFORD!

There is a warm swimming beach just below level ONE ACRE high bank waterfront lot with easy access close by. Fabulous views to the West, lots of sun, hydro at lot line, & water license to creek. \$55,000 MLS.  
**CALL SYLVIA OR ARTHUR**



#### SEMI-WATERFRONT LOT

Lovely sea views from bldg. site across quiet road from Trincomali Channel, on water system & hydro. \$55,000 MLS.  
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#### BRINKWORTHY PLACE

Join the many new residents who have recently moved into their new custom ordered homes at Brinkworthy Place. If you would like more details or a personalized tour of the display home and Clubhouse, please contact Becky, Brian or Tom.

#### SUNNY & WARM 1/2 ACRE LOT

In Vesuvius area. Level 0.52 acre with power, cable & water. No clearing needed, very easy to build on. \$25,000 MLS.  
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#### 3.08 ACRES OVERLOOKING GANGES

This 4 bdrm., 2 bathrm. home has a warm & sunny southern exposure. Located close to Ganges on a dead-end rd. The 3.08 acres allows for a guest house to be constructed. \$135,000 MLS.  
**CALL BECKY**



#### FAMILY WANTED

Double wide on a full height basement with 4 bdrms., sauna, rec. room, 3 bathrooms, nice fenced yard, separate garage, greenhouse, good location near ferry, pub, store & tennis courts. Asking only \$69,900 MLS.  
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#### SECLUDED OCEANFRONT

Four waterfront properties in the heart of a fishing and boating paradise. An ideal retreat location on the west side of Salt Spring with boat and road access. 11 to 133 acres starting at \$79,000 MLS.  
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#### NEW LISTING — BRINKWORTHY PARK

Immaculate, nearly new Modular home in peaceful surroundings. Built in 1986 this open plan home features a skylight in main bathroom, ensuite off master bedroom, and fenced garden area, with raised beds. Just move in and enjoy the quiet, privacy, security and one level living. \$60,000 MLS.  
**CALL GARY**



#### PERFECT RETIREMENT HOME

This cosy 3 BR. view home is situated only minutes from Ganges village and is all one-level living. Sunny location, paved drive & lge. garage. Asking \$79,500 MLS.  
**CALL JANET**

#### CLEARED BUILDING LOT

Nicely treed bldg. lot on Mansell Rd. in quiet area. Approx. 1 mile from village & moorage. Driveway in, on water system with cleared bldg. site. Financing available. Asking \$23,900 MLS.  
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## NEW LISTING

Maliview duplex. In immaculate condition inside & out. Great investment. 2 bedrooms each side, stoves, fridges, washer & dryer one side. Orchard at back. Garden sheds. \$98,000 mls.

## OCEANFRONT RETREAT

30 acres on Nelson Island. Spectacular property with good, sheltered moorage. Vendors say they will look at any offer. Asking \$115,000 mls.

## LARGE ACREAGE

50 acres of rolling, view farm & forest land. Cottage, barn, seasonal creek & pond, 7 gpm. well, good soil. Spectacular property. \$265,000 mls.

## SMALL ACREAGE

5 acres zoned R1. \$30,000 mls.

My listings are selling — and at near full price. I will be happy to give you a no-obligation opinion of the market value of your property.

DAVID WILLIAMS  
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## HOW CAN YOU MISS?

One of the finest view homes on Salt Spring - this 2 level home is ideal for a retirement couple with lots of room for visiting family or friends. Gardens are developed and there is a heated greenhouse for all you green thumbs. See it today - it won't last long. \$169,000 mls.

## SECLUDED — SPECIAL

Cosy waterfront cottage on Welbury Bay. Private steps to beach and large deck overlooking the ocean. See it today. \$129,000 mls.



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One McPhillips Ave. lot size 66' x 198'. Almost 1478 sq. ft. of space with 908 sq. ft. on main. Close to Ganges bypass. Adequate space at side of lot will provide access to rear of lot for parking. Existing buildings can easily be expanded to provide for most leasable space. \$129,500 mls.

## LET THE TENANTS PAY!

Ocean view home currently divided into 2 rental suites. Close to town, yet private and quiet. See it today. \$77,900 MLS.



## LOVE A SPECTACULAR VIEW?

Sparkling view home overlooking popular Cusheon Lake. Some outbuildings and fenced garden area. See it today. \$75,000 MLS.



## 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 mls.

LOG CABIN HIDEAWAY New roof and gutters. 2.5 acres and 2 bedrooms \$59,000 mls.



## WHY DIDN'T I SEE THIS FIRST?

Be first to see this newly decorated one level, 2 bdrm. beauty, close to St. Mary Lake. Level sunny lot in area of fine homes. Don't hesitate on this one. \$80,900 MLS.



## DON'T MISS THIS BARGAIN BEAUTY!

If you want beach waterfront, a large house, a good view, good water and garden, and you want it all for a low price, then look at this property today. \$127,500 MLS.

ARVID & KERRY CHALMERS 537-5568 or 537-2182

## LOTS & ACREAGES

\* Next to Sailing Club, this 1.08 acre gently sloping property has path to ocean. Fruit trees, superb ocean view and deep moorage. Hydro and piped water available. \$109,500 MLS.

\* All the hard work is done! Seaview acreage with cleared building site. Sunny, quiet 4.96 acres close to swimming, boating and fishing at nearby St. Mary Lake. Driveway and hydro to house site. \$49,000 mls.

\* Ideal investment lot in Commercial core of Ganges. Currently zoned industrial but easily rezoned to Commercial 1. \$45,000 MLS.

\* Fantastic view acreage. Mt. Baker, Outer Islands and sea. Creek and park at rear of property. Access to beach and waterfront by reg'd. easement. \$49,900 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.

\* 10 acres with creek frontage close to Blackburn and Cusheon Lakes. Ideal swimming and fishing. Hydro on the road, ready to go. \$55,000 mls.

\* Gently sloping 3 acres on Ganges Harbour. Good protected moorage. \$123,000 mls.

\* Ocean view building lot with pleasant views of Ganges Harbour. Gently sloping site has driveway in and building site levelled. There are still lots of trees for privacy and seclusion. \$33,500 mls.



## GOODBYE TO CITY CRAMPS

Year-round vacation home you won't want to leave! Nestled in the trees this cosy 2 bdrm. wood home is just minutes from swimming, boating and fishing on St. Mary lake. Be comfortable by summer! \$71,900 mls.



## GOOD TASTE, GOOD BUY

Come and see this gracious Tudor country home on 5 acres. Attractive woodwork and finishing throughout enhance the spacious rooms. Pond and good arable area. \$112,900 mls.

## THE TIME TO BUY IS NOW!

This 2 bdrm. waterfront home is just nearing completion. Open plan living and dining, beams, cedar, skylights and tucked away on a secluded dead end. If you're a serious minded buyer, get here fast! \$175,000 mls.



## ANY FARMERS OUT THERE?

This is one of the few remaining original working farms on Salt Spring Island. The upgraded farmhouse is comfortable, and the 17 acres of land are partly in pasture and partly in productive, organic market garden. A new, solidly built pig barn has heated floors and is approved for govt. subsidy, and an enormous, deep pond is licensed for up to 1200 trout. A solid investment for someone who considers himself a real farmer! A rare find at \$159,000 mls.

## VIEWS OVER SANSUM NARROWS

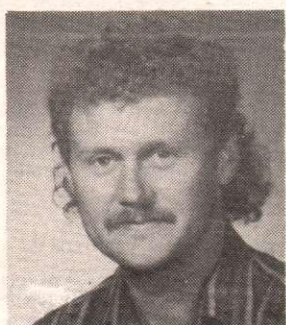
This .77 acre lot is tucked away at the end of a cul-de-sac in sunny Vesuvius. Hydro, piped water, telephone and Cablevision are available, and you can walk to the beach, store, pub or ferry quite easily. On paved road and in top neighbourhood. One of the last of its kind! Just \$27,000 mls.

WILF BANGERT  
537-5568 or 537-5692



## NEW HOME

Contemporary style home in very sunny location. Superb valley views. Close to Long Harbour Ferry. Paved road. Interior presently being finished. Purchaser will have option to choose kitchen cabinets, carpets & colours — if purchased soon! \$89,900.



Contact FINN RONNE  
for further information:  
Res. 537-4072 Bus. 537-5568



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ASK A MEMBER OF THE REAL ESTATE BOARD



## 7 STEPS TO HEALTH

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2. Eat a well-balanced diet, low in fat and high in fibre that helps you maintain your ideal weight.
3. Have regular medical and dental check-ups.
4. Find out about any lump or sore that does not heal or any change in your normal state of health.
5. Protect yourself against too much sunlight.
6. Learn to avoid known cancer-producing substances at work, at home and in the community.
7. Have regular Pap tests and do monthly breast self-examinations.

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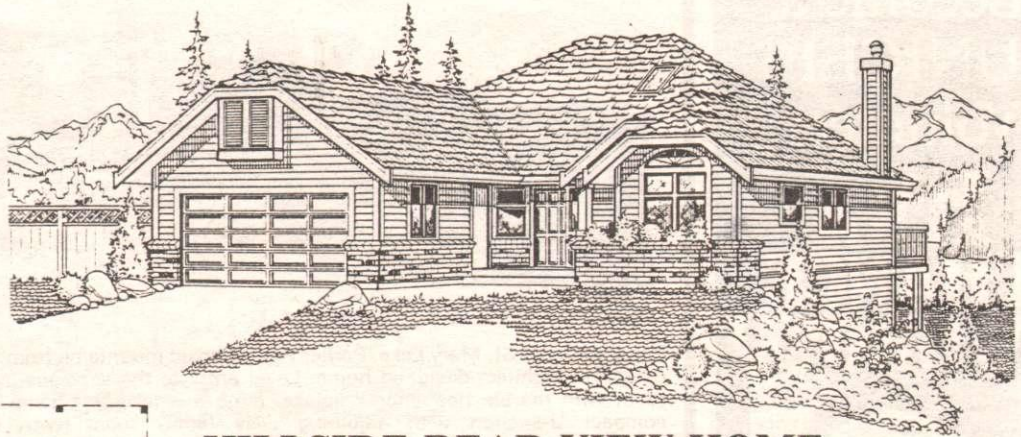
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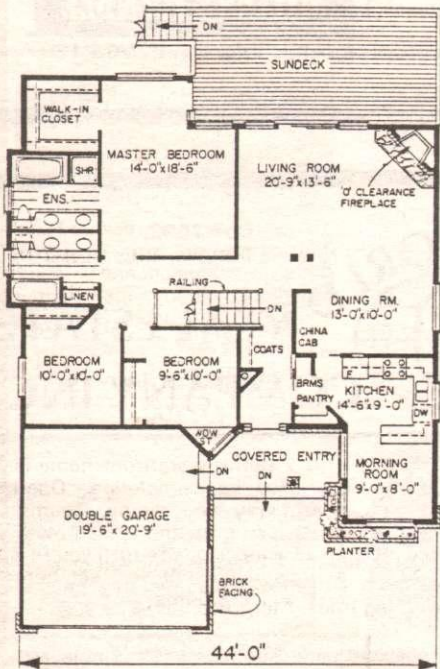
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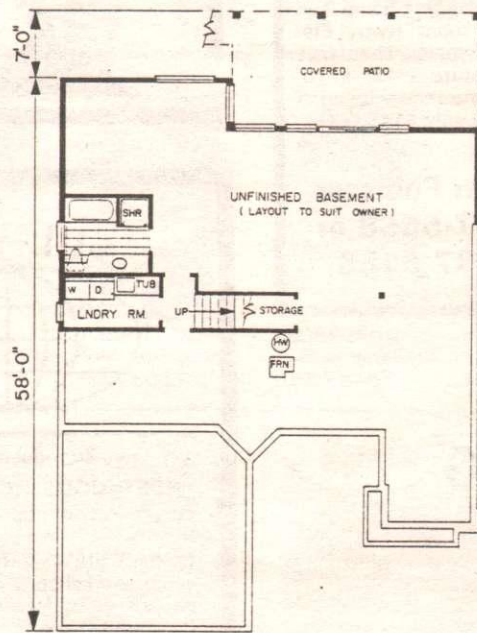
# Home Plan of the Month



PLAN NO. RV-538



MAIN FLOOR PLAN 1632 SQ. FT.



BASEMENT PLAN

## HILLSIDE REAR VIEW HOME

By Fred Tynan

On a narrow lot, a rear view home layout is an enigma. What rooms are placed on the view side? Some prefer only the living area, others the master bedroom and some living area. This plan is dedicated to the latter.

The kitchen, being located to the right of the entrance foyer, is conveniently close to the garage for carrying in groceries. A hallway leads through to the living room with sliding glass doors leading to a sundeck.

The master bedroom also has a French door leading to the deck and has a large window to the view. Ensuite plumbing consists of both a bath and separate shower, as well as a toilet and two wash basins. Open stairs from the hallway lead down to a finished landing with doors providing access to laundry and washroom as well as a wealth of unfinished area for storage and recreation. Sliding glass doors lead to a covered patio under the sundeck.

Plans for RV-538 may be obtained for \$285.00 for a package of 5 sets of plans, and \$25.00 for each additional set of the same plan. Allow \$8.00 extra to cover the cost of postage and handling. (B.C. residents add 6% tax).

Our new 23rd edition plan book featuring many innovative plans is now available for \$5.95 including postage and handling.

Please make all cheques, money orders and Visa or Master Charge card authorizations payable to Gulf Islands Driftwood Home of the Month, 13659-108th Avenue, Surrey, B.C., V3T 2K4.

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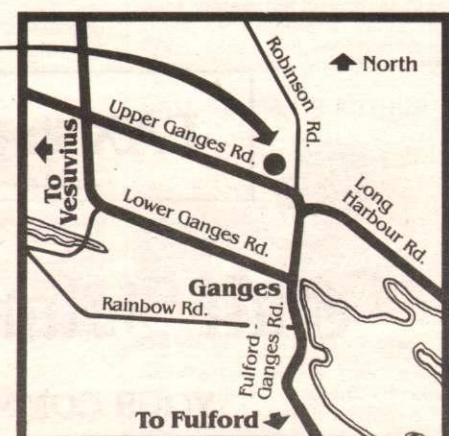
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CHANCE  
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Ma Hla Hla,  
Burma

For both  
of you!



Andrea Martin  
Actress and Unicef  
Volunteer

**Unicef  
Canada**



**1-800-268-6364**

**TRADITIONAL ELEGANCE**



Enjoy views of St. Mary Lake, Porlier Pass & coast mountains from this delightful architect-designed home. Level entry to the spacious living room with marble heatilator fireplace, large in-line dining room and compact U-kitchen with adjoining cosy family room (with Efel woodstove). 2 large BR's each with adjoining baths. Lower level has large rec room, workshop & storage room. Special feature - 12' x 16' conservatory. Paved driveway and double carport. Sunny and secluded. A pleasure to show. Owners anxious to sell. Price now only \$145,000.



**PEMBERTON  
HOLMES LTD.**  
P.O. Box 929, Ganges, B.C.  
V0S 1E0

**Ann Foerster**  
**537-5568 or**  
**537-5156**



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IS A FACT  
OF LIFE**

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**CUSTOMIZED LOG HOME ON ACREAGE**

**\$142,000** — 3 bedrooms, bright, cheery interior by a master craftsman; decking over carport, private and sunny.



**YES, THIS COULD BE YOUR HOME.** Request additional information now.

This home is being shown to prospective buyers all across North America through our Catalog of Homes. If you would like your property included in our Catalog, please telephone me now.

**GIL MOUAT**  
(604) 537-9272 (24 hrs.)  
(604) 537-5515  
Dir. Dial Vic. 656-5554  
FAX 537-9797





**NRS SALT SPRING REALTY LTD.**  
149 Fulford-Ganges Rd. Box 69, Ganges, B.C. V0S 1E0

**FULFORD HARBOUR**

If you have been looking for property in the south end without success, talk to our Fulford representative, Dennis O'Hara.

Reasonable commission rates, exclusive listings and a full time dedication to Fulford have resulted in most of his sales occurring before they are advertised.

For further information, contact:  
**DENNIS O'HARA 653-4633 (24 hrs.)**

**MILLER & TOYNBEE**  
Box 8, Ganges, B.C. V0S 1E0

**SMALL WORLD REAL ESTATE COMPANY INC.**

Box 1022,  
Ganges, B.C. V0S 1E0

**PRESTIGIOUS HOME SITE** - Maracaibo free hold - 2 ac. south facing. Power, phone, shared well. \$36,500.

**OCEAN VIEW** - 2 BR. Lindal cottage on 1.27 acres good soil, sleeping cabin, workshop & games room. Drilled well plus two dug wells for garden, partly forested with big trees, fruit trees, etc. \$79,900.

**MOBILE HOME** - In established park. Site fees \$157. Single wide with large addition, attractive landscaping and nice view. \$17,500.

**WATERFRONT - LARGE HOMESITES**

**1.8 ACRES** - level with lovely large trees, lots of building space, views, drilled well. Very accessible yet private. \$90,000.

**1.1 ACRES** - Sandy beach, quiet anchorage, good soil, Mt. Maxwell water, sunny AND within 1 mile of Ganges. \$85,000.

**FOR THE DISCRIMINATING BUYER** - 8½ ac. estate property with excellent soil, lots of sun, protected from winds, pond, creek and lovely trees. Distance views to the south and west. Subdividable. \$129,900.

**MAYNE ISLAND WATERFRONT** - Very pretty setting for your home or cottage on Campbell Bay. Lots of sun, good building sites, power & piped water. \$46,500.

**FOR QUALITY PROPERTY IN ALL PRICE RANGES**

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

**SMALL WORLD REAL ESTATE CO. INC.**  
P.O. Box 1022, Ganges, B.C. V0S 1E0 (604) 537-9977

**TRULY EXCEPTIONAL!**



**DESCRIBES THIS LUXURIOUS VIEW HOME!**

Situated on 2.79 private, sunny acres, there are VIEWS from the valley to three Mountain peaks. Features include: \* Custom Thermal Window Quilts \* Beautiful richly coloured fir plank flooring \* tiled entries \* 3 sets of French doors leading to over 1000 sq. ft. of sunny decks \* Super energy efficient design & orientation \* Custom cabinetry & entry door \* Raised ceiling over dining area with delightful built-in window seats \* 3 or 4 BRs, den & family room \* Over 2500 sq. ft. of spacious and elegant living and much, much more. Offered at \$185,000.

**Ask for free catalogue and see this home with  
JAN MACPHERSON - 537-9894**



**GULF ISLANDS REALTY LTD.**  
Box 750, Ganges, B.C. V0S 1E0 (604) 537-5577

Sending us news or ad copy?

**FAX IT!**

**FAX #: (604) 537-2613**

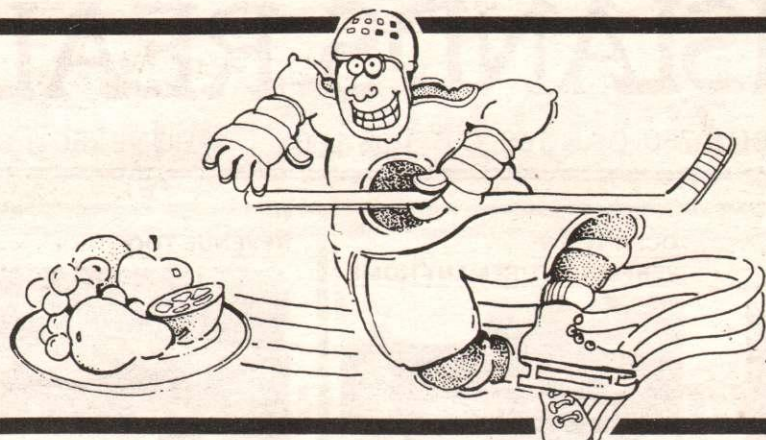
**Gulf Islands Driftwood**

YOUR COMMUNITY NEWSPAPER

13-2



Oh what a  
feeling!



## "A Selection of Desirable Homes and Waterfront Property"

### S. W. Facing LOWBANK WATERFRONT



If privacy and quiet are important to you, you will want to preview this spectacular, 30 acre waterfront property. Only the calling gulls and the frolicking seals break the silence of this sun-drenched, level, building site. This is Salt Spring's west side and visiting it is like stepping back in time 50 years, allowing you to walk miles of coastline without confronting a hydro pole, or fence, or physical barrier of any kind. With over 350 feet of shoreline and 3,000 feet of depth, this property offers a diverse topography, from arable pasture to moss-covered rocky knoll, to grassy level foreshore. This property is remote, but not isolated. \$139,000.

### ON THE GOLF COURSE!



**QUIET WILDWOOD LOCATION** — This large, comfortable, well-maintained family home is in a quiet neighbourhood backing onto the Golf Course, and yet within walking distance of schools, shopping and other Ganges activities. The front yard landscaping is Japanese-style and requires virtually no maintenance. The backyard is lawn, blending into the Golf Course. With a full basement, this home promises lots of storage space and room to spread out. The house is from the 30s with leaded glass windows and coved ceiling, but totally renovated to offer all the conveniences of a modern day home. \$109,000.

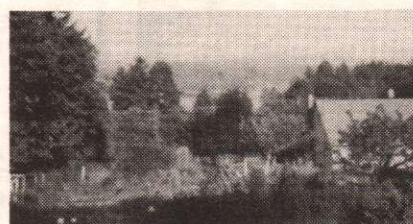
## BEAVER POINT ROAD OCEAN-VIEW ACREAGES

- LOTS FROM 1½ TO 8 ACRES
- QUIET PASTORAL AREA
- HYDRO TO ALL PARCELS
- BUILDING SCHEME PROTECTION
- PRICED FROM \$34,900 to \$79,000
- SUBDIVISION NEARING COMPLETION



### A CATHEDRAL OF 1st GROWTH TIMBER — PRIVATE, PEACEFUL LAKEFRONT —

The sandy swimming beach is only one of the features of this seven acre lakefront property. The driveway winds through a cathedral of stately first growth fir, terminating at the level open lakefront building site, next to trout spawning Blackburn Creek. Cusheon Lake is popular with local sports fishermen for its population of mature trout and is ideal for canoeing or small sailboats. This is absolutely the last unspoiled, large waterfront available on Cusheon Lake and with a 50-acre greenbelt area directly adjacent to it, offers absolute privacy and seclusion. \$119,000.



### CALLING ALL GARDENERS!

This 3/4 ocean view property contains fruit and nut trees, grapes, flower gardens, and a huge assortment of shrubs. The 2 bdrm. view house is complemented by a garage, workshop, woodshed, root cellar and greenhouse and is beautifully landscaped. Convenient location, close to village. \$79,000.

**Strick Aust**



**SALT SPRING REALTY LTD.**

SERVING SALT SPRING ISLAND FOR 61 YEARS  
149 Fulford-Ganges Rd., Box 69, Ganges, B. C. V0S 1E0

Phone 537-5515  
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Fax Number 537-9797

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**FACTS ABOUT THE  
CANADIAN CANCER  
SOCIETY,  
B.C. AND YUKON  
DIVISION**

Did You Know:

- A. The partnership between CCS volunteers and generous donors raised \$3,734,253.00, surpassing the 1987 campaign goal and exceeding the 1986 total by 16%?

CANADIAN  
CANCER  
SOCIETY

SOCIÉTÉ  
CANADIENNE  
DU CANCER



BRITISH COLUMBIA AND YUKON DIVISION

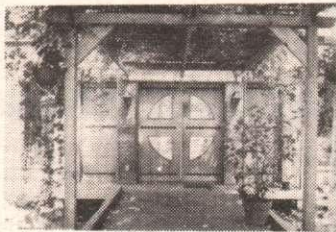


# GULF ISLANDS REALTY LTD.

P.O. BOX 750 GANGES, B.C. V0S 1E0

PHONE (604) 537-5577

## MARVELLOUS MARACAIBO



Step out of your private garden and enjoy the benefits of membership in an exceptional development. Over 300 acres of common land to explore with a network of trails leading to quiet beaches and viewpoints. Tie your boat up at the marina, play tennis or just relax while your children swim in a warm lagoon. You can enjoy expansive sea views, or a soak in the hot tub in this most intriguing highbank waterfront home. Offers to \$185,000 mls. Let's go see it today!

## WATERFRONT



That's exciting and still undeveloped! The exposure is superb and the views are uncompromised. Quietness and privacy can truly be enjoyed on this 3 acre property. Asking \$198,000 mls.

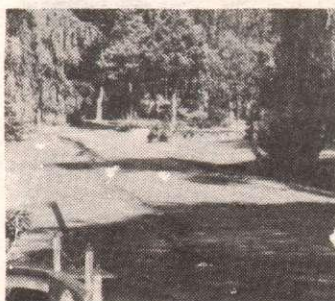
For more information on these or other fine waterfront properties, please call HENRI at 537-5577 or 537-4273.

## WEST COAST CONTEMPORARY



Well planned for low maintenance and well built for energy efficiency. This 6 yr. old home facing south provides 3 BRs & den, 2 full bathrooms, over 1800 sq. ft. Lots of sundeck. Ready to move in. \$97,500 mls.

## BED & BREAKFAST?



At the end of a circular driveway in a lovely landscaped setting sits this home of 4700 sq. ft. including a self-contained 2 bdrm. & den suite of 1400 sq. ft. The six bedrooms with interconnecting bathrooms, huge lounge/dining area, separate kitchen plus two bedsitting rooms and a cottage attached by a breeze-way lend itself perfectly to a B & B or special needs home. Zoning is CCF. Furnished and equipped for \$229,000 mls.

## OCEANVIEW PERFECT RETIREMENT HOME



Exquisite 2 BR. home in beautiful condition. Very tastefully decorated. Nothing to do but move in and enjoy! \$77,500 mls.

## PRICE REDUCTION!



You'll look a long time to find a property as well kept as this. 2200 sq. ft., 3 bdrms., 2 bathrms., HUGE country kitchen, double garage with loft, greenhouse. Beautiful grounds. Panoramic pastoral farm view from back deck. Now \$119,900 mls.

## FAMILY HOME OR DOUBLE REVENUE



A deluxe lakeview family home or easily convert the lower level to S/C suite. Triple garage/workshop, paved driveway, on popular Woodland Dr. \$99,900 mls.

## LOTS FOR YOUR \$\$\$s

\$23,900 - .60 acre, s. exp., piped water, vendor terms  
\$24,000 - 2.02 ac., s.e. exp., Mt. Baker view, well, hydro  
\$25,000 - .73 ac. lakeview, hydro, piped water

\$29,900 - .87 ac., potential, oceanview, piped water, hydro, adj. lot available  
\$29,900 - .92 ac. potential oceanview, piped water, hydro, adj. lot available.

**SUNSET DRIVE VIEW LOT** - offering all the best, S.W. exposure, magnificent controlled oceanview, easy access, piped water system. Build your dream home in a prestigious residential area. \$79,900 mls.

**DONNA REGEN, CGA**  
Professional Confidential Service  
537-2845

## ACTION WANTED

\*\*\*\*\*

## MAJOR PRICE REDUCTION COTTAGE IN THE WOODS



At an affordable price, this 2 bdrm. cedar home is situated on a private, natural lot on the sunny north end. Now \$57,000.

## REVENUE TOO!



On this sunny, level, arable 1/2 acre with over 14 fruit & nut trees, mature landscaping, many rhodos, bulbs and shrubs. Backing on the 4th hole, you could keep your golf cart at home! This 2 BR. home features self-contained in-law suite (or rec room) and is beautifully cared for. \$112,000.

## MAKE A REAL DEAL!

On this 1/2 acre view lot priced at \$18,900. Motivated owner wishes to buy elsewhere.

For free catalogue, call JAN at 537-9894

## OH, THOSE VIEWS!



\$85,000 - This cosy cottage on 10 private acres enjoys superior views & paved access. Live in the cottage & build your DREAM HOME here.

## VESUVIUS RANCHER



3 BR. home on nearly an acre of sunny, level, arable property with mini-orchard. Close to tennis, Portlock Park and swimming. \$69,500.

## THETIS ISLAND BED & BREAKFAST OPPORTUNITY



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.

## PRIVATE, SUNNY ACREAGE

This attractive 3.36 ac. parcel slopes up from the road to a very private building site at the back of the property. A driveway is roughed in to the home site which has an excellent southern exposure and distant sea views. \$49,500 mls.

## WATERFRONT FARM AND/OR RETREAT ON 3 TITLES



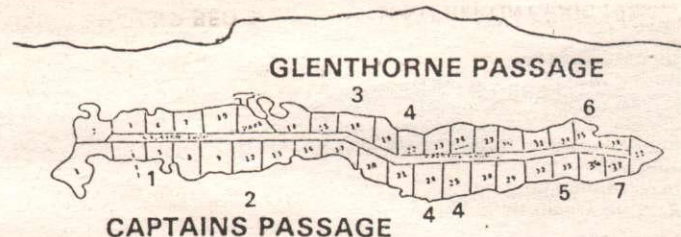
Wonderful private weekend retreat hidden away at the edge of over 1100' of tidal waterfront. Over 14 acres in total plus a year-round stream and a caretaker's cottage. Offers great hobby farm potential. 3 separate titles (9.37 acres of fields, 3.27 acres with houses, 1.73 acres of trees). \$170,000 mls.

## PENDER ISLAND RETREAT

This immaculate 2 BR. plus den home has great privacy in its treed setting which backs onto a park. The large sunroom is an excellent place to relax after a workout on the badminton court or putting in the greenhouse. \$58,500 mls.

## SECRET ISLAND — WHERE EVERY LOT IS ON THE OCEAN!

Just minutes from all services in Ganges on Salt Spring, and close to Otter Bay on Pender, Montague Harbour on Galiano and Village Bay on Mayne. Secret Island offers superb views, sheltered moorage, community dock and water system.



- LOT 5: .23 acre, + 225' frontage, substantial 3 BR. cabin overlooking private beach ..... \$59,000
- LOT 12: .26 acre, + 110' frontage, level lowbank lot backing on community dock ..... \$35,000
- LOT 18: .22 acre + 150' frontage, lowbank, unusually good dock site ..... \$35,000
- LOT 22, 24, 25: .85 acre, + 290' frontage, being offered as a package. Lot 22 has a dock ..... \$75,000
- LOT 33: .23 acre, + 118' frontage, foundations for cabin started, boat haul out possible ..... \$25,500
- LOT 35: .19 acre, + 150' frontage, low bank building site, with excellent dock potential ..... \$31,000
- LOT 37: .17 acre, + 100' frontage, level lot, nicely treed with sweeping views ..... \$35,000

For more information on these and many other Gulf Island listings, call:  
**DAVID DUKE — 653-4538**

## SOUTH ISLAND ACREAGE



**\$69,900 MLS.** - Almost 5 acres with fenced pasture land, building site with distant ocean views, lovely sunny location. A rare find! **COUNTRY ESTATE?**

**YES, AND ONLY \$120,000 mls.**



Situated on 1.30 ac, with pond, overlooking pastoral scene. House is of unique design over 2000 sq. ft. featuring large (23' x 19') living room with high ceiling, 3 BRs and many other features. For more info. or appointment to view, call: **SANTY G. FUOCO - 537-2773.**

## BUILDING LOT 1 ACRE

**\$25,000 MLS.** - This treed lot has some trees felled in preparation for a building site. On Maxwell water system. Close to village on Cranberry off Fulford-Ganges Rd.

CALL SANTY G. FUOCO 537-2773

## OCEANFRONT "GEM" SOUTHWEST EXPOSURE \$175,000 MLS.



Located on over 1 1/2 acre. Views to Sansum Narrows in Vesuvius, over 130' frontage, walkway to oceanfront, mooring buoy, oceanside deck, winch & slipway for small boat. Cottage: well built with 1 BR. plus stair accessed loft, fireplace and super large entertainment deck. So peaceful and quiet, must be seen to be appreciated.

## QUARRY DR., SPECTACULAR OCEANFRONT PROPERTY



1.31 acre lot with SW exposure looking down Sansum Narrows. Community water, cable, hydro, new listing. \$95,000 MLS.

MLS statistics from the Victoria Real Estate Board for the first 4 months of 1988 on Salt Spring show GULF ISLANDS REALTY LTD. tops in all categories of dollar volume, listings sold and sales per capita.

"EXPERIENCE MAKES THE DIFFERENCE"

TONI HOLMES 537-2758  
DAVID DUKE 653-4538

SANTY G. FUOCO 537-2773  
JAN MACPHERSON 537-9894

DONNA REGEN 537-2845  
JOHN WOODWARD, MANAGER 537-4503

HENRI PROCTER 537-4273