

Just how much do you know about the energy factor in your home?

One way to find out is by taking this home energy quiz. It's an entertaining way to test your energy IQ, and possibly increase your knowledge of home energy issues. Encourage family members to join in a little friendly competition to see who has the best knowledge of home energy issues.

If you pass the quiz with flying colours, chances are you're already living in an energy-efficient home. You are also fully aware of such benefits as reduced heating costs and increased comfort.

If your results aren't so great, don't despair! You should learn enough from the quiz to take the first important steps toward making your home more energy-efficient. Inexpensive measures such as caulking, weatherstripping and extra insulation usually pay for themselves quickly, and you'll enjoy the benefits for years to come.

For free information on any of the subjects covered in this quiz, simply write to the Residential Energy Management Division, Energy, Mines and Resources Canada, 580 Booth St., Ottawa, Ontario K1A 0E4.

1) In the average Canadian home, the area of greatest energy loss is the:

- (a) attic
- (b) doors and windows
- (c) basement
- (d) air leaks throughout the building
- (e) walls

2) After space-heating, which of the following accounts for the largest portion of your energy consumption?

- (a) major appliances
- (b) lighting
- (c) water heating
- (d) minor appliances

3) How often should your heating appliance (furnace or boiler) be serviced?

- (a) after every heating season
- (b) before every heating season
- (c) about every other year
- (d) when you notice decreased performance or have problems with the system

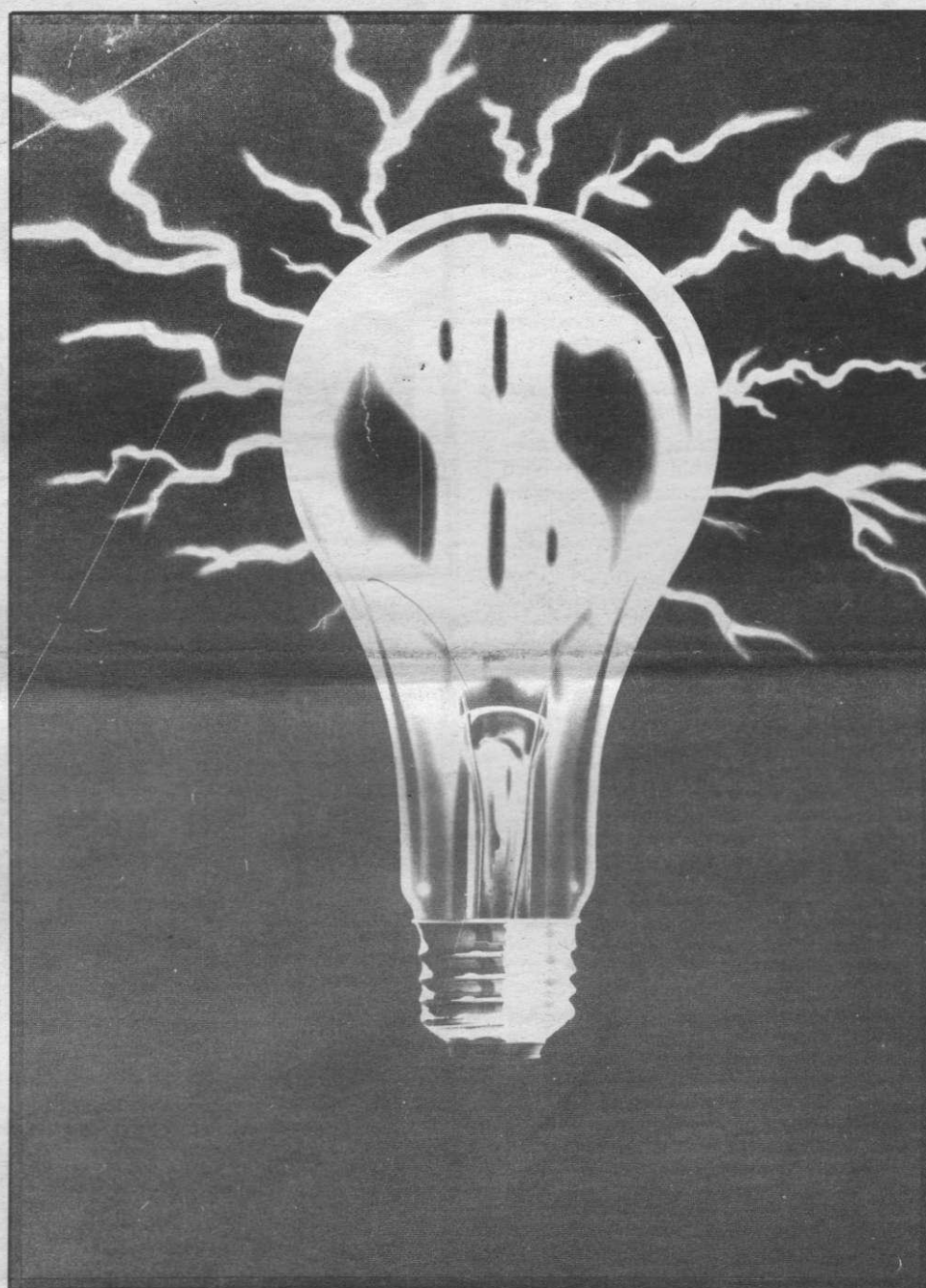
4) The filter in a forced-air furnace should be cleaned or replaced:

- (a) whenever it is dirty, but at least once a month during the heating season
- (b) once a year after the heating season is over
- (c) every six months or so

5) Condensation (the release of water vapour from the air) occurs when warm air comes into contact with a cold surface. Too much condensation in a home can result in:

- (a) rotting of wooden window frames, sills and trim

## Test your energy IQ



(b) wet, compacted insulation with reduced thermal resistance values

(c) peeling mouldy paint and wall finishes

(d) rotting of the building's structural materials

(e) all of the above

(f) none of the above

6) The first step to take to reduce condensation problems in a house during winter is to:

(a) buy a dehumidifier and run it constantly until the problem disappears

(b) limit the amount of moisture produced in your home

(c) open windows slightly, even in the winter, for a few hours each day

7) The main reason for having a conventional fireplace is to:

(a) enhance the aesthetics of a room

(b) supplement the primary heating system

(c) heat the entire house

(d) help reduce the amount of energy used by the primary heating system

8) When insulating a basement wall that has a history of major moisture problems, you should:

(a) use a waterproof insulation material

(b) install a heavy-duty moisture barrier

(c) insulate from the outside

(d) not insulate until the moisture problem has been eliminated

### TRUE OR FALSE?

9) An insulation material's ability to keep the heat in your home is based solely on its thickness. One millimetre of any type of insulation will always insulate as well as one millimetre of another.

10) Installing extra insulation is always the first step you should take to improve the energy efficiency of your home.

11) Hot air rises, so insulating the attic will make a house energy-efficient.

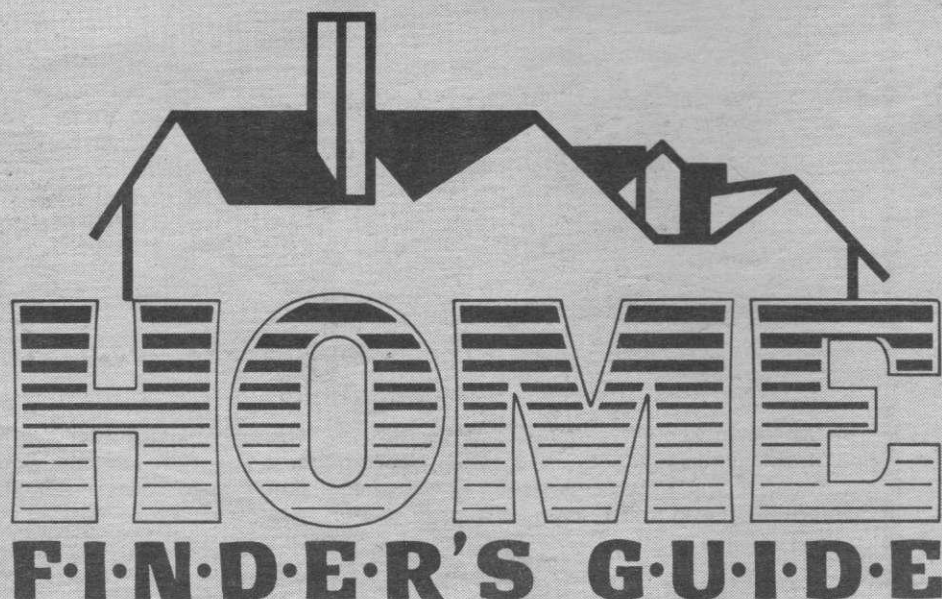
12) To remedy condensation problems, the earth floor of a crawl space should always be left uncovered so that it can dry out naturally.

13) Windows typically account for 10-25 per cent of a house's heat loss.

14) Caulking and weather stripping materials are all the same. Any one type can seal the different joints in your house as well as another, so it makes sense to buy the least costly product.

15) It is important to seal the sill plate (the joint where the house frame meets the foundation wall) because this area can be

Turn to page C-2



## Your guide to Gulf Island properties

COMPLIMENTS OF:



# Quiz offers chance to test energy IQ

From page C-1

responsible for a large part of the total air leakage in a house.

16) If weatherstripping is properly applied to doors and windows, the unit cannot be opened.

17) For each degree you set your thermostat above 20°C (on a 24-hour basis), your fuel consumption will increase an average of five per cent.

## ANSWERS

Score one point for each correct answer. More importantly, remember that each question you have answered incorrectly may be costing you money!

1) (d)  
2) (c) After space-heating costs, water heating accounts for the largest portion of your energy consumption. In fact, water heating uses more energy than all of your lights and appliances combined.

3) (b) Annual servicing prior to the heating season is the best way to ensure safe and efficient operation of your heating system.

4) (a) This will help the furnace deliver heated air to all the rooms in your house.

5) (e) If untreated, large amounts of condensation can result in all of these problems.

6) (b) Simple measures such as cooking with lids on your pots and avoiding hanging wet clothes to dry indoors will reduce moisture production in your house. Opening windows can help reduce condensation, but this isn't a practical solution because of the vast amount of heated air it wastes.

7) (a) Fireplaces can enhance the aesthetics of a room tremendously. However, they cannot serve as effective primary or supplementary heat sources, and often cause the primary heating system to work harder than if the fireplace wasn't operating.

8) (d) Concrete basement walls with moisture problems should be insulated only after the problem has been eliminated and the wall thoroughly damp-proofed.

9) False. A material's thermal resistance value, or ability to resist heat flow, is measured in RSI (metric) or R (imperial). The higher the RSI or R value, the better the material insulates. In some cases, one millimetre of one type of insulation can have

a higher thermal resistance value than two millimetres of another material.

10) False. No single conservation measure will always be most appropriate in every case. Before taking any measures, determine the extent of air leakage from your home, existing levels of insulation, and the condition of the heating system.

11) False. Heat moves in any direction, as long as it's moving from a warm spot to a colder one. Attic insulation will help but it will not, by itself, make your home energy efficient.

12) False. Earth crawl spaces should always be covered with a moisture barrier. Otherwise, moisture from the earth will make its way into the living space of the home where it can lead to condensation problems.

13) True. The good news is that you can reduce this heat loss by increasing the layers of glazing in a window and by thoroughly caulking and weatherstripping the joints in and around the window.

14) False. Many materials are designed for special applications, so choose the appropriate material for the job. Don't base your decision on price alone: inexpensive materials may not be very durable or effective.

15) True. The sill plate should be one of your top air-sealing priorities.

16) False. Weatherstripping is designed to be installed at any moveable joint. Applied properly, it should make these units airtight while allowing them to open and close freely.

17) True. And the reverse is also true: for each degree you set your thermostat below 20°C on a 24-hour basis, fuel consumption will drop by about five per cent.

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FULFORD HARBOUR  
\$85,000  
Character home on 1.7 acres across from Fulford Marina. Walk to schools, ferry & shops. 3-4 bedrooms.

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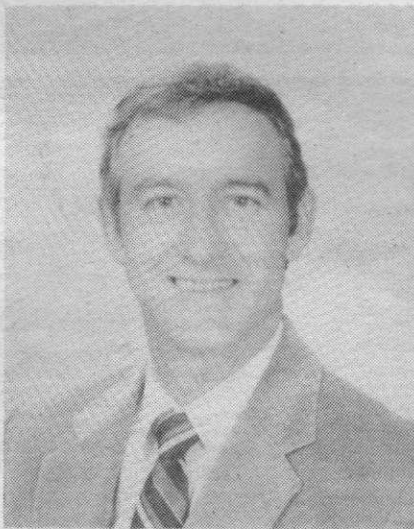
## RECYCLE THIS PAPER



The management of Brinkworthy Place is pleased to announce that

**PATRICK LEE**

has joined our firm as Sales Representative for our rapidly growing housing development.



Patrick is a fourth generation Salt Spring Islander and is well known in the community. His background includes 10 years employment with the Bank of Montreal, 10 years in the local real estate industry and more recently he was a familiar employee at Foxglove Farm & Garden where he was General Manager for 11 years.

In his capacity as Sales Representative Patrick will be responsible for the sale of all new homes. If you are interested in learning more about the advantages of owning a home in Brinkworthy Place, please feel free to contact him for information and a tour of our display homes.

Bus. 537-4041 Res. 537-5302



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*Way to go, Canada!*

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\$40,000 - Downtown Ganges 1/4 acre zoned Rural, has great Commercial possibilities.

## OCEAN VIEW HOME

\$8750 down and a B.C. 2nd mortgage would move you into this \$75,000, 2 bedroom, 1050 sq.ft. home. Very AFFORDABLE at \$787/month.

## BUILDING LOT

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\$54,900 MLS. Power and water connections already on site. Level and partially cleared. An excellent building site in the prestigious CHANNEL RIDGE development with protective building restrictions.

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## LUXURIOUS 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 1 1/2 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.



## CHARACTER HOME ON SMALL ACREAGE

This well-built, 3 bdrm. home is located on 1.5 acres just 2 miles from Ganges. Very sunny and secluded with excellent garden and great water system. Fine mountain views, and in walking distance to SW facing beach. Home is only 12 years old and priced to sell. \$89,000.

**WILF BANGERT**  
537-5568 or 537-5692

## WATERFRONT LOT VESUVIUS

Beautiful ocean views from this lowbank lot. This is an artist's dream, pretty, quiet and just steps to the beach. There is water, hydro and cable to the lot line. Located on Monteith Drive, Vesuvius. ASKING \$120,000.

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## ACREAGE

50 acres of sub-dividable land with a 4 bedroom cottage and other outbuildings including a large barn. Good views and exposure. About 1/3 cleared. Some timber. \$265,000 MLS.

## LOT

1/2 acre lot with new sleeping cabin. Ocean view. Driveway in. Only \$19,900 MLS and vendor wants to sell NOW.

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537-9510  
384-0230

## REAL ESTATE NEWS



**BRIEN FOERSTER**  
I wanted to be a realtor; but instead I got a part time job counting politicians' brain cells.



## GREAT INVESTMENT

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 & two garden sheds. Could be sold to 2 separate buyers but need to be sold at the same time. Just listed at \$142,500 MLS as a package.

## IDEAL RETIREMENT HOME



Delightful one level home on sunny private lot near shops and amenities of Ganges Village. Extensively renovated and upgraded in 1983. Large sundeck. Attractive garden, carport and workshop. Fenced dog run. A pleasure to show! \$84,900 MLS.

**ANN FOERSTER**  
537-5568 or 537-5156



## I'M BACK ON THE MARKET!

Oceanview income property currently divided into 2 rental suites. Close to town yet private and quiet. Excellent holding property. Value like this sells fast. \$77,900 mls.



## 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.

## THIS MAY NOT BE ON THE MARKET LONG!

Oceanview acreage with sleeping cabin has driveway in, a drilled well and pump and hydro to the pumphouse. Camp out on weekends as you build your house on the prepared building site. Private, sunny and close to ocean. \$59,900 MLS.

## WATERFRONT 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.



## SEE THIS BARGAIN BEAUTY BEFORE SOMEONE SNAPS IT OFF THE MARKET!

Views are enjoyed from every room of this 1400 sq.ft. rancher that sits on nearly 2 acres of easy maintenance property. This walk on, low bank waterfront abutts a park and has a sand and shell beach. Deep water moorage, a jacuzzi tub and a separate 10'x12' outbuilding that could be used as studio-workshop space completes the picture. SEE IT TODAY! \$190,000 MLS.

## NO BETTER WAY TO BRIGHTEN YOUR FUTURE ... IT'S TOO GOOD TO MISS!



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.



## VIEW! VIEW! VIEW!

Sunny, southend 3.38 oceanview acres with spacious home. 2 level, 3 bdrm. home has a 3-car garage and workshop plus a garage for motorhome. Waterfront and beach access too! \$174,500 mls.



## ABSENTEE OWNER ANXIOUS TO SELL

Ocean view home currently divided into 2 rental suites which gross \$550. per month. Close to town yet private and quiet. Excellent holding property. Offers to asking price of \$77,900.

## JUST LISTED!

Cabin on secluded acreage on southend of island. Ideal opportunity for weekend retreat. Heated by wood, there is hydro and enjoy the sauna. Only \$45,000 MLS.

● Nicely treed lot in area of nice homes. Potential ocean view just minutes from sand and shell beach. \$25,900 MLS.

● Ocean view building lot with pleasant views of Ganges Harbour. Driveway in and building site levelled. \$33,500 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.

**KERRY & ARVID CHALMERS**  
537-5568 or 537-2182

You are cordially invited to contact **ROBERT M. TRUMP** at home or office to discuss all of your real estate needs and wants.

Originally licensed to sell Real Estate in B.C. in 1969, I combine experience with integrity and discretion.

**Pemberton, Holmes**

**537-5568**  
or res. **537-5988**

## OLD SCOTT ROAD — OCEANFRONT



This very well built house sits on almost an acre of flat, low bank waterfront in a favoured location on Ganges Harbour. The view is to the south west and totally unspoiled. Other features, should you not be sufficiently interested at this point, are:

- separate suite down requiring some finishing.
  - Separate insulated garage/workshop/ or office.
  - Fenced garden.
  - Privacy and seclusion.
  - Rebuilt house interior within last 2 years.
- \$315,000 MLS.



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#### GARDENER'S DELIGHT

A very cosy 2 bedroom cottage on 1.03 acs. in preferred area near Vesuvius Beach. Private, quiet and a garden filled with flowering shrubs and trees. \$73,900.  
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#### SALT SPRING FAMILY FARM

Immaculate hobby farm in preferred area. 5 bdrm family home. Good barn, pasture, stream, garden and orchard. Pastoral setting in quiet area. Includes stock and hay. Asking \$217,500 MLS  
**CALL TOM**



#### SUNSETS BEYOND YOUR IMAGINATION

4.2 acres of privacy with 100' of walk on beach, in ground oval pool, 2500 sq. ft. renovated home, circular driveway and plenty of out buildings to store your belongings. Asking \$425,000 MLS  
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#### GALIANO ISLAND

Farm acreage just minutes from Sturdies Bay ferry. 108 acres. Older home with cabin and garage. Approx. 83 acres farm zoned. 25 acres rural zoning. Potential for some subdivision, possible seaviews. \$280,000 MLS  
**CALL ED**

#### MODIFIED MOBILE —

The interior has been re-done in this older but well taken care of mobile, with integrated 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 B.C. Govt. 2nd. Mortgage.  
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#### 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**



#### GREAT FAMILY HOME

Large 4 BR family home with 1 1/2 baths. Newly renovated kitchen & utility room, new carpets throughout upper floor. 0.60 acre with some distant ocean views. Located on dead end road within walking distance of town. List price \$79,500 MLS  
**CALL BECKY**



#### COMMERCIAL OPPORTUNITY

Former Legion building in downtown Ganges core. Great location with approx 3400 sq. ft. of building and on sewer system. If you have the business, we have the spot. Listed at \$175,000 MLS  
**CALL BRIAN**



#### 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**



#### OCEANFRONT COTTAGE

Cosy 2 BR cottage on 0.33 acre with nearly 100' of sandy beach at Fulford Harbour. This lovely property is near the ferry, marina, shops and enjoys terrific views of Fulford Harbour. \$119,500 MLS  
**CALL DARLENE**



#### SCOTT POINT OCEANFRONT

Attractive family home of almost 3000 sq. ft. 3 BR, 4 bath, den, family room with wet bar, built-in sound system, many extras. Outstanding south facing private acre with steps to beach. Also, separate 2 BR guest house! Very rare. \$368,500 MLS.  
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#### 20 ACRES ON PRIVATE LAKE

Approx. 20 acres of gently rolling property with extensive lake-frontage on Ford Lake. Pastures, a stream and stands of trees makes this property an ideal retreat for the hobby farm or recreational enthusiast. List price \$175,000 MLS  
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#### SCOTT POINT WATERFRONT

This 3 level home has 3 kitchens, 3 bathrooms, 3 bedrooms and 3,000 sq. ft. of deck. Situated on 0.75 acres of land with walk on beach, deep moorage and a 3 minute walk from Long Harbour. \$280,000.  
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#### AFFORDABLE WATERFRONT

ONE acre of sunny high bank W.F. with gorgeous views to the west for the sunsets. Open, sunny, and one of the best warm swimming beaches on the Island only minutes away. Drilled well - 2 gpm. Only \$68,000 MLS.  
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#### TIRED OF PAYING RENT?

Take a look at this! Small 2 BR home located on 1/2 acre with a seasonal creek. Your own little spot to plant a garden, keep chickens and ducks and enjoy the nearby beach. \$49,000 MLS.  
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#### WATERFRONT WONDERLAND

A magnificent nine acre low-bank waterfront property with approximately 900 feet of shoreline enjoying ever changing seascapes and sunsets. The house is 1945 vintage, a comfortable, spacious, architecturally designed classic. There is subdivision potential. All offers will be carefully considered. \$750,000 MLS.  
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#### SALT SPRING ISLAND OCEANFRONT

Outstanding south facing 1/2 ac. oceanfront lot with roomy cabin on beautiful Scott Point. Very private and easy walk to ferry terminal. A must see, moorage potential. \$175,000 MLS  
**CALL ED**



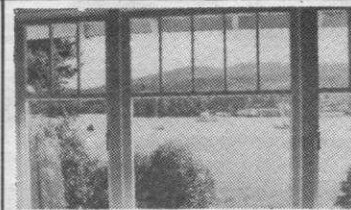
#### COMMERCIAL 2 ZONING

Great family business and revenue potential situated in Lake Cowichan. Entire building of 2,754 sq. ft. includes store area 1,054 sq. ft., storage w/walk-in coolers, etc. 646 sq. ft. w/2 BR, plus garage, laundry and outside storage. Great potential on this 0.63 ac., to also put a second storey over store & storage area. Possible trades to mainland. Asking price \$99,500 MLS  
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#### THE CHARM OF YESTERYEAR

Carefully renovated older 3 BR farmhouse on 20.53 arable LAKEFRONT acres. Creek, pasture, old orchard, lilacs, original out-buildings. Sunny exposure - altogether delightful! Asking \$195,000 MLS.  
**CALL SYLVIA OR ARTHUR**



#### WATERFRONT CHARACTER HOME

Walk to town from this sunny southern exposure Ganges Harbour home. You'll enjoy the gardens, large separate workshop & greenhouse. Comfort and convenience. Asking \$240,000 MLS.  
**CALL BRIAN**



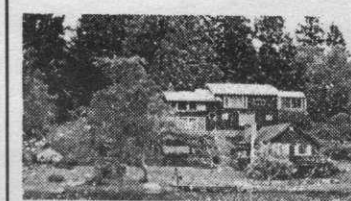
#### PARK SETTING

Peaceful parklike setting with seasonal creek. This 2 bedroom home is located close to town in quiet and peaceful setting. Very quaint & unique. Asking \$83,000 MLS.  
**CALL BECKY**



#### VIEW ACREAGE-GANGES HILL

6.37 acres. Strategic location, close to Ganges. Well treed residential acreage. First time on market in 15 years. \$120,000 MLS.  
**CALL GARY**



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.  
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#### VESUVIUS BAY ROAD LOT

.68 ACRE  
PRICE REDUCTION TO \$24,500  
A very desirable building lot.  
\* Level  
\* Fenced all sides with driveway in place  
\* Sunny, with St. Mary Lake across the road  
\* Piped water  
\* Close to ferry access  
**CALL GARY**



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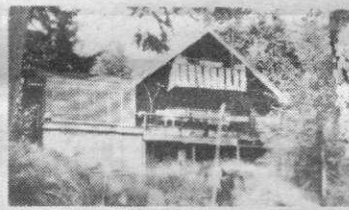
**TOM HOOVER**  
Principal Agent  
537-5918



#### SUPERB OCEAN VIEW LOT

Level, nicely treed building lot located in prestigious 100 Hills area, minutes from Ganges Village - enjoys superb views of Ganges Harbour & the Islands, snow capped North Shore Mtns, passing ferries and marine traffic. Listed at \$55,000 MLS.

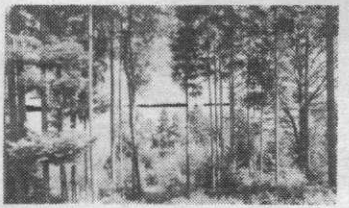
CALL DARLENE



#### 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



#### OCEAN VIEW - SUNNY, TOO!

West facing 3 bdrm. home on almost 3/4 acre lot with views of Stuart Channel. Home features rec. room, workshop, large deck and paved driveway. Asking \$89,900 MLS.

CALL BRIAN



#### 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

#### JUST UNDER 3 ACRES

Nicely treed property with drilled well, framed cottage, roughed-in driveway. Zoning permits guest cottage and main residence. Asking \$39,500 MLS.

CALL BRIAN



#### 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



#### VESUVIUS WATERFRONT

South-facing ONE ACRE with spectacular views down Sansum Narrows. Roughed-in driveway, part of old orchard. Water, hydro, cable at lot line. \$150,000 MLS.

CALL SYLVIA OR ARTHUR



#### 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.

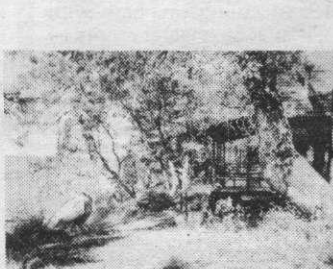
CALL PAT



#### TRADES ANYONE?

Cosy little 3 BR home right in Lake Cowichan. Minutes from stores, schools, parks & swimming only 2 blocks away. Great family starter or retirement home. Asking \$59,900 MLS.

CALL JANET



#### REID ISLAND

Outstanding lowbank oceanfront retreat. 6 acres west facing with roomy chalet cottage plus guest house. \$149,500 MLS.

CALL ED



#### 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



#### WATERFRONT - PRICE REDUCED

If you're looking for a very large home or 2 homes in one, see this appealing Ganges Harbour beauty. Easy care property, with a perfect little beach right in front. Hot tub with a view. Asking \$315,000 MLS.

CALL BRIAN



#### MAKE HAY WHILE THE SUN SHINES!

Our vendor must sell this superb 22.73 acre LAKEFRONT farm property with added bonus of 7 acres of C-4 Resort zoning to really make hay. Large comfortable 5 BR, 2 1/2 bath home with pastoral views to the lake. Near village. Asking \$395,000 MLS.

CALL TOM, ARTHUR OR SYLVIA



#### 11.75 ACRES - 180° VIEW

Beautiful 180° of views as far as the eye can see! Looking out over Active Pass, Galiano Island, the San Juan Islands to Mount Baker. Very unique! Asking \$79,000 MLS.

CALL BECKY

#### SUPERB OCEAN VIEW LOT

Level, nicely treed building lot located in prestigious 100 Hills area, minutes from Ganges Village - enjoys superb views of Ganges Harbour & the Islands, snow capped North Shore Mtns., passing ferries and marine traffic. Listed at \$55,000 MLS.

CALL DARLENE



#### LOWBANK RETIREMENT HAVEN

Sitting in the sun looking upon the Islands of Ganges Harbour is this 2 BR open plan home. Well built and aesthetically pleasing with vaulted cedar ceilings, old brick fireplace and woodstove. Almond & oak kitchen cabinets and much more. \$259,000 MLS.

CALL ANNE



#### VESUVIUS COMMERCIAL

Excellent revenue from 2 commercial leased storefronts and a residential 4-plex. Two rare C-1 zoned lots in sunny Vesuvius close to the beach and ferry. \$175,000 MLS.

CALL PAT



#### ARABLE ACREAGE CLOSE TO TOWN

There are 2 parcels of land making up this private 8.72 acres. Fenced for animals, lean-to and pond potential. A must see for the would-be farmer. \$75,000 MLS.

CALL JANET



#### WESTSIDE WATERFRONT

Soaking in sunshine on the west side of Salt Spring are these naturally beautiful oceanfront properties. Year round moorage at marina for property owners. Priced from \$69,800 to \$94,500 MLS.

CALL BRIAN

#### 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



#### 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



#### 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



#### RARE OPPORTUNITY

This 39.86 acre parcel in the Fulford Valley offers a unique environment of rural living for the hobby or gentleman farmer. \$180,000.

CALL EILEEN

#### .66 ACRE IN VESUVIUS

A choice building lot situated on quiet cul-de-sac with hydro, cable & water to property line. Located in the very desirable area of Vesuvius. Asking \$23,900 MLS.

CALL BECKY

#### BUILDER'S SPECIAL

Put yourself to work and put the savings in your pocket. Roughed-in plumbing; needs wiring & insulation (+ more) but it's a start!! \$35,000.

CALL JOHN OR SUE

#### WHY PAY RENT?

When you could be the proud new owner of this 1 bedroom home on 1/2 ac. close to the Driftwood Center & Browning Marina. Call us!! \$45,000.

CALL JOHN OR SUE

#### SEEING IS BELIEVING

1200 sq.ft. 3 yr old home ... grand master bdrm upstairs & open living on main ... lots of cupboards, airtight stove & bay window. JUST \$59,900.

CALL JOHN OR SUE



## Marsh World



Ducks Unlimited (Canada)



**A SENSE OF TIME** — It has been found that ducks and geese (and most other migratory birds) are sensitive to changes in the length of day and night (and, therefore light and dark) which occurs with the cycle of the seasons. The sensitivity to length of day and night keeps them attuned to the environmental changes which occur throughout the year and times their seasonal activities. For example, the spring migration and reproductive cycle of ducks closely follows the increasing hours of daylight in the spring and therefore assures that the ducks will return to their nesting grounds and carry out their reproductive activity at the same time each year.

# NRS

## OUTER ISLAND PROPERTIES

FOR FREE MAPS, NRS CATALOGUES AND GENERAL REAL ESTATE INFORMATION, PLEASE CONTACT:

**NRS MAYNE ISLAND REALTY LTD. 539-2031**

(Including Saturna)

Carol Kennedy — 539-2606

**NRS GALIANO ISLAND REALTY LTD. 539-2250**

Rosemary Callaway — 539-2515

Jill Hansche-Penny — 539-5896

John Ince — 539-2559

Fran Whipple — 539-2296

**NRS. PENDER ISLAND REALTY LTD. 629-3383**

Marge & Don Keating — 629-3329

Linda Sokol — 629-6569

# GULF ISLANDS REALTY LTD.

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

### TWILIGHT ISLAND

The pure white shell beaches of this jewel-like island are less than 2 miles from the docks on Salt Spring. There's a two year old, 880 sq.ft. cabin, a separate sauna building, a flushing outhouse plus a propane toilet inside, huge sun decks on both sides of the cabin and a new deep water dock. Clams, crabs and fish are literally "at your doorstep." There's a propane stove, fridge and lights, plus a 110 volt light plant. All major furniture and the generator is included in the price of \$165,000.

### PRIZE WINNER

I am pleased to announce that Mr. T. Little is the winner of last week's quiz. Though this enthusiastic participant had real estate in mind as a prize, he was very gracious in his acceptance of 1.5 lbs. of Rogers Chocolates. Correct answers are as follows:

#### 1. Preferred Neighbourhood

This 1 1/2 acre property is located in the area known as Maracaibo. A beach access is across the road to allow enjoyment of Long Harbour. Well priced at \$35,000.

#### 2. Hobby Farm

The house is only 10 years old, has over 1200 square feet of living area and is situated on 5 acres. Well priced at \$127,500.

#### 3. An Acre of Waterfront

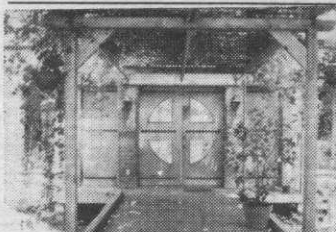
This lovely property enjoys the sheltered moorage of Long Harbour, has a good well, 166 feet of waterfront, and a B.C. Government Assessment of \$55,000. Well priced at \$57,000.

#### 4. View Acreage on North End Road

This property is more than 5 acres in size with a view of Trincomali Channel (Wallace & Galiano). Lots of trees here for privacy and wood supply. Sunny and gently sloping. Well priced at \$45,000.

FRANCES EIDE  
537-9350

### 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 \$195,000 mls. Let's go see it today!

### \$10,000 PRICE REDUCTION



### FULFORD HARBOUR VIEWS

An exceptional 2.43 acre property with views into Fulford Harbour and Mt. Bruce with potential for an even greater view when more trees are removed. There'll be a southerly exposed area of arable soil when cleared. There's a small travel trailer and 10x12 addition just right for a summer holiday retreat. All this is at the end of a quiet cul-de-sac and is just \$49,000 mls. NOW \$39,000.

### SATURNA ISLAND

Almost 1/2 ac. in the popular Tombo Channel/East Point area. Property is halfway between two public accesses to the waterfront with summer moorage and excellent salmon fishing. \$18,000 MLS.

CALL DAVID DUKE  
653-4538

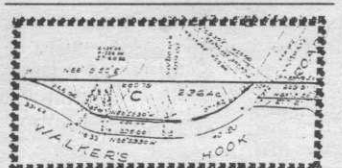
### AFFORDABLE OCEANFRONT ON MONTEITH DRIVE - \$89,000 MLS.



Stairs to beach on Duck Bay. Good building site with view, good moorage. In area of fine homes.

### 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.

### SERENITY



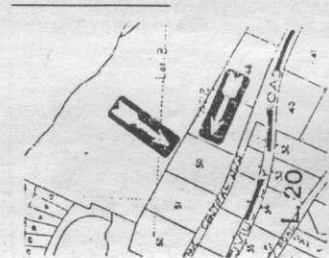
Peaceful sunny 1.97 acres with pleasant cedar cottage in the woods midway between Ganges and Fulford plus a 240 sq.ft. cottage/studio. \$69,500 MLS.

### NEW HOME \$189,000 MLS



This home located on a small acreage, 3.60 acs., midway between Long Harbour and Ganges Village. Great S/W exposure, features 3 BR, master ensuite, family room with massive brick F/P, large liv. rm. Dining area. Now completed and ready for your inspection.

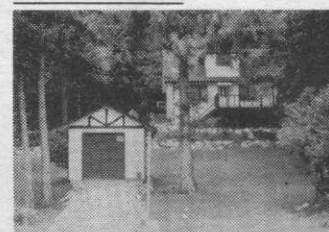
### SECLUDED ACREAGE YET CONVENIENT



This near 5 ac. parcel located on little used Central Ave. off Quebec Dr. offers seclusion plus lots of cedar, possible pond, plus lots of sun. \$42,000 MLS.

### 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.

### SUNSET DRIVE WATERFRONT HOME - \$425,000



Over 2700 sq.ft. with room to expand, located on 4.2 ac. with 110' of lowbank oceanfront, in-ground pool fully equipped. Home has 3-4 BR, large 26x18 living rm and 19x14 dining rm, both with own fireplace, master suite - 19x14 BR, 15x10 bathroom and 12x8 dressing rm. Many other features including landscaping around improvements and balance in natural state, and more.

Call  
SANTY FUOCO 537-2773

### OVERLOOKING GANGES HARBOUR

\$79,900 MLS

NOW REDUCED TO

\$76,900 MLS



Cute, clean and compact - 2 bdrms and 4 pce bath up. Large family room, utility room, 3 pce bath, huge workroom (could be 3rd bdrm) down. Privately located at end of quiet cul-de-sac. Near village on piped water.

### STARTER/RETIREMENT RANCHER



One level living close to town. Some ocean view. Thermo windows. Woodstove, stove, fridge, drapes. On an easy care 1/2 acre serviced lot with piped water. \$71,500 MLS.



### WATERFRONT FARM

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

### A SUPER BUY

Asking \$25,000 (MLS) for a fully serviced lot, .73 ac. (piped water, hydro at lot line). Excellent exposure, in an area of lovely homes.

DONNA REGEN  
537-2845

"EXPERIENCE MAKES THE DIFFERENCE"



By HUBERT BEYER

British Columbia's two major parties are, once again, squaring off over the issue of development versus the environment. While the Socreds are steadfastly refusing to ban off-shore oil drilling, the NDP says we can no longer afford to play roulette with the environment.

"The premier has admitted that both the provincial and federal governments are poorly prepared for oil spills, and his proposal for an emergency response team only deals with the problem after the fact," NDP Leader Mike Harcourt said last week.

Harcourt said the B.C. government must minimize future risks to the environment and coastal economy by saying no to off-shore drilling and by implementing strong regulations covering the marine transportation of oil.

The premier's assertion that we have the technology to permit off-shore drilling without environmental risk is without foundation, Harcourt said.

"The premier may be willing to risk future environmental disaster but British Columbians are not," he said.

FISH FIGHT

Elsewhere on the environmental front, the provincial government is taking a tough stance with Ottawa. Health Minister Peter Dueck last week demanded from the federal government a copy of a recent study regarding diseased fish in Vancouver Harbour.

The federal government has, so far, refused to share the contents of the study with the B.C. government. All Ottawa

would say is that consumption of fish caught in a certain location of the harbour did not constitute a health hazard.

Dueck disagrees. He said the study apparently shows that nearly 60 per cent of certain types of fish caught in the area in question had pre-cancerous liver lesions and tumors. Lead, chromium and petroleum hydrocarbons, Dueck said, are suggested as the probable causes.

"From a health perspective, I am extremely concerned about these results. Such extreme abnormalities are just cause for concern," the minister said. Dueck wants a copy of the study, and he wants it now.

CORRESPONDENCE SCHOOLS

Decentralization of British Columbia's correspondence education system will be completed this fall with the opening of five more regional correspondence schools.

The five new correspondence schools will open in September in Vancouver, Merritt, Chilliwack, Nelson and Courtenay. Similar schools already exist in Prince George, Fort St. John, Terrace and Saanich.

Correspondence schools serve the needs of students living in remote areas and students who need courses not offered by their secondary schools, as well as convalescent children, students living

# capital comment

temporarily in other countries, and adults upgrading their education.

DUECK SAYS NO

British Columbia's first free-standing abortion clinic in Vancouver failed to get additional government funding last week.

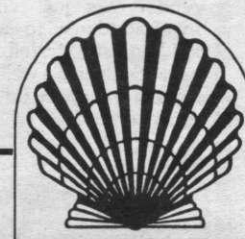
After meeting with representatives of the B.C. Coalition of Abortion Clinics, Health Minister Peter Dueck said the clinic does not qualify for additional funding under Hospital Insurance Act. Additional funds are available for private clinics classified as

Diagnostic and Treatment Centres, but Dueck said the abortion clinic doesn't qualify for that classification.

SCHEME IN TROUBLE

The government's plan to convert the province's entire forest-management operations to tree farm licences, which would give a few companies virtually unlimited control over vast areas of British Columbia, has run into trouble.

In the wake of mounting public criticism, Forest Minister Dave Parker last week placed all tree farm licence applications on hold. The minister announced that he will personally chair eight "public information sessions" to tell the public just what the government's plans are for converting forest licences to tree farm licences.



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.



CONTACT: Sylvia, Tom  
or Arthur

BOX 454, GANGES, B.C. V0S 1E0  
ISLANDS REALTY LTD. (604) 537-9981

OVER 80%  
SOLD



**BEST BUY IN ITS CLASS — 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.

**BUILDING LOT** — sea view, drilled well, 1/2 ac. with good soil. \$21,500.

INVESTMENTS

**BUSINESS OPPORTUNITY** — Viable retail store with excellent all season cash flow. Long lease in prime area of Ganges. All inclusive price just \$97,500.

**RECREATIONAL, COM'L & RESIDENTIAL** development property 35 ac. west facing lake front. Ask for details.

**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.

For quality property in all price ranges

**SMALL WORLD REAL ESTATE CO. INC.**

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

JESSIE (PAT) JAMES (604) 537-5224

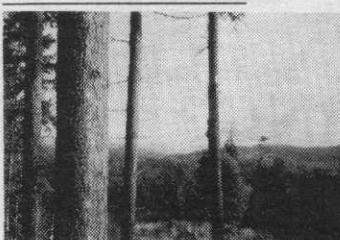
NORTH END ACREAGE \$37,900

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

NEED A SITE  
FOR YOUR TRAILER?

This 1 acre parcel of level property with seaview and all services inc. septic field. Move on today. \$39,500.

END OF CUL-DE-SAC



Nearly 5 acres, with beautiful high SEAVIEW. Drilled well. \$49,900.

ON ROAD LEADING TO  
CUL-DE-SAC

Over 2 acres of high SEAVIEW. Bright and sunny lot and very usable. Drilled well. \$35,000.

Call MARION MARKS  
537-2453

HANDYMAN'S WATERFRONT

\$139,900

- \* .63 acre close to town
- \* 2200 sq. ft. modern home
- \* Self contained guest suite
- \* Needs cosmetic improvements
- \* Path to 99' beachfront.

LOOK WHAT \$69,000  
WILL BUY



- 3.5 acres fully fenced
- 1000 sq. ft. home
- small barn
- workshop
- large 3 car carport
- good water
- walking distance to town

MARACAIBO WATERFRONT

\$139,900

- \* 200' clamshell beach
- \* 1.95 parklike acres
- \* sheltered year-round moorage
- \* use of recreational facilities.

CLOSE TO LAKE



Delightful remodelled home on level lot, fenced in play area & garden space. \$79,900.

For more information phone  
PHYLLIS FETHERSTON  
537-5515 or 537-2095

RARE COMBINATION \$298,000

- \* Scott Point waterfront
- \* Comfortable 3 bdrm home
- \* Excellent 74' steel dock
- \* Excellent well water
- \* Separate workshop
- \* Many extras.

SEA-VIEW LOT \$45,000

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

PAUL GREENBAUM  
537-5064, 24 hrs.

Tell us what you want in island real estate!

Waterfront ☐ Homes ☐ View Homes ☐  
Farm/Ranch ☐ Acreage ☐ Building Lot ☐  
Free Catalogue ☐

Name \_\_\_\_\_

Address \_\_\_\_\_

Postal Code \_\_\_\_\_

Phone \_\_\_\_\_

Mail to NRS Salt Spring Realty Ltd.  
P.O. Box 69, Ganges, B.C. V0S 1E0



**SALT SPRING REALTY LTD.**

SERVING SALT SPRING ISLAND FOR 61 YEARS

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

Phone 537-5515

Victoria Dir. Line 656-5554

Fax Number 537-9797





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(formerly Salt Spring Lands Ltd.)

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

## 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

## BEACH ACCESS

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.

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

## SEAVIEW BUILDING

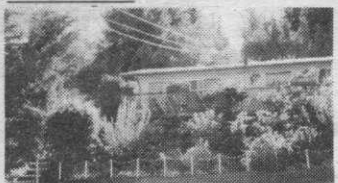
Close to Beddis Beach, 1 acre with water, hydro, at property line. Now only \$27,500.

## 10 ACRES WATERFRONT PARKER ISLAND



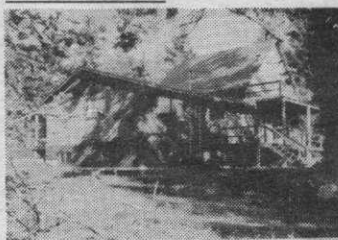
Lovely, private waterfront. A rare opportunity for recreational and permanent living in one of B.C.'s most central and desirable Gulf Island location. Asking price \$59,000.

## LAKEVIEW



Super 2 BR rancher with large family room. Over 1400 sq.ft. of immaculately maintained living. Terraced landscaping, paved driveway, workshop and much more. A joy to show. Asking \$105,000.

## HOBBY FARM



Close to 10 ACRES with charming old farmhouse with new addition. Sunny location and walking distance to Ganges. Revenue presently \$1100 per month. Asking price \$179,000.

MAGGIE 537-2913

## NEW



Vendor has just completed the driveway down to a lovely view building site. Well drillers are currently drilling a well. All this plus 5 acres of tranquility for \$46,000. Firm terms considered.

## NEW



10 acres of full south exposure. Vendor to supply well & will negotiate building driveway to high view building site. Excellent value at \$45,000.

## HARD TO BELIEVE

This 1/2 acre, fully serviced building lot above St. Mary's Lake hasn't sold yet. It's only \$21,000.

**!! LOOK !!**

DENNIS O'HARA 537-2491

## YEAR ROUND COTTAGE



Cottage with sleeping loft on 5 acres. Thermal windows, skylights, long-lasting metal roof, parquet floors, wood heater, modern bathroom and kitchen. Fridge, stove, radar range. Washer & dryer included. Asking \$79,000.

## 22 1/2 ACRES - \$20,000 DOWN



Assessed at \$94,450. Park-like setting. Ideal for hobby farmer or horse fancier. Driveway. 2 excellent building sites. Phone & power available. Price \$95,000. Assumable \$75,000 mortgage.

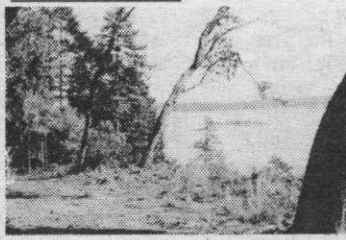
## IMMACULATE HOME IN SUNNY, PRIVATE VESUVIUS



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

DICK TRORY 537-2236

## WATERFRONT



Thetis Island! 30 acres of privacy, majestic arbutus trees, 800 ft. waterfront. Drilled well, power & private road. \$89,500.

## 4 ACRE HOBBY FARM



This property has it all fenced and cross fenced. Fruit trees, barn, 2 bedroom cottage. South slope and valley view. \$149,900.

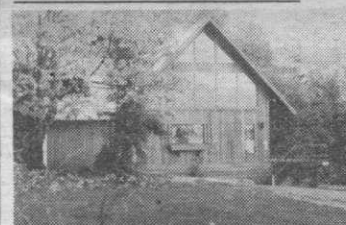
JIM SPENCER 537-2154

## AFFORDABLE ISLAND LIVING



2 bdrm., hot tub, domestic water, storage shed, good rental. \$79,900.

## A HOME FOR THE ARTIST



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

## 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.

## BRAND NEW HOME



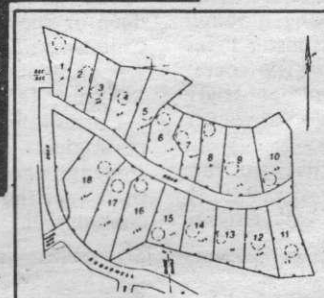
1 level living, 2 bdrm & den, energy efficient home on sunny lot, Vesuvius, close to Island amenities. List price \$132,500.

GIL MOUAT 537-9272

## CHANNEL RIDGE

### • PHASE 4 •

Excellent sea view lots. Southwest exposure.  
Fully serviced. Good terms.



CHANNEL RIDGE  
PROPERTIES LTD.  
Lot Prices: Phase IV

Lot	Price	Acreage
1	\$52,500	.79 ac.
2	SOLD	
3	SOLD	
4	SOLD	
5	SOLD	
6	SOLD	
7	\$59,900	.74 ac.
8	\$59,900	.91 ac.
9	\$59,900	1.30 ac.
10	\$55,000	1.30 ac.
11	\$56,500	1.30 ac.
12	\$59,900	1.03 ac.
13	\$59,900	.98 ac.
14	\$59,900	1.03 ac.
15	SOLD	1.06 ac.
16	\$59,900	1.38 ac.
17	SOLD	
18	SOLD	

MEL TOPPING 537-2426

## FERNWOOD AREA



Bright & sunny area, 3 bdrm home ensuite plumbing, close to school and on Fernwood water system. Asking \$96,500.

## SEAVIEWS



Ganges Harbour, Active Pass & Mt. Baker, newly decorated 3 bdrm split level, family room, oak floors and fireplace in living room, double carport, paved driveway. Asking \$125,500.

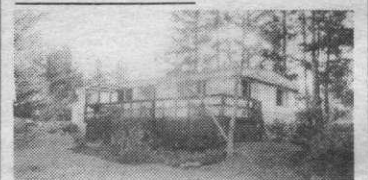
## FULFORD CHALET



2 bdrm, 2 level home in village, open floor plan with vaulted beamed ceiling. Close to schools, shop & marina. Asking \$84,900.

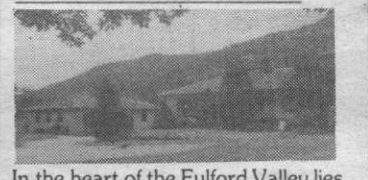
BOB TARA 653-4435

## SEAVIEW HOME



This is set on a lovely fully landscaped .49 acre. Enjoy a full view of Trincomali Channel & Galiano Island from the large sundeck. The home is situated one block from Fernwood Dock & Store and close to Fernwood Elementary School. A separate cottage with a hobby room or an extra sleeping room plus storage area. \$84,900.

## FULFORD VALLEY FARM



In the heart of the Fulford Valley lies a mini-farm of 10 acres in hay field. The landscaped yard has mature walnut & oak trees. The home is a solid 3 BR bungalow with basement. At the end of a paved laneway is a 28' x 44' garage. The property also enjoys a 160 sq. ft. barn/workshop. Offered at \$167,000.

## NORTH END ROAD

Flat, arable 22.94 ac. yielding excellent hay crops. Private, parked out, treed building site overlooking the property. Offered at \$75,000.

RUSS CROUSE 537-5203

## THINKING OF SELLING?

Ask a Salt Spring Realty Salesperson  
About Our  
"NEGOTIABLE - LISTING  
COMMISSION"

NORTH AMERICA'S *Finest!* REAL ESTATE MARKETING SYSTEM