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Golf Links Park

Oak Bay

Victoria, B. C.

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GOLF LINKS PARK

PICTURESQUE SITES FOR ARTISTIC HOMES

(ILLUSTRATED CATALOGUE WITH MAP. FOR PRICE LIST SEE PAGES 14, 15 AND 16.)

VICTORIA has a world-wide reputation as a city of beautiful surroundings, probably no other city can compare with it in this regard.

Many charming pieces of property in Victoria and vicinity have been subdivided for residential purposes but none so far opened up to the seeker after **Picturesque Sites for Artistic Homes** can compare with this property.

OAK BAY is without doubt the most picturesque of all its environs. For natural beauty and expanse of view it is without a peer on this continent.

Golf Links Park is "The Last Word" in Victoria Subdivisions. It is in a class by itself, unrivalled and incomparable. **To be sold in lots** to suit purchasers at low prices and on easy terms. Building restrictions. Modern local improvements.

HERBERT CUTHBERT & COMPANY, Agents

FORT STREET, VICTORIA, B. C.



RESIDENCE OF W. SAMSON, ESQ., ADJOINING GOLF LINKS PARK

Advantages of Oak Bay as a Residential Centre

Oak Bay is unique. As a beauty spot it has exercised great influence in the making of Victoria's renown for its charm as a residential city. Immediately upon the arrival of the steamers connecting Victoria with Vancouver and Seattle, no fewer than six, four-horse tally-ho's, not to mention hacks and motors, start out for a two hours drive and always make Oak Bay their objective point. Nowhere else on the Pacific Coast are presented such delightful views of irregular coast-line dotted with picturesque bungalows and fringed with sand and pebbly beaches, island-studded inland seas as blue as the Mediterranean, and, in the distance towering snow-crowned mountains.

Such is the prospect always before the dwellers at Oak Bay, but on clear days is to be seen 120 miles away, majestic Mount Baker

clothed with its mantle of perpetual snow glistening in the sun-light like a mountain of pure silver. No wonder that H. R. H. the Prince of Wales said a few years ago that it was the most beautiful view he had seen in any part of the world.

Oak Bay is reached by a street car in 20 minutes from the centre of the City with a 10 minute service. It has electric light and telephone service and city water. There is excellent boating, and, at certain seasons fine fishing; also a Recreation Park at which the base-ball games and athletic sports are held. Victoria's temperate climate is as famous as its scenery and the best of it is experienced at Oak Bay. Even if for nothing but the climate, residential property at Oak Bay should be worth twice as much to the person who is establishing a home to enjoy life, as property in any other city on the Coast, and, there is a time coming, when for this and many other reasons, Oak Bay property will command almost any price.



RESIDENCE OF DR. O. M. JONES, ADJOINING GOLF LINKS PARK



CLUB HOUSE, OAK BAY GOLF LINKS

Oak Bay's Famous Golf Links Unexcelled for Natural Beauty

Wherever Golf enthusiasts are found, the Oak Bay Links are known and appreciated as occupying an ideal situation unsurpassed in any part of the continent. These are not merely summer links, golf being one of Victoria's greatest attractions in the winter months. They are owned by a syndicate formed by the members of the Golf Club, who have leased them for fifty years.

Golf Links Park has a frontage for its entire length on the Links and therefore this magnificent natural park will always remain a delightful velvety lawn in front of this property, lending to it charm and picturesqueness not found in any other subdivision in the West.

The People of Oak Bay are Almost Free from Taxation

The Municipality of Oak Bay has no Tax on improvements and only one per cent. on land. There are no cities on the Coast with a less taxation than $2\frac{1}{4}$ per cent. on the value of property. In Victoria it is $2\frac{1}{4}$ per cent. on the land and on half of the value of improvements.

Supposing you have a lot worth \$1,800 and a house costing you \$3,000; the taxation in the city would be about \$75.00, while in Oak Bay it would be not more than \$15.00. At the same time there are all conveniences of electric light, water, tram service, etc., equal to those in the city.

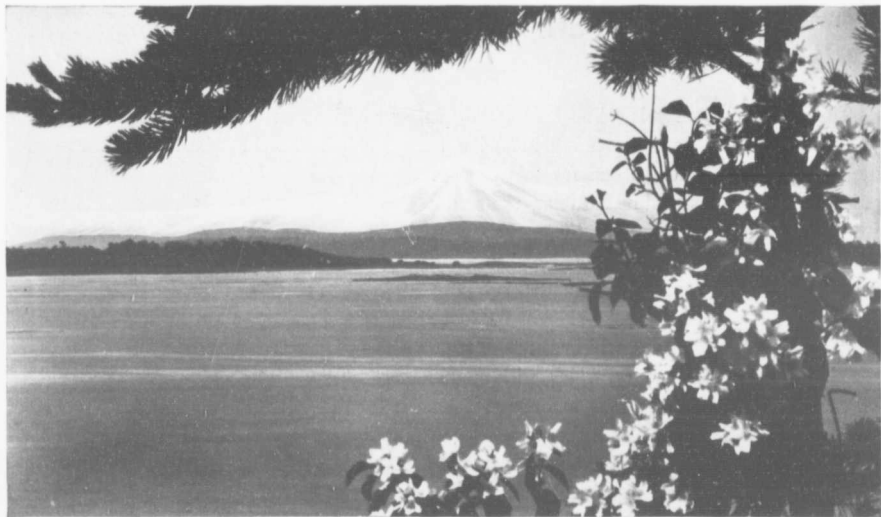


Oak Bay Hotel

This unique "Old-English-on-the-shores-of-the-Pacific" hotel is the centre of the social life of Oak Bay, and has always been a most powerful influence in the development of the district. It is more like a private club than hotel, and has always been closely identified with the success of the Golf Links. The hotel is five minutes walk from Golf Links Park.

Golf Links Park, the Peer of all Subdivisions

This choice property is "The Last Word" in subdivisions around Victoria. Gradually the undivided acreage in and around Victoria has been acquired and subdivided until there is very little of such property to be had for this purpose at any price. In Oak Bay district this is particularly so, and it would be hard now to find any piece, no matter how small, to begin to compare with the fifty acres now placed on the market for the first time. As already pointed out it has its seaward side entirely fronting on the beautiful Golf Links. For the most part it has a gentle rise from the links to the back line of the property. At the junction of this line and the Beach Drive on the windward side is a high rocky bluff, at the foot of which and a little to the north is the handsome residence of Dr. O. M. Jones, which stands in several acres of ground, and beyond there is a belt of trees along the entire boundary, which, with the bluff referred to, effectually shelters the whole subdivision from the prevailing winds, and makes it possible for vegetation to be a month earlier than in any other part of Oak Bay. With the exception of the rocky bluff mentioned, the land is exceedingly rich; part of it being of an open character; some of it with just sufficient fine shade trees to add to its beauty; about 15 acres in market garden, the remarkable products of which are sufficient to testify of its richness, and the rest in light bush.



VIEW FROM GOLF LINKS PARK, "ONE OF THE MOST BEAUTIFUL IN THE WORLD."

Magnificent Building Sites, Commanding Superb Views

Along the sides of the rocky bluff and at the foot are the finest building sites in the whole subdivision which cannot be surpassed in any district around Victoria or in any other spot on the Pacific Coast. These choice sites, averaging about an acre and a third each, are almost invaluable, and when some of them are built upon with cosy homes having the boulevarded streets running around them and the magnificent view of the Park, rocky shore-line, shimmering sea and snow-crowned mountains in front of them, people who have not bought will realize what they have missed.

Beautiful Home Sites however, are not confined to the side of the bluff, for they can be secured in any part of this large subdivision, particularly on any one of the splendid half acre lots south of Central Avenue. (See Blocks 4, 5 and 6).

These Half Acre Lots cannot be equalled for home sites, where pretty bungalows may be built amidst surroundings and commanding such views that must always be delightful to those who really love pretty places in their proper settings, no matter what price you pay for them.

The person who desires a charming Home with the combined advantages of city and country life will surely consider one of these half acres, say at \$1,800, a gift compared with a 50 ft. by 110 ft. lot in the city at the same price or higher.



VIEW LOOKING FROM LINKS TO GOLF LINKS PARK

All Streets to be Boulevarded, with Concrete Sidewalks

This subdivision will be most attractive not only because of its natural beauty, but on account of its up-to-date modern improvements. All the streets are sixty feet wide, the central twenty-four feet will be as fine a roadway as can be found anywhere, while on either side there will be four feet of concrete sidewalk with gutters and fourteen feet of boulevard. It does not take a very great stretch of imagination to picture what a beautiful subdivision it will be when these improvements are carried out. Sewers and water pipes will be laid at the same time that the streets are made and the owners are now urging the municipality to carry out these improvements at once. It is hoped that before this booklet is issued they will have commenced to cut out the streets.

Street Railway Facilities

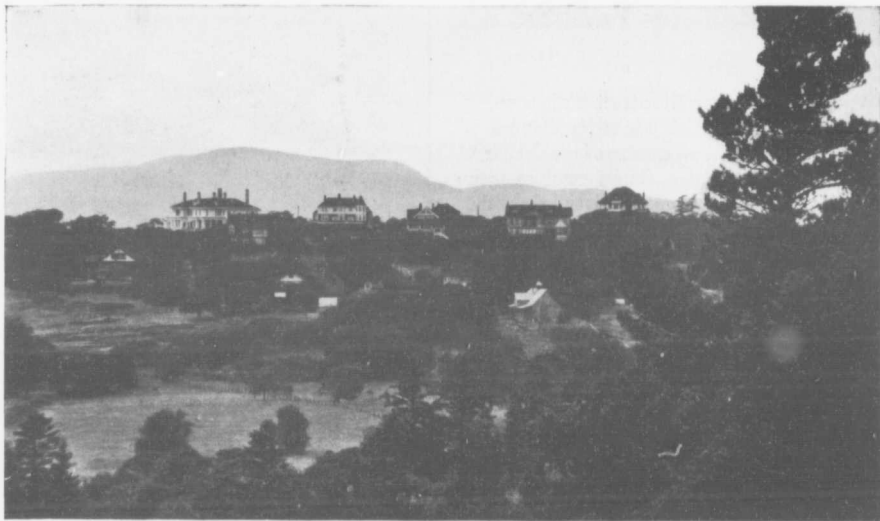
At the present time the street car is running within two blocks of Golf Links Park and it is expected that when the extensions of the Company are carried out, upon the establishment of their new power plant on Jordan River, that the metals will be extended along Newport Avenue, up Central Avenue, and then to connect with the May Street car at Foul Bay. This is the natural route, as well as being the most direct to the Golf Links, to which there is always a considerable amount of traffic.

Electric Light, Telephone and Water

At the present time electric light, telephone and water are already on this property, namely, on Newport Avenue, and also to Dr. Jones' residence on the Eastern boundary.



VIEW OF PART OF GOLF LINKS PARK LOOKING OVER THE LINKS



A VIEW FROM THE SEA OF VICTORIA HOMES, GIVING A FAIR IDEA OF THE FUTURE PICTURESQUENESS OF GOLF LINKS PARK

Golf Links Park as an Investment

In all cities there are some localities where property continues to increase in value, because of its special attractiveness and its superiority over all others through its natural beauty and charm of situation. As cities grow and fill up, these spots become more valuable every day, and the sale of every other lot in other parts of the city simply enhances the value of property such as Golf Links Park, because of the growing scarcity of really beautiful property in other parts, and, when the improvements are carried out and people realize the high-class nature of the property in this subdivision, those interested will be able to ask almost any price for what they own.

Building Restrictions

The vendors have placed adequate building restrictions on every lot of this subdivision to protect purchasers and to insure high-class residences and a desirable class of people. The amount of these building restrictions will be found in the price list attached hereto.



JUST SUFFICIENT SHADE TREES TO ADD TO ITS BEAUTY



AN IDEA OF SOME OF THE \$400 AND \$500 LOTS

Price List and Description of Lots

Block 7. Building Restrictions \$2,500

Lot 9.	90 ft. by 337 ft. and 351 ft., about $\frac{1}{4}$ of an acre....	\$1,400
" 10.	90 ft. by 340 ft. and 351 ft., about $\frac{1}{4}$ of an acre....	1,100
" 11.	About the same size as 10.....	1,000
" 12.	94 ft. by 293 ft. and 340 ft., nearly $\frac{1}{4}$ of an acre...	1,000
" 13.	94 ft. by 293 ft. and 325 ft., a little over $\frac{1}{4}$ an acre.	1,200
" 14.	94 ft. by 264 ft. and 213 ft., a little over $\frac{1}{4}$ an acre.	1,100
" 15.	The corner of Newport Avenue and Beach Drive, a splendid building site, 164 ft. on Beach Drive by 231 ft. deep, with a frontage on Newport Avenue of 184 ft.	2,000

The above lots all have a frontage on the famous Beach Drive.

Lot 8.	91 ft. by 620 ft., nearly $1\frac{1}{4}$ acres.	\$2,500
" 7.	102 ft. by 600 ft., nearly $1\frac{1}{4}$ acres	3,000
" 6.	123 ft. by 550 ft., nearly $1\frac{1}{4}$ acres	3,500

This and all the lots in this block are perfect building sites, commanding superb views.

Lot 5.	139 ft. by 450 ft., about $1\frac{1}{4}$ acres	\$3,000
Lots 4 and 3	are triangular shaped, with a frontage of about 115 ft. and a depth of 350 ft. These and 2 and 1 are rather smaller than the lots adjoining but have not so much rock and occupy an ideal situation. Prices each	2,700
Lot 2.	191 ft. frontage, irregular depth, about $\frac{1}{4}$ of an acre.	2,750
" 1.	200 ft. frontage about same size	2,500

Price List and Description of Lots—(Continued)

Block 4. Building Restrictions \$2,500

All the Lots in this Block are nearly half acres, while some are nearly three-quarter acres and have a direct frontage on the Golf Links and also on Newport Avenue. Every one of these Lots is exceedingly choice and should in a few years be almost invaluable.

Lot 1.	93 ft. on Golf Links, 150 ft. on Central Avenue and 100 ft. on Newport Avenue	\$2,000
"	2 to 9, 100 ft. on the Golf Links and 100 ft. on Newport Avenue, with a depth of 150 ft. each....	1,800
"	10. 100 ft. on Golf Links by 171 ft. and 267 ft. with irregular frontage on Newport Avenue.....	2,000
"	11. 100 ft. on Golf Links and Newport Avenue, by 250 ft.	2,000
"	12. 100 ft. on Golf Links, 116 ft. on Newport Avenue, by 200 ft.	2,000
"	13. Irregular with a frontage on the Golf Links of 240 ft. and on Newport Avenue.....	2,000

Block 5 Building Restrictions \$2,500

Every Lot in this Block has a double frontage, namely, on Newport and Linkleas Avenues. This is very fine property, almost every Lot being cleared and almost free from rock, commanding the same views as Block 4.

Lot 1.	82 ft. on Newport Avenue, 108 ft. on Central Avenue, and 88 ft. on Linkleas Avenue	\$1,400
Lots 2 to 10,	with a double frontage of 80 ft. by 180 ft. deep, each lot containing nearly $\frac{1}{2}$ an acre.....	1,200
Lot 11.	This is a crescent shaped lot, 180 ft. deep by 141 ft.	1,800

Block 6. Building Restrictions \$2,500

These are some of the most beautiful Lots in the subdivision, being on the highest ground and adjoining the handsome residence of Dr. O. M. Jones.

Lot 1.	90 ft. frontage on Linkleas Avenue by 256 ft. on Central Avenue, nearly $\frac{1}{4}$ of an acre.....	\$1,750
Lots 2 to 7,	80 ft. on Linkleas Avenue by 254 ft., containing $\frac{1}{4}$ an acre	1,750
"	8 to 10 about the same size, each.....	2,000
Lot 11.	111 ft. on Linkleas Avenue by 243 ft. on Island Road, a very beautiful Lot of about $\frac{1}{4}$ of an acre.	2,500

Block 1. Building Restrictions \$1,500

These are all good Lots, very good soil with light bush, and have a double frontage on the Golf Links and Newport Avenue.

Lot 1.	Corner, 65 ft. on Golf Links and 135 ft. on Newport Avenue.....	\$750
Lots 2 to 11,	50 ft. on Golf Links and on Newport Avenue by 110 ft.....	650
Lots 12 to 15,	same size	750
Lot 16.	72 ft. on Golf Links, 68 ft. on Newport Avenue, 110 ft. on Central Avenue	900

Price List and Description of Lots—(Continued)

Block 2. Building Restrictions : Lots 1 to 9 \$2,000 ; on rest of Block \$1,500

Lots in this Block are similar in character to those in Block 1, as far as 23 and 40, nearly all the rest being now cultivated as market garden as per illustration.

Lots 1 to 8, 50 ft. on Newport Avenue by 165 ft \$750

The above are large Lots and are opposite Mr. Sampson's beautiful home.

Lot 9. 68 ft. by 130 ft..... \$750

Lots 10 to 18, 50 ft. on Linkleas Avenue by 165 ft 500

" 19 to 34, 50 ft. by 110 ft..... 500

Lot 35. 60 ft. on Newport Avenue by 100 ft. on Central Avenue 600

Lots 36 to 51, 50 ft. on Linkleas Avenue by 110 ft ... 400

Lot 52. 53 ft. on Linkleas Avenue by 110 ft. on Central Avenue..... 500

Block 3. Building Restrictions \$1,000

These Lots are about the same character as Lots in Block 2, part of them being in bush and part in market garden. The first buyer having first choice.

Lots 2 to 25, 50 ft. on Linkleas Avenue by 110 ft \$400

Lot 26. 56 ft. on Linkleas Avenue by 110 ft. on Central Avenue..... 500

Lot 27. Corner, 50 ft. on Oakland Avenue by 116 ft. on McNeil Avenue 500

Lots 28 to 51, 50 ft. on Oakland Avenue by 116 ft... 400

Lot 52. 48 ft. on Oakland Avenue by 116 ft. on Central Avenue 500



PLAN —OF— GOLF LINKS PARK

OAK BAY, VICTORIA, B. C.

Subdivided into Acre, Half Acre, One-third Acre and Town Lots

