



Les Twarog

Cell: 604-671-7000

Les@6717000.com

Welcome to our monthly newsletter for August 2015

We are proud to announce that we are now affiliated with Global Marketing Agent network.

We offer our clients with a unique marketing advantage in Real Estate. With a huge network of real estate agents we can effectively market Nationally and Internationally.

Most luxury buyers come from outside of our local market place. By teaming with Global Marketing Agent we can connect more potential buyers with sellers. Give us a call and we can explain.

For more information go to our website:
www.shaughnessyproperties.com/community.html

-Les



HOTTEST JUNE MARKET ON RECORD!

The Real Estate Board of Greater Vancouver (REBGV) reported a record-breaking number of sales for the month of June, and the second highest overall total number of sales on record!

Residential property sales in Metro Vancouver reached 4,375 on the Multiple Listing Service® (MLS®) in June 2015, a 28.4 percent increase over June 2014 sales.

June sales were 29.1 percent above the 10-year sales average for the month and represented the fourth straight month with over 4,000 sales – a first in the REBGV's history. The June MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver was \$694,000, a 10.3 percent increase compared to June 2014.

McLeod noted, "Conditions today are being driven by low interest rates, a declining supply of detached homes, a growing population, a provincial economy that's outperforming the

rest of Canada, pent-up demand from previous years and, perhaps most importantly, the fact that we live in a highly desirable region."

"The competition in today's market means that buyers have less time to make decisions," McLeod added. "Given this, it's important to work with your REALTOR® to gain insight into the local market, to get quick access to new MLS® listings, to develop a buying strategy that meets your needs and risk appetite, and to receive other services and protections that come from having professional representation."



Please call for the latest market information!

VREB



Terminology Tip

STATEMENT OF ADJUSTMENTS — Statements presented by each respective real estate lawyer to both the buyer and the seller on closing day, outlining the closing costs each person has to pay.

The buyer's statement of adjustments outlines the purchase price, the deposit paid and the reimbursements payable to the seller for pre-paid amounts that were made for the period extending beyond the closing date, such as property taxes, utilities, fuel adjustments and condo maintenance fees.

The seller's statement of adjustments shows the selling price, the deposit received from the buyer, and any property taxes and utilities either prepaid or still owing.



CULINARY CLEANLINESS

Kitchens take a lot of abuse, from everyday spills to years of grease build-up. Is yours only superficially clean? To give it a deep cleaning, tick off this list of chores that tend to go ignored for too long.

Cabinetry

- Remove hardware and wash in soap and water.
- Empty cupboards and drawers and wash them down.
- Remove and wash cabinetry organizers – cutlery dividers are crumb magnets!
- Wash cabinetry exteriors with a product effective on grease (e.g., orange oil). Restore the lustre to wood cabinetry with furniture polish.

Sink

- Pour a cup of baking soda down the drain, chased by a cup of vinegar. Let the mixture sit, covered. After about 15 minutes, pour boiling water down the drain.
- Sharpen and clean your garbage disposal with two cups of ice followed by a cup of rock or sea salt. Run citrus peels through it to combat odor.
- Use a toothbrush to clean the nooks and crannies of faucets, soap dispensers, and sprayers. Soak faucet and sprayer aerators in vinegar to unclog holes.

Fridge

- Remove and wash shelves and drawers (even from the door, if possible), the vent, and accessories like ice trays.
- Unplug and pull fridge out to wash the floor underneath, and clean its coils with vacuum attachments.
- Wash the insides, preferably with natural products so your food won't absorb unpleasant chemical odors. Use a toothbrush on the door's rubber seal.
- Clean the entire exterior. White vinegar is great for obliterating fingerprints on stainless steel.

Dishwasher

- Remove everything that can be easily detached – cutlery holder, grate, filter, spinning arm – and give it a good soaking. Make sure the arm's holes are unobstructed.
- Check around the drain for debris (e.g., food scraps, broken glass or plastic) and clear it away.
- Place a cup of white vinegar on the top rack and run an otherwise empty cycle on the hottest setting possible.
- Clean the dishwasher's rubber seal, the edges of the door, and the exterior.

Oven

- Remove racks, knobs, burners and drip pans or grates and caps for washing.
- If your oven's self-cleaning, set it to work while you clean elsewhere. Use a commercial oven cleaner or natural products like vinegar or baking soda on regular non-self-cleaning ovens.
- If your oven has a storage drawer, don't forget to clean it out, too.
- Give the exterior a good washing, being careful to use a cleaner safe for its finish (no abrasives on stainless steel!)

Walls

- Use a sponge to wash walls with a solution of warm water, mild liquid soap, and vinegar. Rinse with water and dry before moving onto the next section.
- Clean grout with a baking soda and hydrogen peroxide paste. Let it sit for about 10 minutes, scrub with a toothbrush, then wipe off.

COOL SAVING TIPS



Your refrigerator is responsible for a significant percentage of your household's energy consumption. Maximize your electricity efficiency with the following tips:

- Replace old appliances. Today's average refrigerator uses just 25 percent of the energy a 1975 model required*, even though today's models are almost 20 percent larger.
- Look for the ENERGY STAR endorsement for maximum energy efficiency and savings.
- Set your refrigerator's temperature no lower than the manufacturer's recommendations.
- Make sure your fridge isn't leaking cold air. Check the seal on the refrigerator door.
- Clean your fridge's coils and air intake grill regularly and make sure there's space on all sides of your fridge to allow heat to escape.

* www.energy.gov

HOME FOR RENT?

When your current home no longer meets your needs, you have a choice to make: rent it out or sell it? Here are some questions you'll need to ponder when deciding which way to go.

- **What are your renting rights?** Those living in condos or homeowners associations might be subject to community bylaws prohibiting or limiting (to a certain length of time, for example) their ability to rent out their properties. Even if such bylaws don't apply to you, you should check your mortgage documents and municipal regulations to be sure of your rights.
- **Can you afford to hold onto your property in addition to buying your next one?** Talk to your mortgage lender. If you need your current home's equity to buy your next home (or for other reasons), the obvious answer's no. Ask your real estate salesperson for an estimate of what you'd pocket by selling, so you can weigh that figure against what you'd bring in through rental income after paying for expenses including maintenance and insurance.
- **What's the local market doing?** What's it likely to do in the future? Again, talk to your real estate sales representative. They can tell you whether properties comparable to yours are declining or increasing in value and what local demand for rental properties like yours is – factors that will be hugely influential in your decision to sell or rent.
- **Is being a landlord for you?** Discuss all the pros and cons with your real estate salesperson, your lender and your legal counsel.



ON THE HOUSE

~ Monthly Musing ~

*“We make a living
by what we get,
but we make a life
by what we give.”*

~ Winston Churchill

Misunderstandings over what's included in a home purchase can be a major source of conflict with sellers. So buyers: avoid confusion and increase the odds of getting what you want with these tips.

Don't make any assumptions about what's included in the sale. Buyers often can't picture the home without that flat-screen TV or light fixture that fits so perfectly in its place, and take it for granted that those appliances, window treatments, and closet organizers come with the property. But come moving day, they're often shocked and disappointed to see such items have been removed.

Every market has its own unwritten rules about what is and isn't typically sold with the home. So while it may be customary where you're moving from to include major appliances, for example, that may not be standard practice where you're moving to. That's why working with a real estate salesperson who knows the particulars of the local market is key to avoiding confusion and conflict over what's included in your home purchase.

You should also make a list of everything you'd like to stay with the home. Be as detailed as possible, noting brand names, model numbers, colors, etc.; you might even want to take pictures – some sellers have been known to swap items out, often for cheaper alternatives, before handing over the keys.

Your sales representative can use your list when writing your offer and negotiating with the seller. If anything's missing come move-in day, they can work on your behalf to clear up the confusion and guide you through the process of making sure you get everything you and the seller agreed the deal included.





我们将竭诚为您提供最优质的服务。请致电我们的经纪人： Jimmy Ng 604-761-0011



SHAUGHNESSY MASTERPIECE
3589 Granville St. \$13,999,000

4 level mansion with 8 bedrooms, 8 bathrooms, leaded glass windows, oak & mahogany paneled. Elegant, spacious, bright, including custom wine cellar. High def theatre room, rec room, wet bar & exercise area.



SHAUGHNESSY LUXURY
3812 Osler \$7,880,000

6000 sq/ft heritage style home with 8 bedrooms and 4 bathrooms on 4 levels. Gourmet chef's kitchen appointed with high end appliances and finishes. Large principal rooms for entertaining, media room and wine cellar. 10,000 sq/ft lot.



SHAUGHNESSY VANCOUVER WEST
1080 Wolfe Ave. \$8,380,000

Stunning 6000 sq.ft 5 bed, 5 bath Tudor Mansion sits on over 27,000 sqft of beautifully landscaped gardens. Large principal rooms on the main floor with all heritage features intact. The quality and craftsmanship in this beautiful home cannot be matched today.

1ST SHAUGHNESSY EXCLUSIVES

- 25,000 s/f lot with approved plans for 11,500 s/f mansion, Downtown views \$12.98M
- 17,500 s/f lot, 8,000s/f totally remodelled house (\$4M spent) U/G parking \$20M
- 12,500 s/f lot, pre 1940 house \$6.5M
- 13,500 s/f lot, approved plans for 7,000 s/f house, corner lot \$8.9M
- 17,000 s/f lot, 2nd Shaughnessy, post 1940 house - can build new home \$8.8 M



VANCOUVER EAST
790 E GEORGIA \$1,800,000

VILLA IN STRATHCONA - A 2,200 s/f 4 bed, 2 bath California inspired executive home. This newly renovated home on Desirable Georgia Street of Uncompromised Quality and Character. Extensive use of Travertine, Marble, Granite and Slate, Mahogany, Oak, Cherry and Cedar.

APARTMENT DEVELOPMENT SITES & BUILDING LOTS

- 3311 W 39th, 46x 105 lot \$2,100,000
- 1366- 1274 Cartier, 38x102 \$1,350,000 ea
- 2254-2268 Triumph, 3 houses side by side, lot 7622 s/f \$2,876,000
- 1st & Cotton, Vancouver, 4 houses potential land assembly 2.4 FSR Call for price
- 5509 E Hastings, apartment development site, 133x133, rented at \$10K/mo \$5,000,000 or 266 x 133 site \$10,000,000

RESTAURANTS FOR SALE

PORTABELLO ITALIAN RESTAURANT
1429 W Broadway (at Granville). 1000 S/F, 48 seats, 5 employees, sales \$ 225K/year, lease \$3560/mo (all in). Over \$50K spent on recent renos & equipment. \$149,000

The information and opinions contained in this newsletter are obtained from sources believed to be reliable, but their accuracy cannot be guaranteed. The publishers assume no responsibility for errors and omissions or for any damages resulting from the use of the published information. This newsletter is provided with the understanding that it does not render legal, accounting, or other professional advice. Not intended to solicit properties or businesses listed for sale and agency agreements in place with other real estate brokers. Whole or partial reproduction of this newsletter is forbidden without the written permission of the publisher. © Market Connections Inc.® 2015, Phone: (800) 387-6058.

RE/MAX Crest Realty (Westside), 1428 W 7th Avenue, Vancouver, BC

604.671.7000



SYMPHONY - NORTH VANCOUVER PH
PH1600-120 W 16th St., NV \$1,998,000

Breathtaking views in all direction. 1935 s/f penthouse 1 level 2 bed + den with 2-1/2 bath and 1040 s/f patio. Feature incl: Brazilian H/W floor, 10' ceilings, 2 F/P, high end appliance and more.



CAPITOL RESIDENCIES - DOWNTOWN
2009 – 833 Seymour St. \$749,900

Located in the heart of VANCOUVER'S downtown core. SW exposure with city and mountain views. Luxurious 964s/f 2 bdrm,den,2 full baths & a balcony. Features include marble hardwood flooring, granite counters,S/S appliances, gas cooktop. Steps from Robson & Granville, Canada Line Station & Yaletown Districts. 1 parking. Pets & rentals allowed.



VANCOUVER WEST - KITSILANO
303- 2020 Alma \$599,000

West facing 749 s/f 1 bed + den + office. "Locarno" a superb Kits location. EXCEPTIONAL boutique residence on the corner of West 4TH & Alma. Geothermal building which fuels the heat & A/C, and Central hot water. Suite features: 10' ceilings, H/W flooring, S/S appl's, Juliette balcony, heated bathroom floors + more.

Notes:
