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**TRENDING**

**LOL vs HAHA**

**51.4 PERCENT**

The portion of Facebook users who prefer to express laughter by typing "haha," whereas 33.7 percent rely on emojis and only 1.9 percent use the once popular "lol."

**4 FOLD**

According to a report from Swiftkey, French speakers use four times as many heart emojis than people speaking any other language.

**221 TIMES**

The number of times average users in the UK pick up their smartphones per day.

[www.6717000.com/marketupdate](http://www.6717000.com/marketupdate)



## MARKET ACTIVITY CONTINUES TO WAVER

While the Real Estate Board of Greater Vancouver (REBGV) reports that home buyer activity returned to more typical levels in Metro Vancouver during the month of July, the discrepancies throughout different regions, and different housing types, made it difficult to summarize the direction of the market as a whole.

"Housing demand is inconsistent across the region right now. Pockets of the market are still receiving multiple offers and others are not. It depends on price, property type, and location," Jill Oudil, REBGV president said. "For example, it's taking twice as long, on average, for a detached home to sell compared to both townhomes and condominiums."

There were 5,256 detached, attached and apartment properties newly listed for sale on the Multiple Listing Service® (MLS®) in Metro Vancouver in July 2017, bringing the total number of properties listed for sale on the MLS® system in Metro Vancouver to 9,194 in July 2017, a 10.1 percent increase compared to July 2016 listings.

While the number of sales in July 2017 dropped in all housing types compared to July 2016, year-to-year prices rose in all categories. The benchmark price for detached properties in Metro Vancouver increased almost 2 percent to \$1,612,400, apartment properties rose 18.5 percent to \$616,600 and attached properties increased just under 12 percent to \$763,700.

**Please call today if you're interested in receiving a no-obligation analysis of how both property type and real estate activity in your region of Metro Vancouver may influence your moving plans.**



## Terminology Tip

**EASEMENT**

A legal right to use or cross another person's premises for limited purposes. An example includes a utility company's right to run wires or lay pipe across a property. A private easement could include the right to cross a neighbor's parcel of land to gain access to your home, or a mutual driveway that both owners share to access garages in the backyard.



# REFRESH OVER REPLACE

When preparing to put your home on the market you would have, no doubt, been told to first declutter, then to freshen up your walls with a new coat of paint in a neutral shade. If your fresh, clean walls are now calling attention to other, less-than-perfect surroundings, consider what a new coat of paint can do for them too!

**CUPBOARDS:** The proper type and shade of paint can transform old, tired cupboards into the highlight of your kitchen or bathroom. For professional-style results, follow these steps:

1. Scrub cabinet doors and drawers well to remove any grease and grime.
2. Lightly sand the surfaces with fine-grit sandpaper, and wipe away any dust.
3. Prime the surfaces before painting. This will allow the paint to adhere better.
4. Once primer is dry, apply paint with a paintbrush and small roller. Ask your paint retailer to recommend the correct paint for the job — one with a latex satin finish, for example, is easier to work with than an oil paint that may project noxious fumes and make for a more difficult cleanup.
5. Once the cupboards are completely dry, consider lightly sanding them again, and then applying a coat of a satin polycrylic spray for extra durability.

**CERAMIC TILE BACKSPLASHES:** If you're staying in your home, you may not mind the mess and expense of replacing outdated ceramic tiles. If you're selling your home however, and want a quick upgrade to your 1980's tile backsplash image, know that your solution can be just a paintbrush away!

1. After cleaning tiles thoroughly, repair any cracks or chips in the ceramic tiles with caulk or grout, then lightly sand them to a smooth finish once dry.

2. Lightly sand the whole backsplash surface, wipe clean with a dry cloth, then apply an epoxy or urethane bonding primer.
3. Once the primer is dry, sand and wipe the backsplash again, apply two or three coats of the paint recommended by your paint retailer, making sure each coat is completely dry before applying the next.
4. After a few days, the paint on your ceramic tiles should be completely cured. At that point, seal the tiles with a couple of coats of clear, water-based polyurethane.

**DOOR, DRAWER AND CABINET HARDWARE:** If your cupboard doors look OK but you want to upgrade the overall image of your cabinets, consider spray-painting your hinges and hardware. As with all painting projects, proper surface preparation is paramount:

1. Remove, then scrub hardware with fine steel wool to clean thoroughly.
2. Lightly sand the surfaces with fine-grit sandpaper, and wipe away any dust.
3. Prime the surfaces with a metallic primer, then spray carefully with metallic spray paint.

**AND MORE!:** Did you know you can actually paint your kitchen appliances? Your vinyl floors? Even your old, short-pile carpeting? Just be sure to consult with your local paint specialist to ensure you buy the correct paint and — above all — prepare each surface correctly according to the materials you are dealing with.



## HOUSEHOLD TIP: CALM THE MORNING MAYHEM

Caught up in back-to-school chaos? The key to a less stressful morning scramble is to organize these things the night before:

1. Together with your child, agree upon and lay out the next day's wardrobe. Don't forget socks and underwear, footwear and outerwear too.
2. Prepare snacks and lunches.
3. Plan breakfast and set the table.
4. Go through backpacks and complete any necessary forms and paperwork. Place them back in the bag, along with completed homework. Keep the bag open as a reminder to throw lunch bags and cell phones into it in the morning, and have a designated spot by the door to keep it.
5. Set your alarm early to give yourselves more time than you think you'll need!





# SMART SECURITY

**From personal smartphones to smart security for your home, these days it's more important than ever to be proactive in outsmarting hackers and virtual invaders.**

The first, most basic and surprisingly effective piece of advice to try and keep hackers out of your devices is to make sure you set up long, strong passwords. Use a combination of upper and lower case letters, numbers and special characters, and make them unique for every device. Don't just set them and forget them though; remember to change your passwords every couple of months.

Your computer and smartphone will typically remind you to install upgrades designed to increase safety and security, but you may not realize that you should also be proactive in searching for upgrades on every household smart device you have.

And then there's WiFi.

Before WiFi, the most invasive electronic intrusion many homeowners could imagine was that next-door neighbors would be able to hear their babies cry through their baby monitors. Now, public wireless networks have opened up the airways to everyone. Make sure you're not opening your door to hackers; set up strong home passwords and network protection on your own private home network.

Do you have a wireless printer? If so, you've probably never thought that it, along with every other wireless device in your home, presents yet another opportunity for hackers to get in! Turn off or unplug devices when you're not using them to not only reduce your exposure to hackers, but to save energy too.

~ Monthly Musing ~

*"The function of education is to teach one to think intensively and to think critically. Intelligence plus character – that is the goal of true education."*

~ Martin Luther King, Jr.

## SMOOTH MOVES

**Anyone who has ever had to move households can attest to the stress of their experience. In fact, a recent survey discovered that 31 percent of couples had their worst arguments while moving.\***

The news gets worse for Millennials, with 46 percent of those couples admitting they had their worst arguments during their move, while 58 percent of couples reported feeling that moving is a bigger challenge than planning a wedding.

So what can you do to diffuse some of the moving day madness? It's all about making lists, planning your move well before the date,

and being ruthless when decluttering. In fact, when assessing what to keep, donate or throw out, ask yourself if the item will actually cost you more to move than it's worth. The answer in some cases may surprise you.

Sometimes it's the little things that make the difference, especially when it's time to unpack at the other end. For example, when unplugging electronics to move to your new place, be sure to tape a baggie containing the small screws and pieces, plus the connecting cords, right to the item. To make it really clear what plugs back into what, take a quick picture of the back of your electronics before you dismantle them.

Finally, before you even get started, recognize and discuss the stress of moving with your partner, so you can be sure to keep things in perspective. After all, before you know it you'll be all settled in and enjoying your new place!

\* [www.sparefoot.com](http://www.sparefoot.com)



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**SHAUGHNESSY MANSION**  
**1138 MATTHEWS \$17,980,000**

This First Shaughnessy Home with 5 bedrooms and 5 bathrooms sits on almost 22,000 s/f of beautifully landscaped gardens with lush south facing yard. Recently updated gourmet chef's kitchen with island, large rooms with oak HW floors. Home is post 1940s with a buildable lot, if desired.



**SHAUGHNESSY MANSION**  
**1233 TECUMSEH \$33,900,000**

Currently under construction this beautiful unique new home is a masterpiece. This 12,500 sf home on a 25,000sf lot features 7 beds all with ensuites, outdoor pool with koi pond & hi-tech home automation system. Home will be ready for occupancy in Spring 2018.



**SHAUGHNESSY MANSION**  
**3589 GRANVILLE \$12,380,000**

Heritage A designated 9000 sf mansion hits on ¼ of an acre with 8 bedrooms and 8 bathrooms. This beautiful home has been completely restored with all of its heritage features intact and all of the modern day comforts to be expected. Seller may consider a 50% VTB MTG.



**PENTICTON, BC**  
**167 ELM AVE \$2,100,000**

Double lot, beautifully remodelled 2000sf, 2 bed, 2 bath waterfront rancher on Skaha Lake. Features include HW floors, 12ft ceilings, 2 skylights, crown moldings, double garage with carport, lots of storage and large professionally landscaped yard.



**SOUTH VANCOUVER HOME**  
**362 E. 56<sup>TH</sup> AVE \$1,728,000**

Great family home in a quiet neighbourhood in South Vancouver - 5-Bdrms (3 up, 2 down) 4 Baths over 1,932 s/f. Downstairs has additional kitchen with separate entrance - possible basement suite conversion. Features city views from the large deck, fenced yard and detached double garage.



**WESTSIDE DEVELOPMENT SITE**  
**VANCOUVER, BC \$6,500,000**

1366, 1374 & 1370 Cartier Place - 3 RT-2 lots in the middle of development approval process with a .8 FSR to build 6 1/2 duplexes. The 3 lots total 11,581 s/f and are already cleared, no demolition required. Lots will not be sold separately, please call for more info.

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**Squamish 104 Acre  
Development site with 82  
Approved Lots  
\$16,000,000**

**104 ACRE LAND ASSEMBLY**  
**SQUAMISH \$16,000,000**

"Paradise Trials" a unique equestrian community located in the Chekamus Valley, Squamish BC consisting of 82 lots and a proposed 10 Acre horse riding centre. More info at www.6717000.com/squamish



**WILLOUGHBY LAND ASSEMBLY**  
**21427 83 AVE \$3,199,000**

1.51 Acre lot with 4200 s/f 2 level home & a huge garage/storage. Property has farm status-raising sheep and chickens. Currently zoned SR-2, pts on west side also available for possible land assembly.

**Sunshine Coast Development  
Opportunity on Gibsons Way  
\$7,500,000  
2.11 A (92,000 s/f)**

**GIBSONS DEVELOPMENT**  
**895 - 909 GIBSONS WAY \$7,500,000**

895 Gibsons Way, Cedars in Hotel 62,000 s/f lot. 909 Gibsons Way, Gibsons Cinema 30,000. Great development opportunity. Only a 7 minute drive from the Langdale Ferry terminal. Seller may carry.

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