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Compliments of Les Twarog

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Attention SELLERS

There is a new service (JUWAI) being offered by Les Twarog to market properties listed by Les Twarog in China.

Did you know that GOOGLE does not exist in China? How do Chinese Buyers find properties in Vancouver? One way is by getting referred to a realtor in Vancouver and the other way is by searching JUWAI.com that is a portal that connects Chinese Buyers with Vancouver Sellers. All listings listed by Les Twarog automatically are uploaded to the Juwai site - more info at www.bcforsale.net/juwai1



SHAUGHNESSY PROPERTIES
VANCOUVER LUXURY HOMES

www.shaughnessyproperties.com

LOWER LISTINGS CREATE HIGHER DEMAND

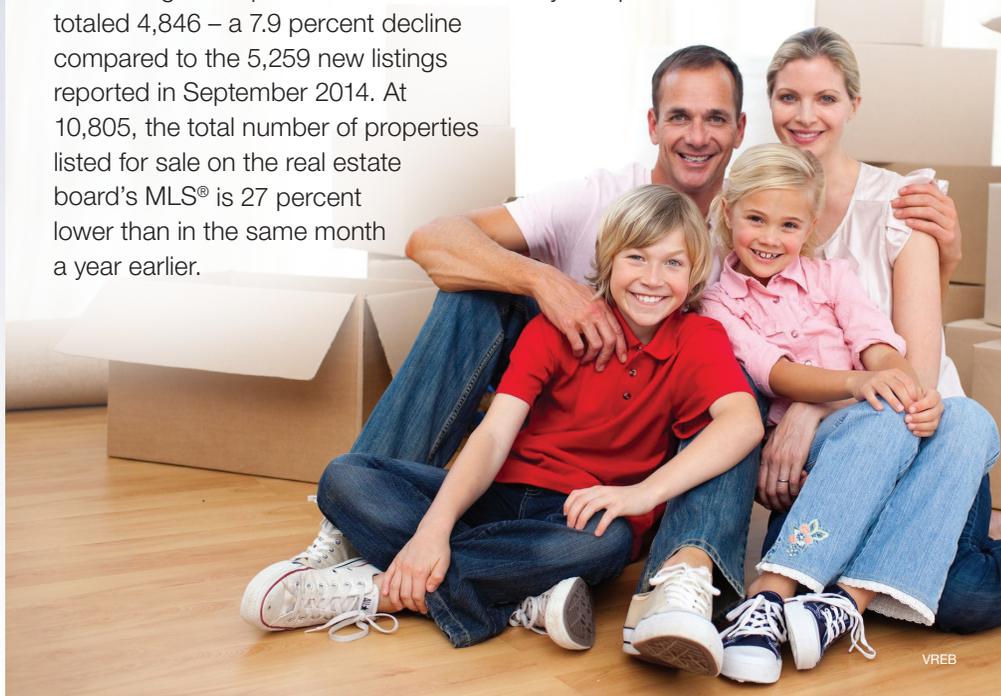
The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Metro Vancouver reached 3,345 on the Multiple Listing Service® (MLS®) in September 2015. This represents a 14.5 percent increase over September 2014 sales, and a 32.9 percent hike above the 10-year sales average for the month!

“Residential home sales have been trending at 25 to 30 percent above the ten-year sales average for most of the year. The number of homes listed for sale hasn’t been keeping up with the demand,” Darcy McLeod, REBGV President said. “It’s this dynamic that’s placing upward pressure on home prices, particularly in the detached home market.”

As home sales increase, new listings for detached, attached and apartment properties in Metro Vancouver are trending in the opposite direction. New listings in September 2015 totaled 4,846 – a 7.9 percent decline compared to the 5,259 new listings reported in September 2014. At 10,805, the total number of properties listed for sale on the real estate board’s MLS® is 27 percent lower than in the same month a year earlier.

Home prices are reacting to the tight market, resulting in an almost 19 percent year-over-year increase in the benchmark price for a detached property in Metro Vancouver, to \$1,179,700. The benchmark price of an attached unit increased 8.1 percent between September 2014 and September 2015 to \$518,600 while apartment properties charted a nine percent increase to \$415,100.

An active market requires consistent and targeted attention. Please call to request the latest updates on activity in your specific area of interest.



Terminology Tip

TITLE INSURANCE – Insurance purchased by the homebuyer for a one-time fee as a way to protect residential or commercial property owners and their lenders against losses related to the property’s title or ownership. While the purchaser’s lawyer will conduct a title search prior to closing the deal, title insurance provides protection against problems that may slip by the title search.

Examples of a title search include a check into public records, including deeds, mortgages, wills, divorce decrees, court judgments, tax records, liens, encumbrances and maps. A title search confirms who owns the property, the condition of the title and if there are any outstanding debts against the property. The search also includes errors or omissions in deeds, mistakes in examining records, forgery, undisclosed heirs, liens for unpaid taxes and liens by contractors.

THE SOFT TOUCH



Thanks in no small part to the popularity of hardwood flooring, area rugs have become a must-have home-décor accessory. Today's offerings aren't just functional, they're focal points. To get the right area rug for your space – and avoid the top rug-buying mistake – consider these three factors before you start shopping.

Material

Where is the rug going? In a low-traffic area like your master bedroom or dining room? Then you can probably get away with a more delicate, difficult to clean material like silk, known for its exceptional softness, luxurious look, and high price.

In high-traffic areas, like entryways or family rooms, you'll want a more durable material. Synthetics (nylon, polyester, olefin, viscose, and acrylic) are the most budget friendly. Natural fibers include cotton, grasses (such as jute, sisal, and bamboo) and wool. Wool rugs are the priciest, for good reason: they're soft and thick, stain resistant and easily cleaned, and long lasting.

Will your area rug be going under furniture? Some fibers don't stand up to weight as well as others. Synthetics, for instance, can crush under pressure of heavy furniture.

Size

This is where people most often go wrong when buying area rugs – specifically, by going too small. Don't start shopping until you've taken some measurements, using these room-specific guidelines as a starting point.

- **Dining room:** Chair legs shouldn't get hung up on rug edges as people come and go from the table. This area's rug should be big enough to still be underneath their back legs even when chairs are pushed out.

- **Living/family room:** In a smaller room where furniture is pushed back against walls, your rug should be big enough to go under your couch(es) and chair(s) front legs, tying the grouping together. In rooms where furniture "floats" away from walls, anchor it with a rug big enough for it to sit on entirely, with room to spare.

- **Bedrooms:** Ideally, your rug should frame your bed, extending a few feet beyond its bottom and sides so your feet have a soft place to land each morning. You can get away with using a smaller rug if you position it to lie in front of your nightstands rather than underneath them.

Color & Pattern

Is your room subdued in color and pattern? Then why not go bold with your area rug, making it the room's focal point? If your furniture or walls are already bright or busy opt for a relatively subtle, neutral rug.

Have a contemporary décor? Bright colors and geometric patterns will be right at home. Are you the traditional type? Then the classic designs that spring to mind when you hear the terms Oriental or Persian are ideal. Is your style somewhere in-between? Then use the keyword transitional when searching online or in-store.

Do you have kids? Pets? Keep in mind that dark hues and busy patterns will help camouflage dirt and stains, and that matching your rug(s) to your pet's hair color can help save a little bit of your sanity when they're shedding!

SAVE ENERGY, MONEY AND YOUR CLOTHES!



When looking to buy a new washer and dryer, ENERGY STAR appliances can be your new best friends!

ENERGY STAR front-loading washers use 35 percent less water and 20 percent less energy than standard types*, while the dryers include features like a moisture sensor that automatically shuts off your dryer once clothes are dry, saving wear and tear on your clothes caused by over-drying.

Save by washing your clothes in cold water, using cold-water detergents whenever possible. Remember to clean the lint screen in your dryer after every load to improve air circulation (and therefore drying time) and prevent fire hazards.

Of course, line-drying your clothes when possible is ideal. It saves not only energy but money too – a welcome thought before the holiday shopping season!

* www.energy.gov

CALLING IT QUILTS

Breaking up is hard to do, and easy to put off. But is it time you ended your relationship with your current home? Here are just a few signs you're ready to move on to something better (whether bigger or smaller).

- **You've lost that loving feeling.** Do you find yourself frequently grumbling about your current home's shortcomings, and wishing you could change fundamental aspects of it, like its layout, its size, or its distance from your workplace? Have those warm feelings of emotional attachment you once felt for your home begun to fade, or even disappeared altogether?
- **You've started thinking about the work that needs doing.** Have you been keeping a to-do list, if only mentally, of everything around your home that needs repairing or improving? That you're viewing your home more critically – with a buyer's eye, perhaps – may be symptomatic of the emotional detachment mentioned above. If you're willing to actually make those changes, then you're really ready to sell.
- **You're suddenly interested in what else is out there.** Do you find yourself surfing property listings in your spare time? Attending open houses on the weekend just because you're "curious"? Feeling suddenly very nosy about the asking and selling price of your neighbor's place? You might not be doing it consciously, but you're already beginning to plot your move.
- **You've started to focus on the finances.** Have you been making extra efforts to save money? Requested your credit report so you can review it for errors and omissions? Been gathering interest-rate quotes online? Gotten pre-approved for mortgage financing? When you're financially prepared to buy your next home, you're ready to sell your current one.

~ Monthly Musing ~

"The best and most beautiful things in the world cannot be seen or even touched – they must be felt with the heart."

~ Helen Keller

WHAT MLS® WON'T SAY

The Multiple Listing Service® is a great place to start your home search, but technology certainly has its limitations. Here are four things the MLS® won't tell you – but your real estate salesperson can.

- **Available properties.** Your sales representative can show you properties that you won't find on the MLS®, either because the limited capabilities of search engines or wrongly entered data are hiding them from your search results; they're not even up on the MLS® yet; or because they're being sold by the owner and won't be listed on the MLS® at all.
- **Listing history.** Real estate salespeople have access to parts of the MLS® the general public can't see. Has that home you're looking at been taken off the market then put back on again? Has its price been reduced? For the answers, ask your sales representative for a copy of the full listing, detailing all the info available to them through the MLS®.
- **Value.** The MLS® will tell you a property's asking price, but it won't tell you whether that price is fair. To find that out, ask your sales representative about another acronym: CMA. Using data not available to the public via the MLS® – specifically, selling prices – your salesperson will do a Comparative Market Analysis on any home(s) you're interested in.
- **Liveability.** Factors like noise, environmental concerns, crime, congestion, and commercial development arguably have more impact on the liveability of a property than its square footage or number of bedrooms. But where the MLS® keeps mum on the former details, a local real estate salesperson can tell you about everything from a home's history to how the surrounding neighborhood is changing.





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 LUXURY HOME
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 with wine cellar. 10,000 sq/ft lot.

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, 8,000 s/f totally remodelled house (\$4M spent) U/G parking \$20M
- Brand new 12,000 s/f house on a 24,000 s/f lot \$28M
- Brand new 6000 s/f house on a 12,000 s/f lot \$14M
- 32,000 s/f property, two legal lots, pre 1940 house \$27.5M
- 17,000 s/f corner lot, 7,000 s/f 25 year old house w/ swimming pool, \$13.8M



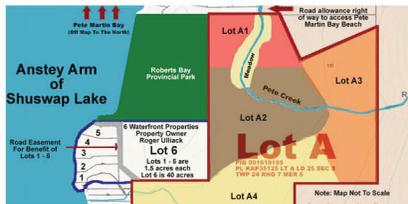
SOUTH GRANVILLE TH AT PORTICO
TH1420 W 5TH AVENUE \$1,550,000

Totally remodeled 3 bed, 3 bath 1852 s/f TH at the Modena of Portico. Total privacy with two large open patios with 33' of frontage & across from Granville Loop park. Stunning HW floors, kitchen with s/s appliances, granite countertops, wet bar, tons of storage and a private 2 car garage.



VANCOUVER EAST - STRATHCONA
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, Private, Seconds from park.



175 ACRES ON SHUSWAP LAKE \$1,700,000

175 acre semi waterfront property on Anstey Arm - Shuswap Lake, British Columbia, property is in the progress of being sub divided into 4 lots - three 50 acre parcels and one 25 acre parcel - waterfront lots in the front of property may also be for sale, www.ansteyarm.ca



TWO 40,000 SQ.FT. WATERFRONT LOTS SHUSWAP LAKE, BC, CANADA OFFERED AT \$1.5 MILLION EACH

2449 Blind Bay Rd. - 40,000 sq.ft. lot with 500 ft. waterfront and a 1,600 sq.ft. house
2457 Blind Bay Rd. - 41,000 sq.ft. waterfront lot with a 1,600 sq.ft. modular home
Also available the house at 2450 Blind Bay Rd. across the street. www.2449blindbay.com

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THE VILLAGE AT FALSE CREEK
509 - 1833 CROWE STEET \$495,000

717 s/f 1 bed, 1 bath with courtyard view at the Foundry. Located in the heart of False Creek right across from Olympic Village and Cambie Shopping District. Features open floorplan with floor to ceiling windows.



OLYMPIC VILLAGE - FALSE CREEK
206 - 1633 ONTARIO STREET \$549,000

"Olympic Village" Prime False Creek location. SE corner apartment, 1 bed, 1 baths, 684 sq. ft. Overlooking a future park Kayak at The Village on False Creek is a landmark and is the last work done by Canada's renowned Architect Arthur Erickson.,



CABO SAN LUCAS WATERFRONT CONDO
WATERFRONT CONDO 502 - VILLA 4 ELZALATE (KM 29) \$499,000 USD

- 1400 s/f, 2Bdrm, 2 Bath Suite on 5th floor facing East (Water) Rental income \$40k/yr USD
- 3000 s/f NEW house on a 4000 s/f lot over looking "Club Campestre Golf Course" \$699,000 www.6717000.com/cabo

Notes:
