

ALEYA... THE ONLY REAL ESTATE APP YOU NEED

How do I get your home SOLD?

By making your property one of the exclusive listings published in your Yaletown Neighbourhood News - reaching 5000+ doorsteps every month!

Traditional advertising is fine but your property deserves more. Experience cutting edge estate marketing including social media networking with me, along with specialized SEO and QR coding which brings your property higher in the search engines! I work hard to maximize the exposure of your home with top of the line ads in-print and online. A strong marketing campaign is put in place targeting a large network of potential buyers for your home! In today's market you need someone who can keep up with the everchanging technology. I make your home as noticeable as possible giving it a strong online presence, in the largest inventory of Yaletown homes for sale.

Who am I?

DRIVEN. CONFIDENT. SUCCESSFUL.



With a true passion for being your Yaletown Lifestyle Expert and having a solid appreciation for my clients, I strongly believe in the Vancouver real estate market. I'm not only a Realtor, but also an investor and homeowner. I feel this is a proven asset and offers the highest amount of credibility to my clients.

Why Yaletown?

Over the past several years I have moved several clients to your expanding neighbourhood. Through open houses, meeting neighbours, and frequenting local establishments, I have come to appreciate and adore Yaletown as my home. There are many things about this trendy,

urban, growing community that I not only find special and unique, but have also come to know and love.

I am very fortunate to live in Yaletown and to experience first hand everything that the area has to offer. I appreciate how Yaletown has evolved, where it is today, and I look forward to seeing where it goes.

Contact me today to learn more about my secrets to selling your home quickly and for the maximum value! Promotional offer for a free iPad if you list or buy your next home with me!

Aleya Bhaloo
Realtor & Yaletown Lifestyle Expert
www.aleyabhaloo.com
604.209.4504
aleyabhaloo@aleyabhaloo.com



Listing, Loving Living, Yaletown



Your Neighbourhood News Yaletown

FREE



5th Edition

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Madness in May, events occurring in town in May 2011

The Vancouver Marathon, the International Childrens Festival, the explorASIAN festival, and of course Mother's Day are just a few of the exciting events happening this May

Friday, May 1 – Sunday, May 31

explorASIAN Festival 2010
Coinciding with Asian Heritage Month, this month-long festival celebrates all things Asian with music, dance, visual arts, films, workshops, and kids' events.

Wednesday, May 4 – Saturday, May 14

City of Bhangra Festival
In honour of Asian Heritage Month, the Bhangra Festival includes a free outdoor concert on May 7, plus live music and dance performances, and the educational series "DISorienting Bhangra".

Sunday, May 1

Vancouver Marathon
The annual BMO Vancouver Marathon includes the Marathon, walking and wheelchair events, and the kid-friendly Kids MaraFun. The marathon is also a qualifier for both the New York Marathon and the Boston Marathon.

Thursday, May 5 – Sunday, May 8

Vancouver International Burlesques Festival
The 5th Annual Vancouver International Burlesque Festival is a four-day celebration of burlesque, and includes local and international performers, workshops, fashion shows, parties, and more.

Friday, May 13 – Sunday, May 15

EPIC: The Vancouver Sustainable Living Expo
This sustainable living expo is Vancouver's largest green consumer show and eco-marketplace. Learn about environmentally-friendly products and companies, attend lectures, and see green-living exhibits.

Monday, May 30 – Sunday, June 5

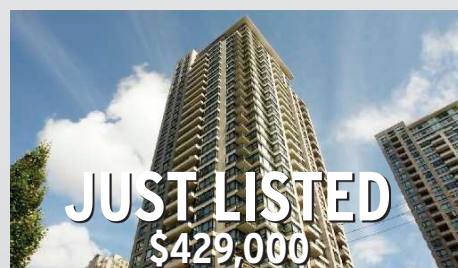
Vancouver International Children's Festival
A world-renowned festival of performing arts for young audiences, the Vancouver International Children's Festival has been educating, entertaining and inspiring young audiences since 1978. The week-long festival features music, theatre, dance, storytelling, puppetry, circus acts, and more.

Featured Listings: Yaletown's Finest

Heart of Yaletown! Modern and spacious studio at the popular EDEN equipped with gas range, gas fireplace, washer/dryer, plus built-in Murphy bed. South facing balcony overlooking False Creek and courtyard. Parking and Storage included.
1225 Richards

1 Bedroom and Solarium in the sought after BRAVA! Enjoy the outdoor pool on those warm summer days. Stainless steel appliances, granite countertops, fireplace, plus insuite storage. Comes with underground parking plus 24 hr. concierge.
1199 Seymour

Enjoy Urban living in Yaletown Park! Steps to Robson, fine dining, skytrain, plus all sporting events. This functional 1 bedroom comes equipped with designer fixtures and paint, open floorplan, underground parking plus storage. Rarely available "09" corner unit.
928 Homer



For more info on these properties or any others contact your Yaletown Real Estate Expert at realtors@youryaletownnews.com or call 604 209 4504
Not intended to solicit properties already listed.

Mother's Day Sunday May 8 Top 5 Things to do for Mother's Day:

1) Indulge in Mother's Day Brunch:

Start the day off with a fabulous Mother's Day brunch. If Mom has a favourite eatery, make a reservation early. Or, try one of Vancouver's great brunch spots: Glowbal Grill, Ouisi Bistro

2) Listen to Jazz over Afternoon Tea:

If Mom loves jazz, take her to Mother's Day Tea--complete with champagne cocktails and scones--at the Cellar Jazz Club. Listen to the Lorraine Foster Quartet at this fixed-price tea (\$35 per person) that includes crab stuffed profiteroles, mini croissants and almond petit fours.

3) Picnic at Stanley Park:

If the weather is good and a fancy meal isn't

in the budget, create a Mother's Day feast to remember at Stanley Park.

4) Give Her a Spa Day:

Moms don't always treat themselves as well as they treat their families, so why not give Mom the gift of relaxation and indulgence at a Vancouver spa?
Pink Lime, Antiquity Spa

5) Stroll Through a Garden:

Lots of the flowers and plants in Vancouver's gardens are in full bloom by mid-May, just in time for Mother's Day. Strolling the gardens at Queen Elizabeth Park or Stanley Park is free, or you can splurge a little and spend the day at VanDusen Botanical Gardens after brunch at the Shaughnessy Restaurant.

ENTER TO WIN

Win a \$50 Gift Card



What is the name of the bar upstairs called at Earls Yaletown?

Email your answer to: info@youryaletownnews.com for your chance to win a \$50 Gift Card.

Yaletown Monthly Real Estate STATS

April 2011

Active Listings 378
Sold Listings 58
Avg Days on the Market 33
Sales Range .. \$268,000-\$2,200,000

March 2011

Active Listings 332
Sold Listings 84
Avg Sold Price \$706,128
Avg Days on the Market 27
Sales Range .. \$158,000-\$4,490,000

For more information on these stats or other real estate information please contact your Yaletown real estate expert at realtors@youryaletownnews.com. or call Aleya at 604 209 4504

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Across
1. Evolve
5. Windstorm
6. One More
7. Proposition

Down:
1. Diminish
2. Wordy
3. Tanned Animal Skin
4. Computer Instructions

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Tax-Free Savings Account

I am writing to tell you about a new way to reach your short and long term goals faster. The Tax-Free Savings Account (TFSA) is a new registered account in which all the income you earn is tax-free, whether it's interest, dividends, or capital gains. With the flexibility of a TFSA, you can even withdraw funds for multiple purposes without being taxed –ever.

We also offer you multiple investment options to choose from for your TFSA, including Funds, GICs and Savings Deposits. And you can easily make regular automatic contributions using our TFSA-Matic. I'd like to work with you and discuss how a TFSA can fit into your short and long-term investment plans and help you get the most benefit from this new account.

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Health: Want to feel lighter?

Be stronger? Have more energy? Fit effortlessly into that pair of jeans?

Looking for a straightforward way to make a big change in a short period of time?

Look no further, because The 10-Pound Shred gives you everything you need to transform the way you look—and the way you feel.

So stop wishing and get ready to make it happen. The 10-Pound Shred lets you bring Tommy Europe's tough-love, bootcamp-style workouts home. In just thirty-one days, Tommy will take you from flab to fit, shedding ten pounds or more in the process. Each day has complete, easy-to-understand exercise instructions with step-by-step pictures, so that there's no complicated flipping around to figure out what you need to be doing—and no free breaks, either! You don't need fancy

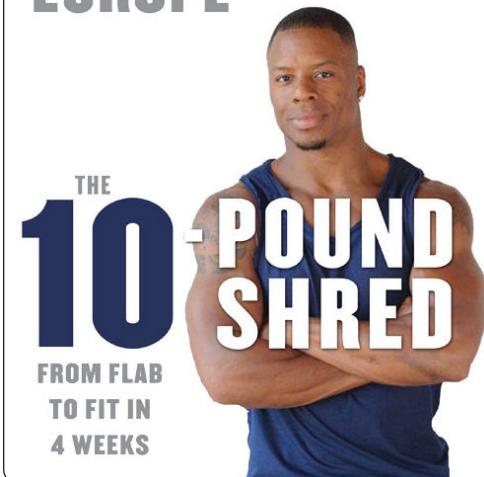
equipment or even a gym membership—just a good pair of shoes and the willingness to get moving! There's also a nutritious yet flexible meal plan designed to help you set a new, lifelong plan of healthy eating. And through it all, Tommy's there with his signature blend of drill sergeant and inspiring friend, pushing readers to reach higher, go faster and shred a little harder.

Whether you've got a wedding coming up, want to look great at the beach or just want to have more energy, Tommy will help you lose those ten pounds. You're going to sweat, you're going to hurt, but you're going to love your results. So give up your excuses, put down that cupcake and pick up The 10-Pound Shred.

www.tommyeurope.tv

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Blog Around 'Town

Looking for a great place to watch the Canucks playoffs??

Stop into Cactus Club! They have amazing food, reasonably priced, whether you want something light to snack on or a juicy steak. Great drink specials every night of the week, and of course plenty of tv's to catch the game on! The staff are all friendly and the service is impeccable. Get there early to watch the playoffs as this is one of Yaletown's hot spots! And a little tip..the wonton soup is a great dish to have on a rainy day! And of course the best hot wings!!

MUG-SHOTS

Floyd is a 2 year old Welsh Terrier. His favourite things to do are harass strangers for pats, flop out on the sidewalk and refuse to budge, and not fetch. He responds well to treats. Send a photo of your pooch by email and he or she could be the next mug shot of the month.

INFO@YOURYALETOWNNEWS.COM



Turkey Burgers

Filled with Brie and Grilled Granny Smith Apples

INGREDIENTS

1 1/4 POUNDS GROUND TURKEY
4 (1/2-INCH) CUBES OF BRIE CHEESE
OLIVE OIL, FOR BRUSHING THE TURKEY BURGERS
KOSHER SALT AND FRESHLY GROUND BLACK PEPPER
1 LARGE GRANNY SMITH APPLE, CORED AND SLICED
1/2-INCH CROSSWISE
1 TABLESPOON VEGETABLE OIL
1 LOAF FRENCH OR ITALIAN BREAD, CUT CROSSWISE INTO QUARTERS
1 CUP ARUGULA

DIRECTIONS

Preheat a gas or charcoal grill to high. Shape the ground turkey into 4 round patties about 1 1/2-inches thick. Make a small indentation in the center of each patty, place 1 cube of cheese in it, and press the turkey up and around, to cover it. Brush both sides of the burger lightly with the olive oil and season with salt and pepper. Grill until cooked through, about 4 minutes on each side. While the burgers are cooking, brush the apples on both sides with vegetable oil and grill until golden, about 2 minutes on each side. Split the bread and toast on the grill, cut side down, until golden. Place a burger on the bottom of each quarter. Top with 1 or 2 apple slices, several sprigs of arugula, and the remaining bread. Arrange the burgers on a platter.

DRINK SPECIALS IN YALETOWN

MILESTONES HAS GIRLS NIGHT OUT! MONDAY NIGHTS 4 BELLINI'S AND 4 APPE-TIZERS FOR \$40.00!

CACTUS CLUB OFFERS \$5.00 BELLINI TUESDAYS!

\$3.99 ALL DAY ALBINO RHINO 18 OZ PINTS AT EARLS

\$5 BREWERS SELECTION ASSORTED BEERS THURSDAYS AT YALETOWN BREW PUB

FRIDAY'S AT HURRICANE GRILL \$17.99 JUGS OF HURRICANE LAGER

\$4.49 HIGHBALLS AT JIMMY'S TAP HOUSE ON SATURDAY'S

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PRE-APPROVAL



Many homebuyers think that the first step in finding the home of their dreams is to start going to open houses and researching the market. However, even before you start looking for a home, it makes sense to contact me for free expert advice and to arrange your mortgage pre-approval. When your mortgage is pre-approved, you'll know, up front, what you can realistically afford to pay for a home in terms of purchase price, down payment, legal fees and other closing expenses. You'll know exactly how much you can borrow based on your current financial situation, subject to a formal credit approval and satisfactory property appraisal. There is no cost or obligation to have your mortgage

LISA REYNOLDS | MOBILE MORTGAGE SPECIALIST | RBC MORTGAGES.RBCROYALBANK.COM/LISA.REYNOLDS
T. 604 783 3357 | F. 604 566 3468

preapproved with RBC Royal Bank, and you'll know in advance what your mortgage payments will be. And, with your interest rate guaranteed for 90 days, if interest rates increase while you're house hunting, you don't need to worry!

With your mortgage approved, you can shop and negotiate with confidence, avoiding the disappointment of finding the perfect home only to learn that you don't qualify for the mortgage you need to purchase it. Mortgage pre-approval carries absolutely no obligation to purchase, but simply acts as a tool that can help you focus on homes that are truly affordable.

If you're ready to start looking at homes, contact me, your RBC Royal Bank mobile mortgage specialist, as soon as possible at the number shown. I can provide you with free mortgage advice.

Spring Fashion Report 2011

The sun is out ... at least periodically. It's spring and that means I'm storing my winter boots and starting one of my favorite activities, shoe shopping! Here are a few trends to keep in mind for Spring 2011 accessories so you can complete your current look for this spring.

Spring 2011 Trends Women: Anything in white - make a Spring 2011 statement ... wear it head to toe Neutral and nude colors and the opposite - stripes and color blocking Bold bright colors - fuchsia, green, orange, red, yellow (neutral clothing works well with this trend)

Wedges, chunky platforms, heels and flats for shoes (plenty of options)

70s Glam - whether it is gold platform heels or tinted sunglasses In jewelry - oversized bangles and statement necklaces (go big or go home!) and layered chain necklaces

Spring 2011 Trends Men: Gold - watches, ties, jewelry ... even shoes! All white - just as is the trend for women The jute soled shoe - a modified version of the espadrille (i.e. Tom's) Canvas and leather large tote bags

Now that you have your shopping list together you can get rid of some of those layers of clothing and welcome the sun!

BY SHANNON ROSE MIKOLAS | SRMIKOLAS@GMAIL.COM

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