



ALEYA... THE ONLY REAL ESTATE APP YOU NEED*

* if app's were people



HOW DO I GET YOUR HOME SOLD?

By adding your exclusive listing in this newsletter, which reaches 5000+ readers every month!

Traditional advertising is fine but your property deserves more. Experience cutting edge marketing including social media networking, 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 along with you tube videos.

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 technology trends. 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?

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.

WHY YALETOWN?

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 find special and unique and have grown to love.

ALEYA BHALOO

Your Realtor & Yaletown Lifestyle Expert

www.aleyabhaloo.com

T: 604 209 4504

E: aleya@aleyabhaloo.com

aleyabhaloo

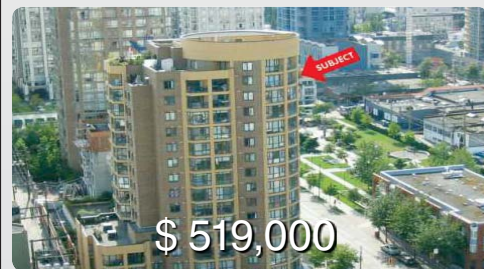
Your Yaletown Realtor-Aleya



IN TOWN REALTY

LIST YOUR HOME WITH ALEYA AND YOU COULD RECEIVE A FREE IPAD 2!!

Aleya's Featured Listings: Yaletown's Finest Real Estate



\$ 519,000

871 sq. ft., 2 bed, 2 bath N/W corner sub-penthouse at "Robinson Tower". Bright remodeled suite with granite counters, stainless steel appliances, laminate floors, and new light fixtures. Great city and mountain views; facing the park. Pets and rentals OK. Best value in Yaletown for a solid concrete building! Facilities located on 2nd floor include gym, sauna, outdoor hot-tub and large patio.



\$ 449,900

Welcome home to this spacious, bright, NW exposure, 1 bed and den home at the stylish Raffles on Robson! The suite contains corridor views of the North Shore Mountains from the open-plan living room, kitchen, den, and bedroom; a balcony; modern kitchen with granite counters, Liebherr and Meile appliances plus dark cabinets; bathroom with marble and high end Italian fixtures; dark flooring in the living areas; quality carpet in bedrooms; and large in-suite storage/den.



\$1,725,000

ELEGANT 1800 sq. ft. property in GRACE RESIDENCES! Enter and be awed by the African Wengei dark hardwood floors, custom kitchen with marble counters, extended bar loaded with 2 ovens, double Fisher Paykel dishwasher, Sub-Zero fridge. 2 bed on opposite sides, large entertaining living area with 10' ceilings and floor to ceiling windows. Over \$175K spent on custom features! Includes geothermal heating and biometric fingerprint entry system.

For more info on these properties or others contact Aleya - Your Yaletown Real Estate Expert at aleya@aleyabhaloo.com or 604 209 4504. Not intended to solicit properties already listed.

JULIA, YOUR LOCAL YALETOWN FINANCIAL STRATEGY EXPERT

At FS Financial we involve, inform, and inspire everyday people to achieve their own financial freedom. Our vision is to minimize the risk and guarantee better investment growth for our clients.

Have you ever heard of Segregated Funds? These investment funds are sold only by Canadian insurance companies. They look just like Mutual Funds and even have the same names: Fidelity, Franklin Templeton etc., but they come with some very good guarantees so that you don't have to worry about losing your hard-earned dollars!

By definition, they are "segregated" in that all of the money the insurance company invests on your behalf has to be kept separate or segregated from all of their other money. This is the law in Canada and greatly decreases your risk factor. We are very pleased to offer this investment vehicle, as we have seen many clients make great strides towards their goals of financial freedom through this signature product.

We are looking forward to teaching you the strategies that will help you achieve your financial freedom!

Financial Strategies NOW OPEN 1272 Pacific Blvd.

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T: 604 669 8882



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8th Edition

AUGUST IS AWESOME!

From rockin' out with Rob Zombie to learning more about Vancouver's urban culture, check out the following line up of community events and concerts in and around your Yaletown area:

MONDAY, AUGUST 1: Civic Holiday!

MONDAY, AUGUST 1 – SATURDAY, AUGUST 13:

Queer Arts Festival at the Roundhouse (go to <http://queerartsfestival.com/events/> upcoming for a full listing of events)

WEDNESDAY, AUGUST 3: Slayer and Rob Zombie at Rogers Arena, 7pm

WEDNESDAY, AUGUST 3: Celebration of Light Fireworks Show at English Bay (Spain – Odyssey), 10pm - 10:30pm

FRIDAY, AUGUST 5: Sarah McLachlan at the Orpheum, 8pm

SATURDAY, AUGUST 6: Celebration of Light Fireworks Show at English Bay (Canada – Then and Now), 10pm - 10:30pm

TUESDAY, AUGUST 9: Adele at the Orpheum, 8pm

SATURDAY, AUGUST 13: Sade & John Legend at Rogers Arena, 7pm

SATURDAY, AUGUST 13: Daniel Tosh at the Orpheum, 7pm & 10pm

SUNDAY, AUGUST 21: Yaletown's 4th annual Outdoor Movie Night in David Lam Park, 7pm

SATURDAY, AUGUST 27: Santana at Rogers Arena, 7:30pm

THURSDAY, AUGUST 25: Tour de France Wine & Cheese at Firefly Fine Wines & Ales (2857 Cambie Street) with cheese provided by Benton Brothers Fine Cheese, 7pm - 9pm

SATURDAY, AUGUST 27 & SUNDAY, AUGUST 28: First Annual Urban Culture Conference at the Plaza of Nations

TUESDAY, AUGUST 30: Josh Groban at Rogers Arena, 8pm

WEDNESDAY, AUGUST 31: Blink 182 & My Chemical Romance at Rogers Arena, 7pm

NEWS IN THE NEIGHBOURHOOD

DID YOU KNOW that the BC Place roof revitalization includes the installation of the largest cable-supported retractable roof of its kind in the world? When it re-opens this fall, BC Place will be the new home for the Vancouver Whitecaps MLS franchise, will continue to be home to the BC Lions Football Club, and will host the CFL Grey Cup in 2011 and the 2011 Vanier Cup.

ENTER TO WIN A New Oxford \$50 Gift Certificate



WHAT STREET IS THE NEW OXFORD LOCATED ON?

E-mail your answer to info@youryaletownnews.com for your chance to win a gift certificate from The New Oxford.



Active Listings. 275
Sold Listings. 25
Avg Sold Price \$760,852
Avg Days on the Market 35
Sales Range. \$290,000-\$3,150,000

June 2011

Active Listings. 365
Sold Listings. 39
Avg Sold Price \$672,507
Avg Days on the Market 26
Sales Range. \$319,900-\$4,680,000

For more information on these stats or other real estate information please contact Aleya - Your Yaletown Real Estate Expert at aleya@aleyabhaloo.com or 604 209 4504



Bean Around the World - Celebrating 20 Years!

Drop by our 1002 Mainland Street location for a truly West Coast coffee house experience and to enjoy many of our healthy snacks - some of which are gluten-free, sugar-free, or dairy-free!

T: 604 685 9929

HOURS: Mon-Fri 6am - 6pm / Sat-Sun 8am - 5pm

www.fuelledbycaffeine.com



It's gonna be a HOT summer! (we hope)

So, come in for a FREE DRINK on us!

(no expensive wine or bottled beer)

Bring in this coupon to redeem. Limit one per customer. Offer expires August 31st. No cash value.

WINE: French wines can dazzle and dumbfound drinkers

Burgundy, Beaujolais, Bordeaux, Sancerre, Côtes du Rhône – these regions have been making quality wine and setting standards for hundreds of years, but do you know what to expect from these wines? French winemakers and marketers can be incredibly stubborn when it comes to labels. They've been making the same style of wine in these areas for such a long time that they assume we all know what to expect from, say, a white Burgundy. But do we? (It's Chardonnay.)

You can take control of your French wine future with a little knowledge. One way to gain it is by simply asking the right people.

Fun, short tasting courses are offered around Vancouver that empower you to take the wheel of your wine destiny. For example, Firefly Fine Wines and Ales, in partnership with Benton Brothers Fine Cheese, will be offering a Tour de France on August 25th where guests will follow the route of cyclists around the country while tasting and learning about the wine and cheese of each region. Sensory learning is hard to beat. À bientôt!

By Sheila Whittaker | www.RubySuitcase.com
Firefly Fine Wines and Ales
2857 Cambie Street
T: 604 875 3325

Smarter Choices for your Favourite Summer Indulgences

Most of us love the seasonal socializing that comes with summer. The summer sun also brings along a lot of indulging in seasonal 'treat' foods that can leave a lasting reminder on our waistlines long after the cooler weather sets in. The following guide can help you avoid some popular summer food and drinks that are loaded with calories and opt for a delicious lighter version.

SKIP THESE	PICK THESE	CALORIES & FAT SAVED
Ben and Jerry's Chocolate Ice Cream, ½ cup, 260 cal, 16 g fat	Ben & Jerry's Chocolate Brownie Frozen Yogurt, ½ cup, 190 cal, 3 g fat	Save 70 calories and 13 g of fat
Hot Dogs, Regular size – 45 g, 148 cal, 13 g fat	Grilled Chicken Burger, 3 oz skinless breast, 120 cal, 2 g fat	Save 28 calories and 11 g of fat
Sports or Energy Drink 500 ml bottle 100 to 300 cals (sugar)	Eboost Natural energy & vitamin booster. 5 cal / powder stick or tablet	Save all those calories and get your B12 in!

Licious Living takes the work out of healthy eating by delivering fresh, nutritious, balanced meals daily. For pick up, please visit one of their fresh food cafes: www.liciousliving.com or 604 685 7054

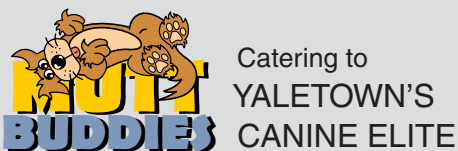


WHAT HAPPENS AFTER 5 HOURS?

EBOOST - ALL DAY, ALL NATURAL

STEVIA BASED, ZERO SUGAR, GLUTEN & LACTOSE FREE WITH ONLY 5 CALORIES PER SERVING - Your body is a temple, and you haven't been praying much.

WWW.EBOOSTCANADA.COM



- Group and Private walks
- Puppy / Special needs visits
- Pet-sitting
- Certified dog training

All breeds/sizes, neutered and unneutered. Cats also welcome.

www.muttbuddiesonline.com
T: 778 847 7389



GR. 6 POEMS FROM ELSIE ROY ELEMENTARY

Yaletown Poem
By Emily White

Strays sauntering across the streets
Coffee addicts chat at their daily meet

Fashion victims strut their mis-matched clothes
a man at a meeting starts to doze

Sneaky seagulls steal your food
Teenage boys shout "hey dude!"

People in restaurants come and go
Lovebirds go to a matinee show

Salesmen go from door to door
A shopaholic buys more and more

Children shout out with glee
"Yaletown how we love thee!"

A Day's End in Yaletown
By Sherryn Sim

The wind quietly whispering as the rustling leaves reply,
The conversations of passers-by.

Umbrellas opening like morning glories,
Children eager for their bedtime stories.

The hum of traffic coming through my window,
Looking out at the city's lovely glow.

Children making a commotion in the park,
Mothers calling them in as it gets dark.

What another lovely night,
In Yaletown tonight.

TOMMY EUROPE'S 4-WEEK SHRED BOOTCAMP

It's time to take your fitness to another level, join Tommy for SHRED BOOTCAMP Vancouver this September. This is a limited time offer with only 30 spots available!

SHRED BOOTCAMP is a fun filled, high intensity fitness class that incorporates resistance exercises, core training and full body conditioning. SHRED BOOTCAMP is ideal for ALL fitness levels, from beginner to advanced, and is designed for participants to work at their pace; no one will be left behind in the class; and no one will be waiting. Tommy uses both low and high impact techniques to ensure safety, and promote efficient and effective workouts.

AS A SHRED RECRUIT YOU GET:

- 8 x 1hr of Tommy's "Gutt Busting" workouts
- Assessment and measurements on Day 1 (including before and after photos)
- Success tips for planning and reaching health and wellness goals
- SHRED BOOTCAMP T-Shirt
- "Swag bag" with goodies from Team Tommy and Sponsors

WHEN: 6am – 7am every Tuesday and Thursday from September 1st until the 29th
LOCATION: Tactix Gym, 1449 Hornby (and Pacific), Vancouver, BC, V6Z 1W8
COST: \$299

REGISTER NOW AT WWW.TOMMYEUROPE.TV



Equity and Mortgages ... What To Do?

If you're an existing homeowner with at least 20% equity, or if you are looking to buy and have a 20% down payment, this may be the right solution for you. With the RBC Homeline Plan, you have access to our Royal Credit Line at a low rate of Prime + 0.5%, and a RBC Royal Bank mortgage, all in one plan, which you can designate for different needs.

LET EQUITY IN YOUR HOME WORK FOR YOU!

There are lots of ways the RBC Homeline Plan can help get your home equity working for you. For example, you could finance home renovations, such as a new kitchen, bathroom, or a fresh coat of paint—improvements that increase the comfort and value of your home.

Consolidating your outstanding high-interest credit using the RBC Homeline Plan will enable you to take advantage of lower interest rates that will save you money.

LET INTEREST RATES WORK FOR YOU BY DIVERSIFYING YOUR MORTGAGE

Mortgage rates fluctuate and it's hard to know whether to choose a variable rate or fixed rate. The RBC Homeline Plan provides the best of both worlds, allowing you to diversify your mortgage and enjoy the advantages of both variable and fixed rates.

For more information, contact Lisa today at E: lisa.reynolds@rbc.com or T: 604 783 3357

Why Do We Need To Have a Facial?

Everyday, our face is exposed to many harmful chemicals in the environment: fumes, cigarette smoke, make-up, stress, and laugh lines. These are just some factors that make us look old, dull, dry and wrinkled. The solution - let your face needs to breathe and get pampering.

Facial massages help to relax our facial muscles and stimulate the flow of blood, which results in rosy and glowing cheeks. Facial scrubs help to deeply and thoroughly cleanse deep seated dirt on our face, removing bacteria and dirt that cause clogged pores. Facial masks help to tone and moisturize giving us a clearer, younger, and glowing appearance.

Facials can treat problems such as dark patches and acne, helping to tone and restore skin colour. Facials are also deep skin treatments that cleanse, rehydrate, and rejuvenate the skin, while minimizing skin blemishes, acne, dry skin and, of course, wrinkles. Facials are a vital step towards beautiful skin.

To learn more, visit a.u.n. body care for a free consultation or to receive a special rate for a 1-hour introductory facial - only \$48 - when you reference this ad.

A.U.N. BODY.CARE
872 Seymour Street (at Robson)
T: 604 568 1112 / 778 316 9983

CHOCOLATE BANANA PROTEIN SMOOTHIE

- 8 OZ chocolate milk, 1% (1 cup)
- 1 SM banana, peeled
- 1 TBSP whey protein powder
- 1 CUP ice

Mix ingredients in a blender and serve immediately in a frosted mug or glass.



Wendy Fuller
NOTARY PUBLIC

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