

## ASK ALEYA

Your Yaletown Lifestyle Realtor

### WHAT ARE THE BENEFITS OF PUTTING MY HOME ON THE MARKET IN DECEMBER?

A lot of people have a misconception about trying to sell their home during the holidays, when in fact there are many advantages if you think outside the box. Some reasons are that many people take holidays during the Christmas season and therefore have time to view properties. Many foreign investors also visit Vancouver during the holiday season with a goal to find a 2nd home or investment property. And besides obviously if someone is willing to trek through the snow and rain, we know they are serious about buying! In my own past experiences, I received a call one year on Christmas eve from a buyer who wanted to see one of my listings that day. I was hesitant to make the appointment due to the fact that I did not want to disturb my clients as they had family arriving in town the next day.

They ended up agreeing to show their home because they had just finished cleaning etc and when the buyer walked in the first thing he said was "this home is where I want to spend my next Christmas with my family". He said he had a nostalgic feeling and gave us a full price offer that day. My clients were delighted and able to enjoy a stress free holiday! Sometimes it pays to think outside the box!

### MY FRIENDS TELL ME TO MAKE SURE I DON'T BUY A LEAKY CONDO AND TO MAKE SURE IT IS RAINPROOFED OR SOMETHING...WHAT DO THEY MEAN BY THIS??

The correct terminology is rainscreened. Rainscreen technology advances have changed the way that building exteriors are designed, which is especially important for our West Coast climate. Structures were previously built watertight to – in theory – keep water out and keep the building dry. However, it is virtually impossible to build a completely watertight structure. Water finds its own way in and, with no way for to escape, the inevitable result is problems with mold and damp. With rainscreen technology, a space is left between the exterior cladding and the exterior wall.

This way, if water does get behind the exterior cladding, it has room to escape, thus avoiding mold and other problems. The rain screen acts both as a moisture break and an air space, preventing water from becoming trapped inside the walls, and making sure the frame dries completely after the water drains off. Ask your local real estate professional for more details on this technology.

### ALEYA BHALOO

Your Yaletown Lifestyle Realtor  
www.aleyabhaloo.com  
T 604 209 4504  
E aleya@aleyabhaloo.com

-  aleyabhaloo
-  Your Yaletown Realtor - Aleya
-  Aleya Bhaloo
-  Your Yaletown Realtor - Aleya



## CANUCK'S GAME SCHEDULE

- Dec. 1, 7:00 pm - Canucks vs Predators
- Dec. 4, 6:00 pm - Canucks vs. Flames
- Dec. 6, 7:00 pm - Canucks vs Avalanche
- Dec. 17, 7:00 pm - Leafs vs Canucks
- Dec. 19, 7:00 pm - Canucks vs Wild
- Dec. 21, 7:00 pm - Canucks vs Red Wings
- Dec. 23, 7:00 pm - Canucks vs Flames
- Dec. 26, 7:00 pm - Canucks vs Oilers

### DECEMBER SUDOKO CHALLENGE

9				1		8	
	8		2	6			
1			5	9		2	4
3						8	7
	6	1					9
	7	5		2	9		1
			6	5		9	
1		3					4

List your Yaletown condo with Aleya in the month of December and you will be eligible to receive a

## \$1,000 PRE PAID YALETOWN CREDIT CARD!

Great time of year to have some extra money for a spa day, some groceries, a nice dinner, or a day of shopping...everything our neighbourhood has to offer! Perfect for your post Christmas blues, as well as your pre tax blues. Draw will be taking place at the beginning of January. Contact Aleya for details on this opportunity to get your home sold AND make \$1000!

## HAPPY HOLIDAYS! CHECK OUT THESE LOCAL EVENTS WITH YOUR FAMILY, CHILDREN, FRIENDS OR PUPS! ALL HAPPENING IN AND AROUND YOUR NEIGHBOURHOOD!

### CHRISTMAS HOWL-IDAY PAWTY 2011

**WHEN:** December 7<sup>th</sup>, 6 pm - 8 pm  
**WHERE:** Barking Babies Yaletown, 1188 Homer Street

Don your dog's most festive apparel to win a \$100 Gift Certificate while we sing carols! Take advantage of the hot chocolate and howliday treats. \$10 donation at the door for the Senior Animals in Need Today Society.

RSVP to [info@barkingbabies.com](mailto:info@barkingbabies.com) or 604.647.bark

### WINTER SOLTSTICE LANTERN FESTIVAL

**WHEN:** December 21<sup>st</sup>, 6 pm -10 pm  
**WHERE:** Yaletown Roundhouse Community Centre

The Secret Lantern Society invites you to come celebrate this rare celestial alignment with a glowing constellation of lanterns shining in five Vancouver neighbourhoods, including Yaletown's Roundhouse Community Centre and David Lam Park.

### FREE PHOTOS WITH SANTA!

**WHEN:** December 4<sup>th</sup>  
**WHERE:** To Be Determined

Yaletown will be hosting yet another day of free photos with Santa this Christmas season! Last year's free photos were at the Yaletown caboose and brought in many donations to the Greater Vancouver Food Bank. Make sure to mark your calendars, as it is sure to be a community event adorned with Christmas lights and spirit.

### VANCOUVER CHRISTMAS MARKET

**WHEN:** November 24<sup>th</sup> to December 23<sup>rd</sup>, 11 am - 9 pm, and December 24<sup>th</sup> from 11 am - 6 pm

**WHERE:** Plaza at the Queen Elizabeth Theatre (West Georgia, between Cambie and Hamilton)

Named last year as one of the 10 most Spectacular Holiday Markets Around the World, the Vancouver Christmas Market is an annual can't miss Vancouver Christmas event!

# HOW TO MANAGE YOUR CREDIT SCORE

Credit history is one of the 5 Vital Signs in mortgage underwriting. The first indicator of credit performance that a lender uses is something called Beacon Score. Someone starting out brand new in the credit world starts with a score of 600. At the top of the positive end of the scale the score can reach well into the 800's. At the low end the score can be in the 300's.

There are four aspects of your credit profile which are important in determining your personal Beacon Score, listed below are two:

- Timing of payments made on loans and credit card
- Running your credit cards consistently over 75% of the credit limit has a negative impact on your score

So, to keep your score moving in the right direction:

- Make payments on time
- Keep credit card balances at or below 70% of the authorized limit
- Apply for new credit over a measured period of time

## SOPHIYA DEWSHI

Mortgage Consultant  
The Mortgage Group Canada Inc.  
T 604 644 5761  
E myrightmortgage@gmail.com



# Seasons Greetings and Happy New Year!

Thank you to all my clients  
over this past year. May  
2012 bring health, happiness  
and prosperity to you all!

**Wendy Fuller**  
Notary Public

PHONE: 604-558-1141  
FAX: 604-558-1161  
EMAIL: wfuller@notaries.bc.ca  
1333 Homer Street, Vancouver, BC V6B 5M9

BC Notaries

## REDEEM FOR UP TO \$2,000 WORTH OF VISA GIFT CARDS!

**CONDITIONS:** When your mortgage is funded through us, we will issue you a prepaid \$500 VISA gift card for every \$350,000, 5 year mortgage. The VISA gift card can be used anywhere, anytime.

# ALEYA'S FEATURED YALETOWN LISTINGS



\$499,000

### BRAVA - 1199 SEYMOUR

Here is your golden opportunity to own in one of Yaletown's most sought after buildings! Completely renovated one bedroom and den with unobstructed, sweeping views! Large open space with generous kitchen, eating area and living room AND custom built entertainment storage as well as custom closet organizers in the bedroom. Building has fabulous amenities such as outdoor pool and hot tub, sauna and steam room, and great gym! Start living YOUR Yaletown lifestyle!



\$409,000

### YALETOWN PARK - 928 HOMER

Welcome home to this simply amazing and spectacular one bedroom condo with a home office as well as water and mountain views. Designer finishings, including granite countertops, stainless steel appliances, floor to ceiling windows, and a large balcony perfect for BBQ-ing! Finest urban living, with an abundance of shops and restaurants just blocks away. Call for your private viewing.

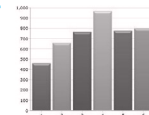


\$525,000

### PACIFIC POINT - 1331 HOMER

Spacious, bright, and large one bedroom with den and solarium in fashionable Yaletown. Corner unit offers water and mountain views. Granite counters, new appliances, courtyard, exercise room, hot tub/sauna, bike room, guest suite, billiard room, library ... and the list goes on! Has to be viewed to be appreciated! All this and also walking distance to the Canada Line, shops, restaurants and more!

## YALETOWN MONTHLY REAL ESTATE STATS



### NOVEMBER 2011

Active Listings	276
Sold Listings	32
Avg Sold Price	\$541,834
Avg Days on the Market	33
Sales Range	\$.280,000-\$1,227,000

### OCTOBER 2011

Active Listings	307
Sold Listings	40
Avg Sold Price	\$544,997
Avg Days on the Market	30
Sales Range	\$.295,000-\$1,525,000

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



## YALETOWN'S FEATURED NEW DEVELOPMENT THE MARK YALETOWN'S TALLEST TOWER!

Built by Onni, "The Mark" is soon to become a residential landmark in a city renowned for its beauty and natural advantages; a backdrop of mountains and water that provide a spectacular setting to a world class cosmopolitan culture. Unique features of Yaletown's tallest tower are rooftop deck with pool, urban gardens, rooftop solar panels, electric car plug-ins, on-site car share program, just to name a few! The Mark is also designed to meet LEED Gold standards. Estimated completion 2013. Are you ready to start living YOUR Yaletown lifestyle??

Contact Aleya Bhaloo, your Yaletown Lifestyle Realtor, for more details or floorplans. T 604 209 4504 E Aleya@YourYaletownLife.com