

YOUR Yaletown News

Pacific Blvd

ROUNDHOUSE COMMUNITY CENTRE

OCTOBER, 2011



ASK ALEYA

Your Yaletown Lifestyle Realtor

Why did you choose Yaletown as your niche market for Real Estate?

I moved to Yaletown years ago and I knew I wouldn't be leaving it for a while! I love the energy of this vibrant area and I adore what it has grown into. I respect that the community is so diverse - both in its people and Real Estate - everyone is welcome!

What types of buildings are in Yaletown?

Condos! Yaletown has a vast selection: new and old buildings, lofts and live/work spaces, townhomes and waterfront condos. Everyone can find something to fit their lifestyle and budget. You're always steps away from the parks, the water, the cobblestone streets and the local businesses. Not to mention some of the finest dining, shopping and nightlife in the city!

Who lives in Yaletown?

Yaletown attracts people of all ages. It used to consist of mainly business professionals; however, with new schools and day-cares in the area, more and more families, new and old, are calling Yaletown home. It provides safety, comfort and convenience. It's a very dog-friendly neighbourhood as well. Residents fall in love with this area and never leave! Yaletown has truly developed into an amazing area for all ages.

If you are looking to purchase or sell a home in the neighbourhood it is important to choose the right real estate professional that can help guide you in the right direction. You need a Realtor who not only knows the area but is also knowledgeable of the buildings. There are numerous highly sought after 'pockets' in Yaletown to live in, and it takes someone with a similar lifestyle to yours to understand and appreciate the difference a mere one block radius could make. After all, at the end of the day you are buying a lifestyle when it comes to this spectacular area. You want to make

sure that your criteria is met in every way and that you find a "pocket" and a building fitting for you and your family.

If you would like your questions answered about our lovely neighbourhood please send them in and your Yaletown Realtor will be more than happy to answer them in one of our upcoming publications. Stay tuned for our upcoming, informative website, which will cater to all your Yaletown needs.

ALEYA BHALOO

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Century 21
IN TOWN REALTY



ALEYA'S FEATURED YALETOWN LISTINGS:



Townhome at the Elan

1279 Seymour - \$739,000

Have you been searching for a spacious townhouse in the heart of Yaletown for under \$750,000? Look no further! Welcome to the Elan, built by award winning 'Cressey' and still under warranty. This 2 level, 2 bedroom plus den, 1200 sq. ft. residence features top of the line finishings as well as a large private patio. The building also has amazing amenities and the unit comes with 2 side by side parking stalls and storage.



The Grace

499 Drake - \$899,000

Vancouver's finest and most loved residence. This European inspired, luxury architectural masterpiece has it all! Enter this spectacular SE facing suite with ALL the finest finishings AND central A/C. Enjoy relaxing on your oversized terrace cozied up by the firepit. Features are endless and include state of the art fingerprint security, media room, gym, indoor/outdoor pool, concierge AND Rolls Royce limo services. Truly one of a kind.



Marinaside Condo

1067 Marinaside - \$699,900

It is my pleasure to present to you this open concept floorplan, 2 bedroom, 2 bathroom, at Concord's Quay West II in fashionable Yaletown. Enjoy the unobstructed water and marina views whilst the abundance of amenities are also sure to impress you! Example of amenities include 24 hour concierge, 60' pool, theatre, billiard room, party room, and so much more. Steps to the seawall, Aquabus, and Canada Line. All your Yaletown needs are met here!

Yaletown Monthly Real Estate STATS

September 2011

| | |
|-----------------------------|-----------------------|
| Active Listings..... | 279 |
| Sold Listings..... | 24 |
| Avg Sold Price..... | \$625,429 |
| Avg Days on the Market..... | 37 |
| Sales Range..... | \$305,000-\$3,300,000 |

August 2011

| | |
|-----------------------------|-----------------------|
| Active Listings..... | 253 |
| Sold Listings..... | 35 |
| Avg Sold Price..... | \$715,556 |
| Avg Days on the Market..... | 46 |
| Sales Range..... | \$280,000-\$2,150,000 |

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



Featured New Development: Richards Living

Richards Living, a new Aquilini development at 1036 Richards, is a chic landmark residence offering a stylish structure of glass, metal and concrete topped with lush green rooftops. It has 19 levels, 226 luxury apartments and townhouses, as well as 2 detached heritage homes. These luxury condos are available from 524 to 1235 square feet. A short walking distance from everything Yaletown has to offer, this development was named for the famous 'Richards on Richards' nightclub. Many of you may have had some of the best nights of your life there! Contact Aleya, your Yaletown realtor, for more information on this or any other new developments in our neighbourhood.

Give and Grow

A Difference Amplified

At Fs Financial Strategies we believe in giving. With our innovative Give and Grow program every time we explain to someone "How Money Really Works" we donate \$50 on their behalf to a charity of their choice. **Your time, our money, together we can help people in need.**

At Fs it is our corporate mission to help others, whether it be by providing financial advice to everyday people or through our charitable donations. Our vision is to create and implement an innovative, effective and ever expanding international gifting program. So far through this wonderful program we have helped over 90 causes and donated tens of thousands of dollars to charity. Everyone has a cause that has personal meaning to them, whether it is the Union Gospel Mission, the SPCA or the Tzu Chi Foundation and we support them all.

We are also dedicated members of the communities we operate in. We work hard to make our neighbourhoods better places by bringing social programs, like this newsletter, and public events to you. So, why don't you stop by for a cup of coffee, say 'hi' and meet your local Fs team.

Remember,

"We make a living by what we get, but we make a life by what we give."

-Sir Winston Churchill



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Types of Taxes

What are the taxes involved in buying a home?

Annual Property Tax – Is a municipal and provincial tax which is paid by the homeowner to the city, annually. It is based upon the current use and value of your property from the BC Assessment. The tax is used to maintain things such as roads, sidewalks, parks, schools, community centers and hospitals. Home Owner Grants are available which will reduce the amount of taxes you pay on your home.

Property Transfer Tax – Is different then property tax. This is a provincial land registration tax which you pay when you purchase or acquire an interest in a property. It is 1% of the 1st \$200,000 and 2% thereafter. Rebates are available for first time homebuyers and exemptions are made for transfers.

HST – The 12% HST applies to the purchase price of newly constructed and substantially renovated homes. If your purchase price is under \$525,000 a rebate is available and if your purchase price is above \$525,000 you are eligible for a flat rebate of \$26,250. We will be returning to the PST in early 2013.

If you have any questions about the information above or are looking to purchase your first home, invest in a rental property or access some of the equity in your home, I'm here to help at your convenience. I am committed to providing you with the service, competitive rates and flexible mortgage options that fit your individual needs. Call or e-mail me today.

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VANCOUVER HOME + DESIGN SHOW



Featured Event:

Aleya and Jessica, your Yaletown Real Estate and Mortgage Specialists, will be at this year's Vancouver Home and Design Show - an annual event featuring over 350 retailers, celebrities and thousands of new products for your home. This is a great place to get inspired with new decorating or renovation. We will be there answering your questions about homeownership while doing comparative market evaluations and pre-approvals on the spot! It's going to be an action packed weekend and we hope to see you all there!

October 13 - 16, 2011 at the Vancouver Convention Centre

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