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January 2011

SALES FACTS

2010 Year End

Sunshine Coast

Statistics

Waterfront
Homes

- 68 Sales
- Average Price
\$990,651
- Avg Days on Market
107

Non -Waterfront
Homes

- 433 Sales
- Average Price
\$409,412
- Avg Days on Market
89

Waterfront Land

- 16 Sales
- Average Price
\$333,781
- Avg Days on Market
138

Non Waterfront
Land

- 81 Sales
- Average Price
\$201,458
- Avg Days on Market
236

PHOTO CONTEST WINNERS

Margaret sent us this daunting photo of the Coast Guard Auxiliary's Iona C heading out on in the snow and is our December winner! And thanks Francine for this delightful photograph of four rare Sunshine Coast residents (Painted Turtles) basking in the summer sun. Maybe it's the time of year, but the warm peaceful feeling this photo invoked made it our pick for 2010. Congratulations to you both!



2010 Photo Contest Winner



We've joined a 100% Canadian Success Story—



Chef Samantha Stewart presents her dad with a congratulatory cake celebrating the teams' exciting new company.

SunshineCoastHomes.com is still SunshineCoast-Homes.com, but with a new corporate colour scheme and management team.

Our team's New Years' Resolution is to do everything we can to ensure the properties we have listed for sale get MAXIMUM exposure to the market while ensuring our buyers can find, negotiate and close deals on properties that meet their needs.

Why Royal LePage?

Corporate Real Estate offices are independently owned and operated franchises. Not unlike McDonald's or Starbucks, the staff working in different offices have relatively little to do

with co-workers who may share the same uniforms. Our experience has been that while "in house" Realtors can create a lot of synergy by sharing ideas and clients' needs, Realtors that may work for the same corporation don't share that relationship. In our opinion, the brand is less important in affecting transactions than the quality and quantity of Realtors working for the same franchise. Because of your relationships, you're simply more likely to do business with your co-workers than anyone else.

We've been monitoring Royal LePage's growth on the Sunshine Coast over the past 6 years because of something that sets them apart. The owners of Royal LePage Sunshine Coast, Bill Binnie and Chris Simmons, not only have offices in Gibsons, Sechelt and now Pender Harbour (giving them coast wide reach), they also own three top producing offices in key Vancouver market areas that generated as much as 75% of all Sunshine Coast buyers (West Vancouver, City Centre, and West Side). So now instead of working alongside 24 RE/MAX Realtors, we'll be working with close to 200 Royal LePage agents with an intimate connection and a solid "built in" referral network. Given the importance of referral business to ourselves and our clients, we simply couldn't imagine a better way to improve our chances of selling our properties and garnering listings.

We can't wait to share our success stories with you in coming editions. For more information on this 98 year old Canadian Company, visit www.royallepage.ca or call our office at 1-800-792-7719.



WE'RE GOING GREEN! From now on we will be publishing our newsletter online at SunshineCoastHomes.com. For an electronic subscription, please email newsletter@SunshineCoastHomes.com.



A quick healthy snack that's DELICIOUS!

New Year's Healthy Fruity

- 1 cup strawberries, hulled
- 1/3 cup frozen blueberries
- 2 bananas, peeled and cut into chunks
- 1/2 cup orange juice

- 1 1/2 cups plain yogurt
 - 1 tablespoon soy milk powder
1. Combine strawberries, blueberries, bananas, orange juice, yogurt, and soy milk powder in a blender. Blend until smooth, then pour into glasses and serve. 4 servings.

155 calories | 2.2g fat. | 6mg cholesterol.

Hot Listings—Waiting for YOU!



Kim Darwin
Mortgage Specialist

Phone: 604-740-1498

Fax: 604-885-3076

Email: kim-mortgage@telus.net

- Refinance
- Purchase Financing
- Home Equity
- 1st and 2nd mortgages
- Self-Employed
- Renewals
- Rental Properties

Call Kim to find out what mortgage solutions fit your financial needs.



Waterfront—\$1,095,000

6361 Sunshine Coast Hwy., Sechelt, BC "Brilliant Beach Front" This thoughtfully crafted 3 level waterfront home on 0.36 acre of south facing waterfront will serve as the heart of a lifetime of memories. Comfortable main level living and ample space for family and friends with 4+ bedrooms and 4 baths. Massive hand crafted granite fireplace, island views from every room, exposed truss roof, a loft artist studio with ensuite and a private guest suite on the lower level. Stroll through landscaped gardens to a cozy fire pit set above a smooth pebble beach; perfect for quiet evening conversation or sunny day exploring with the kids. Minutes to Sechelt shopping, recreation and amenities. Private showings available by appointment only.



Now only - \$899,000

13218 Dames Rd., Irvines Landing - "Wonderful Walk Out Waterfront" Situated at the end of a very quiet cul-de-sac in historic Irvines Landing, this well cared for 3500 sq. ft. level entry home offers exceptional views of Pender Harbour and a private clam & oyster beach at your doorstep. South Eastern exposure makes this level property ideal for gardeners with mature plantings and your very own "Wolf River" apple tree. Detached 780 sq. ft garage/workshop. Exceptional hiking and walking trails, world class kayaking grounds, public golf course, swimming lakes- perfect for recreation or retirement. New metal roof and recent exterior paint.



Vista Views—\$549,000

491 Woodland Av., Gibsons, BC. "Set only 125 m from the Granthams Landing Community Dock and public beach access, this 2307 sqft 3 bedroom family home offers one of the finest ocean, island and mountain views anywhere on the Sunshine Coast. 3km from the Langdale ferry terminal and 1.5km from amenities in Gibsons Landing, it's convenient for commuters and effortless for everyday living! The open floor plan features a sunken living room, country kitchen with eating area and a master suite with ocean view and access to sundrenched decks. Fully finished lower level w/ roughed in plumbing for an in-law suite. Easy to show .



Block A Jakes Landing

Wow! Only —\$69,900

Block A Jakes Landing, Sechelt Inlet, BC- "Get Away From It All. Water Access Only. Build your own home or cottage on this esplanade waterfront property in Jake's Landing near Skookumchuk Narrows. 0.53 acres next to a creek and pebble beach with anchor moorage potential. Vendor financing available with \$10,000 down OAC. A recreational investment that's just too good to be true!

Mid pleasures and palaces though we may roam, Be it ever so humble, there's no place like home.

John Howard Payne (1771—1852)



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