



Team Dave Vallee's NEW WESTMINSTER SOLDS since last Newsletter

November 2015

1523 London St, NW
#405 38 7th Ave, NW
#229 600 Park, NW
710 3rd Ave, NW
803 415 Columbia, NW
#1004 320 Royal, NW
#903 728 Princess, NW
1810 7th Ave, NW

514 Fader, NW
1409 8th Ave, NW
201 Queens Ave, NW
723 1st St, NW
1916 8th Ave, NW
205 420 Carnarvon, NW
#105 721 Hamilton, NW
#1001 813 Agnes, NW

#106 808 Sangster, NW
#314 83 Star Cres, NW
815 Burnaby St, NW
603 1235 Quayside, NW
#16 6736 Southpoint, Bby
904 6689 Willingdon, Bby
314 1000 King Albert, Coq
70 13817 102A Ave, Sry

TEAM DAVE VALLEE REPORT

Your local New Westminster real estate newsletter



Dave Vallee
Personal Real Estate Corp.



Re/Max Advantage Realty
Each office independently owned and operated
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BC. V3L 3A7
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Web Site: www.TeamDaveVallee.com



Classifieds

Jack Rogers Insurance/Financial Advisor 604-522-1345 or jackrogers@shaw.ca
Four Sisters Recycling Society 604-524-9291 Please call for a free pick-up of your unwanted metallic objects.
House Cleaner (Recommended by a client) Looking for a reliable house cleaner or need to get your home ready to sell? Lisa Gudbranson Cell 778-319-9515
Your Caring Companion (A service for Senior Citizens) Are there times you wish you had a little extra help, time to yourself or peace of mind? As a trusted & dedicated companion, I offer a wide range of affordable services. Call Yvonne 604-395-6369 Excellent references, St. John's Ambulance certified and fully Insured/Bonded
White Glove Delivery Service: Steve Pateman whiteglovedeliveryservice@gmail.com 604-831-6128 www.whiteglovedeliveryservice.ca
Mortgage Architects: Stephanie Barritt T: 604-575-2710 F: 604-909-2924 C: 604-785-4562 www.sbmortgages.ca
FRED CIRILLO GLASS Complete Repairs, Service, Installation Free Estimates. Phone/Fax 604-524-8923

Moving Forward Estate Liquidation Estate Cleanout/Refreshing/Downsizing Stress free solutions to families and seniors in need of moving, downsizing or liquidating an estate. Call for free in-home estimate. Kristina Machuik 778-773-0395 Jane Robertson 778-789-1502 info@movingforwardestates.com
DOGVACAY www.dogvacay.com/pro/yourdogandmine Dog Boarding just got easier! Maureen Foley 604-524-5891 yourdogandmine@shaw.ca
Junk Removal Service 604-Trash-It (604-872-7448) info@604-trash-it.com www.604-trash-it.com
MOVING COMPANY Highland Van & Storage Ltd Arlene Johnston - Relocation Specialist Direct: 604-582-3708 arlene@hwwgroup.com www.highland-worldwide.com
Derts Smaller Hauler & Bobcat Service Tom Sophonow 604-518-6355 or 604-526-8982 We deliver landscape material, sand & gravel, etc. Delivery starting at \$29.95

COMMUNITY EVENTS
November Night
Community Christmas Craft Fair
November 28th / 4-9 pm
Sapperton Hall
318 Keary Street, New Westminister
Admission by donation
In support of the New Westminister Hyack Ambassador Leadership Program

REMEMBRANCE DAY
Remembrance Day Indoor Memorial Service
Royal Westminister Regiment
Location: Armoury (530 Queens Avenue)
Time: 10:00 am
Seating is limited & provided on a first come basis.

Remembrance Day Service
Location: Cenotaph (City Hall 511 Royal Ave)
Starting Time: 10:30

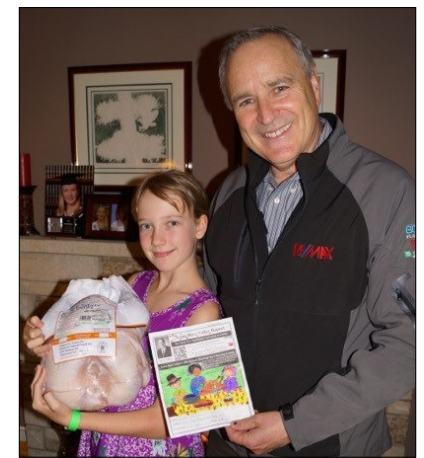
Greetings

Congratulations to Elisse, who was this year's Thanksgiving colouring contest winner! A big thank you to everyone who entered this year. I hope you enjoyed your consolation prize.

Real Estate

"Metro Vancouver home buyers push October sales above long-term average."
The Real Estate Board of Greater Vancouver (REBGV) reports that residential property sales in Metro Vancouver in October 2015 was 19.3% higher than sales recorded in October 2014. October's sales were 36.2% above the 10 year sales average for the month. "Home sales are more than one-third above what's typical for this time of year yet the supply of homes for sale is the lowest we've seen in five years," Darcy McLeod,

REBGV president said. "This activity has created favourable market conditions for anyone considering selling their home today."



Dave with Elisse, this year's Thanksgiving Colouring Contest winner!

October 2014

Detached:	32
Attached:	6
Apartments:	68
Year to date:	
Detached:	323
Attached:	138
Apartment:	919

At Your Service

The real estate market is still very brisk in New Westminister and Burnaby. If you have been thinking of selling, now is a good time as the number of buyers are high and listings are low. All of us on Team Dave Vallee are committed to giving our clients a stellar home selling/buying experience and we are always ready to be of service so if you have any real estate needs, please give us a call.

Dave Vallee

New Westminister: (Number of sales)

October 2015	
Detached:	25
Attached:	11
Apartment:	117

Sales Team



Kellie Vallee Realtor
Pamela Adamchuk-Vallee Realtor



Bev Ichijwa Marketing & Administration
Deb Wardle

- * 2014 Team Ranking: 3 (Greater Vancouver Real Estate Board)
- * President's Club (Top 1% of the industry) 2003-2014
- * Lifetime Medallion Member (23 years)
- * Re/Max Advantage - Top Sales Team 2003-2014



Thinking of Selling?
Always Think Team Dave Vallee!

This newsletter is written by Team Dave Vallee & printed by Prism Printing in New Westminister

Not Intended to Solicit Properties Already Listed For Sale.



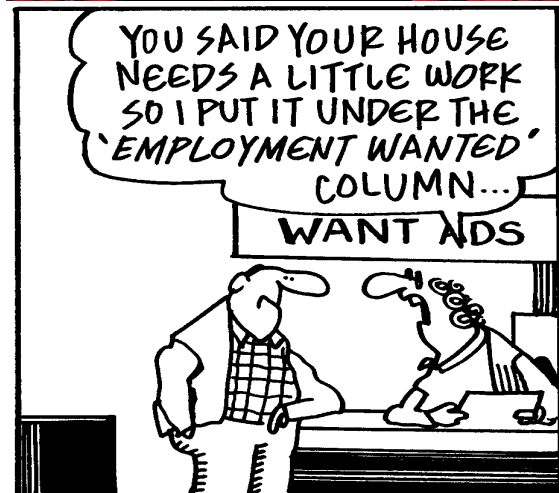
In Flanders Fields

By John McCrae

In Flanders fields the poppies blow
Between the crosses, row on row,
That mark our place; and in the sky
The larks, still bravely singing, fly
Scarce heard amid the guns below.

We are the Dead. Short days ago
We lived, felt dawn, saw sunset glow,
Loved and were loved, and now we lie
In Flanders fields.

Take up our quarrel with the foe:
To you from failing hands we throw
The torch; be your to hold it high.
If ye break faith with us who die
We shall not sleep, though poppies grow
In Flanders fields



RECIPE Broccoli & Cauliflower Salad

Dressing:

Mix together;
1 cup mayo
1/2 cup sugar
1/4 cup Vinegar



Ingredients:

4 cups broccoli cut into small pieces
4 cups cauliflower cut into small pieces
1/4 cup finely chopped red onion
1 cup green or red grapes cut into quarters
5 pieces cooked crisp bacon crumbled
1/4 cup sunflower seeds

Toss all ingredients together in a large bowl and mix in the dressing. Dress to taste. Cool the salad before serving.

Past Clients Have Said.....

To all of the "Vallee Team"
Just a quick note in appreciation for the professional and proactive service we received during the sale of our home. Although the sale took longer than we anticipated you were consistent and positive in your goal to complete the job! Well done.

R. & K. Edwards
Sold their condo with
Team Dave Vallee



Team Dave Vallee



Kellie Vallee Dave Vallee Pamela Adamchuk Vallee

Do you know a buyer for any of these great homes?



1803 8th Avenue • \$938,000

Lot: 52'2 x 132', 4 bdrms, 2200 sf, newer dble garage, Updated baths, elec, plumbing, HW tank, siding, roof & more.



#1702 1185 Quayside • \$488,000
1581 sf/ 3 bd + den / VIEWS SW facing/ 2 parking/ 2 pets



#16 6736 Southpoint, Bby
\$658,000 / 1419 sf/ 3 lvls/ 3 bds/ 2.5 bths/Tandem Garage



#3 72 Jamieson • \$578,000
2168 sf, 3 bdrm + den TH/ Dble garage/ Updated



#105 620 8th Ave • \$169,900
700 sf/ 1 bdrm / Low maint fee includes heat & HW



#1204 98 10th St • \$339,900
1240 sf/ 2 bdrms / 2 baths/ Updated / Gas FP/ Sub PH



#415 365 Ginger • \$209,900
Top floor/ renovated/ 2 bdrms/ 834 sf/ Rentals ok/ 2 small pets



207 1025 Cornwall • \$219,500
Fully reno'd/ 2 bdrm/ 1.5 bths/ corner suite/ Elec FP/ 2 pets ok



#105 620 8th Ave • \$169,900
700 sf/ 1 bdrm / Low maint fee includes heat & HW



#405 365 Ginger • \$218,800
810 sf / Renovated / Top Floor 2 bds/ Rentals ok / 2 sm pets ok



#209 225 Francis • \$358,000
900 sf/ 2 bds + den / 2 baths \$12,000 spent in upgrades



133 Jardine St • \$1,398,000
20,791 sf subdividable lot 4 bdrm w/income potential



7756 Cariboo Rd • \$928,888
50' x 121' view lot in Bby 4 bd Hme/Rent now build later



#203 707 8th St • \$115,000
Affordable 397 sf updated bachelor suite/Uptown location

RESERVED FOR YOUR HOME.
Call today for a free, no obligation market evaluation!
604-526-2888
info@teamdavevallee.com

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