



**RE/MAX**  
MASTERS REALTY  
REALTOR®



## Staying In Touch Penny Mitchell

*Staying in Touch*

### SECOND HIGHEST JUNE ON RECORD



Residential sales in the Greater Vancouver area reached 4,244 units in June 2007, the second highest June on record.

The highest number of sales for that month was recorded in June 2005, when 4,333 sales took place.

The total number of new listings reached 5,533 units while total active listings reach 11,811 in the Greater Vancouver area. Total active

listings represent a 17.7% increase over listings offered to buyers last year.

Apartment sales numbered 1,846 in June this year with a benchmark price recorded as \$360,469. Squamish, Whistler and Port Moody/Belcarra had the highest increased number of sales over last June. Townhouse sales increased to 775, recording a

benchmark price (\$443,060) 10.1% higher than last June. Whistler, North Vancouver and Vancouver West outpaced other areas in sales volume increases.

1,623 single-family units changed hands in June this year with a reported benchmark of \$715,715. Delta South, Richmond and West Vancouver all reported increased sales in the double digits. VA-08/07

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Collect this report to compare month-over-month activity.

**Penny Mitchell** *Can be reached at 604.816.7825*

### Notable Quote

**"A great attitude does much more than turn on the lights in our worlds; it seems to magically connect us to all sorts of serendipitous opportunities that were somehow absent before we changed."**

*Earl Nightingale*

*1921-1989, Philosopher and Syndicated Radio Personality*



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# Staying In Touch

## Penny Mitchell Stays In Touch

### FUSION LIVING IS CREATING A MULTI-TASKING HOME

The formal living spaces made popular in the 50's and 60's are being replaced with casual, multi-tasking rooms the whole family can enjoy. Next generation homeowners seek communal spaces that are design-conscious, flexible and comfortable.

From lofts and condos to townhomes and single dwellings, open concept living means the walls come down, living spaces are blended and function meets form in design. But living in an open concept doesn't mean you have to sacrifice style and luxury.

"Blending complementary design elements is a great way to create a sense of luxury and flow throughout the living space," says Toronto-based interior decorator Jacqueline Glass. "Subtle touches will pull the room together and offer a functional environment for everyone to enjoy."

**Glass offers these hints for creating blended rooms:**

- **The Living Room:** One room works as two with easy-to-transform day beds for guests, cocktail tables that can

stack and be hidden away and cube sitting that can double as storage.

- **The Kitchen:** Sliding backsplashes offer hide-away storage for spice jars while wall mounted faucets, like Brizo's Euro Styled Trevi faucet provide extra counter and sink space. Use counters as high tops for quick meals and homework, or custom build portable components into cabinetry or tables.

- **The Bathroom:** A hub of activity in the morning and a quiet retreat at night, this space serves double duty on a daily basis. Splurge on designer sinks, faucets and baths that are functional and beautiful. (NC) 08/07

#### Typical Bank Mortgage Rates

<b>Open</b>	6 month	8.10
<b>Closed</b>	6 month	6.25
	1 year	6.16
	2 year	6.62
	3 year	6.24
	4 year	6.32
	5 year	6.20
	7 year	6.39
	10 year	6.57

\* Rates subject to change.

**There are better rates than these.**

Call for more information before you buy or renew!

Call Penny



Call Penny at 604.816.7825

## 5 EASY WAYS TO GREEN YOUR HOME

The next time you're thinking about home improvement, consider going green.

Environmentally friendly products are cost effective (contributing to lower energy bills), they're on the cutting edge of design and, of course, they help keep our planet healthy.

### 1. Ceiling Fan

A ceiling fan can be used year-round. During the winter, reverse the motor and air-flow to a clockwise direction to produce an updraft that pushes warmer air near the ceiling down into the room. Eco Options fans also use energy-efficient motors and advanced blade design to move more air with less power.

### 2. Bamboo Blinds

Bamboo is one of the most environmentally friendly woods you can find, since unlike trees, it grows very quickly. Some blinds are made of woven bamboo wood that have separate pull cords for child safety. The slats are easily trimmed with a fine tooth saw, and can be cleaned by dusting with a soft brush or lightly vacuuming.

### 3. CFL Light Bulbs

Compact fluorescent lights (CFLs) use a different, more advanced technology than incandescent light bulbs to

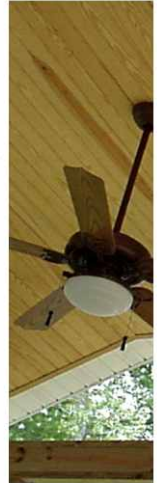
provide warm, inviting and lasting light. CFL bulbs-typically use 75 per cent less energy and last up to 10 times longer than incandescents.

### 4. FSC Wood

Canada might have lots of trees, but we still need to look after them. That's where the Forest Stewardship Council (FSC) comes in. FSC-certified wood guarantees that the manufacturer is committed to using lumber from forests that are managed in such a way that protects forests' productivity, ecology and biodiversity.

### 5. Washing Machines

Not only do ENERGY STAR-approved washers use less power, but front-loading models also use 30 to 50 per cent less water. Front-loading washers also extract more water in the spin cycle, so your clothes spend less time in the dryer, which equals more energy savings. (NC)08/07





Referral and Repeat Customers  
are the Mainstay of My Business!

## Penny Mitchell

### To My Valued Clients:

*Thank you for watching for my newsletter. Save them to stay abreast of trends as they unfold or pass them on to those you know who are thinking of buying or selling. Call me when questions arise. I take pride in building a confident clientele through full-disclosure information.*

*It is extremely gratifying to receive your referrals. I consider it a privilege to serve you and an honour to receive your vote of confidence when passing on my name to family and friends. I promise to reward that*

*trust with honest, hard-working diligence. My first interest will always be your best interest. Promise.*

*Kindest regards,*

## Penny Mitchell

HIGHLY RECOMMENDED

# Keeping You Informed

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## Penny Mitchell

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