

## Statistically Speaking

### Market activity in the Fraser Valley Real Estate Board.

New Listings: Sep '06 - 2456 Aug '06 - 2609 Jul '06 - 2657 Sep '05 - 2554

Number of sales: Sep '06 - 1323 Aug '06 - 1635 Jul '06 - 1635 Sep '05 - 1726

Board Year to Date sales volume -6.2% Langley Year over Year Price Index value +19.6%

## FREE BREAKFAST WINNER!

If your address is **19811 40A Ave.** you've just won



**BREAKFAST FOR 2**  
at  
**DE DUTCH PANNEKOEK HOUSE**



in the Langley Crossing Mall (value approx. \$25.00)

## **FREE BREAKFAST OR LUNCH ENTREE**

with the purchase of a second entree of equal or greater value.

Offer valid until November 30th 2006 at the Langley De Dutch Only

Offer Not Valid On Sundays

\*\*Please remember to tip on the full value of the meal\*\*



*Jeremy  
Sutton*



\* A Full time Realtor for 23 years.

\* Won lots of awards for top sales activity.

\* 30+ sales this year incl. 8 from this neighbourhood.

\* In the top 10% of all Realtors in the R.E. Board.

### MARKET SHARE\*

January 1st- August 31st, 2006  
LANGLEY

RE/MAX -	30.3%
Homelife -	22.1%
Royal/LePage -	20.1%
Coldwell Banker -	5.6%

With 22.1% of Langley Realtors,  
**RE/MAX** leads the way  
\*Based on MLS stats



*Jeremy  
of*

**RE/MAX**

**Treeland Realty**  
604-533-3491

# THE SOUTHWEST BROOKSWOOD BULLETIN



**Free Breakfast winner inside!**

**Check Out My Web-Site!**

[www.realestatelangley.com](http://www.realestatelangley.com)

This is not intended to cause or induce breach of an existing listing agreement.

#101 - 6337 198th Street, Langley B.C. V2Y 2E3

Each office independently owned and operated.

## SOME SEASONAL TIPS

As Winter approaches homeowners are faced with preparing the home for the change of season. The following tips are ones I've learned over the years as I have maintained my home.

The wet-dry vacuum is my friend! I have found the wet dry vacuum a great tool to clean gutters. I avoid metal cuts to my hands or mung falling down my shirt. Instead, you can walk along the roof and use the vacuum to suck up all the debris. It's best to do this a day after it's rained, that way the debris is moist but you're not drawing too much extra liquid. Some bigger leaves may be a problem, in which case put the hose into the exhaust and use the vacuum as a blower for the big bits.

Another great use for the wet-dry vacuum is spills on carpet. When a drink is spilled on a carpet, use the vacuum to suck out most of the spilled liquid. Then pour a bit of clean water onto the spill and suck it up again. Really push the vacuum end into the pile of the carpet to deep clean. Finally use some paper towels to blot up any residual moisture from the carpet fibres. I find this works really well, but you have to act right away.

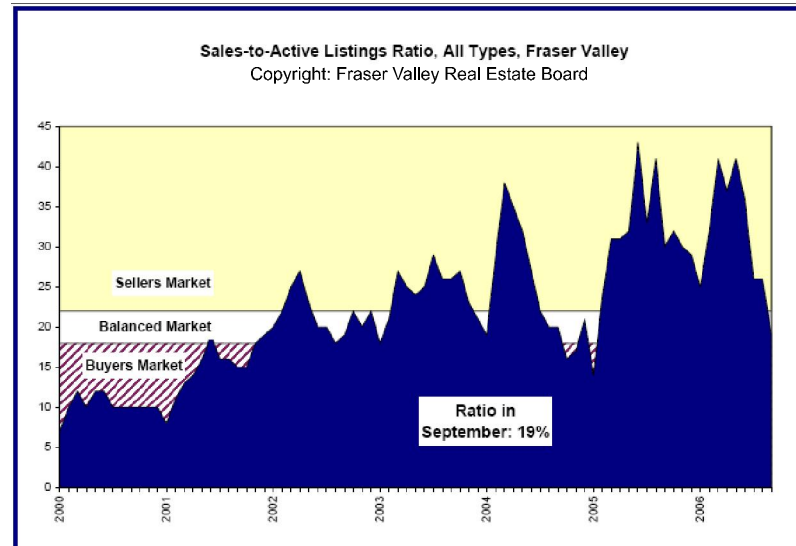
Here in the Lower Mainland our asphalt shingle roofs soon develop black streaks of mildew. The classic solution is a zinc strip built into the ridge of the roof. Most of us don't have it though. A good idea I learned from a neighbour is to take a box of laundry detergent and sprinkle it over the roof much the same way you'd spread lime on a lawn. This is best done on a dry day when the roof is damp from an earlier rain. The moisture activates the detergent and is then rinsed off in the next rainfall. If you try this a couple of times through the winter you should have a nice cleaner looking roof for next spring.

While you're up on the roof take a broom to brush off any clumps of moss that grow in the corners of the shingles. Even better is the good old wet-dry vacuum. Use the edge of the vacuum nozzle to dislodge the moss clump and then suck it up before it rolls down into the gutter.

This is also a good time of year to check your caulking. By now you should have caulked your windows and doors against drafts, as it's been promoted for years. That caulking however may have deteriorated. Check for caulking that has separated, shrunk or split. You've got to keep the moisture and air out of those joints especially on the windward side of the house.

*Helping you have a happier home!*

Current Listings	Style	Age	Square Feet	Bedrms	Bthrms	List Price
20013 37A Ave.	Basement	31	1974	5	3	\$409,900
19815 36A Ave.	Rancher	31	1451	3	2	\$424,900
19732 36th Ave.	2 Storey	27	2131	4	3	\$439,000
3734 197A St.	Rancher	34	1500	4	1	\$449,900
19770 38th Ave.	Basement	34	2330	3	2	\$465,000
3721 197A St.	Rancher	33	1710	4	2	\$469,000
19663 35A Ave.	3 Level Split	26	1851	4	3	\$469,000
3390 196th St.	3 Level Split	19	1949	4	3	\$499,800
4070 199A St.	2 Storey	19	2630	4	3	\$544,900
19955 37th Ave.	2 Storey	47	3286	5	3	\$559,000
19773 34A Ave.	Rancher	19	1546	3	2	\$579,800
4272 199A St.	2 Storey/ Basement	25	2558	4	3	\$595,000
4265 196B St.	Basement	33	2994	4	4	\$649,900
<b>3469 200th St. - SOLD</b>	Basement	29	2076	4	3	\$375,500
<b>19917 35th Ave. - SOLD</b>	Basement	34	1890	4	2	\$380,500
<b>19743 40A Ave. - SOLD</b>	2 Storey	34	1740	5	2	\$385,000
<b>3331 197A St. - SOLD</b>	2 Storey	18	2480	4	3	\$580,000
<b>3382 - 197th St. - SOLD</b>	2 Storey	18	3006	4	3	\$629,500



The above information is believed correct but not guaranteed. All details are as of date of printing.



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