



STILHAVN BUYER'S GUIDE

VANCOUVER | NORTH SHORE | SQUAMISH | WHISTLER | OKANAGAN



Imagine

Imagine opening the door to a place that instinctively feels like home.

From the moment you cross the threshold, you can picture your life unfolding within these walls.

Turn yesterday's dream into today's reality with Stilhavn.

We're here to #FindYourHavn.

Welcome to Buying a Home

This buyer's guide is intended to give you a platform to define your goals, research your options, and bring your plans to fruition while keeping in line with your financial situation.

Whether you are a seasoned home buyer, a property investor, or a first-time home buyer, the simple fact is that buying a home is rarely a purchase that you will make on a regular basis.

I look forward to helping you achieve your property ownership goals and becoming your trusted real estate advisor for your future needs as well.



Renting?

Are you ready to make your move from renting to owning?

If you're renting, you may dream about owning a home of your own — a place to furnish and decorate as you like, to set down roots, enjoy a great neighbourhood, and entertain family and friends.

But, you may be uncertain whether you're ready to make your move from renting to buying, especially if you haven't started saving. Fortunately, with today's low mortgage rates your first home may already be within your reach. Down payments and mortgage insurance have become increasingly more difficult to achieve so make sure you do your research and that you are truly ready to own a home.

You may have many reasons for wanting to own your own home. You may be getting married, leaving your parent's home, moving to a new job, or having children. You may want to establish yourself in a neighbourhood where you will feel at home. You may want to secure a permanent place for you and your family.

Whatever your reason, owning your home can also be a good investment.

Long-Term Investment Value

There's also a sound financial reason to buy a home. Your home may be the single biggest investment you'll ever make; one that could pay off significantly in the long run. Consider this: the value of the average Canadian home has been steadily increasing. The earlier you can redirect the money you currently pay in rent into paying down a mortgage, the faster you'll start building equity in your home.

Does the increase in value represent a good investment? The answer is yes; housing is typically a stable investment offering good rates of return. Low inflation, low-interest rates, demographics, and immigration, are all factors supporting the belief that a home will continue to be a good long-term investment, at least in most parts of Canada. Even if you never leave your home, having a rent-free home is a good retirement plan.

Perhaps more than ever, location is the key factor driving price increases. In a strong housing market, homes in particularly desirable areas are more likely to see above-average price increases. In weak housing markets, these homes tend to retain their value better. Although no one can predict where prices will be 25 years from now, the average price of a home in Canada has risen substantially in the previous 25 years, making a home investment one of the best investments available today.



Benefits of Home Ownership

Pride of Ownership

Pride of ownership is the number one reason why Canadians desire their own home. There is no landlord looking over your shoulder. You are able to make improvements knowing that any resulting appreciation will be to your benefit. Homeownership gives you and your family a sense of stability and security. It's making an investment in your future.

Mortgage Equity

Each month, part of your monthly payment is applied to the principal balance of your loan, which builds your equity. You can borrow against a home's equity for a variety of reasons such as home improvement, university or college expenses, or starting a new business. Why pay-off your landlord's property when you could be paying off your own?

Homeowners accumulate wealth for the future while enjoying the benefits of a shelter that they can use, improve and sell. Their home is a safe haven for investment.

Appreciation

In Canada, especially in the last few years, homes have appreciated considerably. This has added substantially to the owner's net worth. Unlike stocks and bonds, you get to live in your investment. Also, in Canada your principal residence is exempt from capital gains taxes.

Are You Ready?

First: Do you have the financial resources? You should have five percent of the purchase price of a home for the down payment, but ideally even more. Are there other priorities in your life e.g. starting a new business, which requires your savings? If not, buying a home should be on your radar.

Second: Do you expect to stay in your new home for some time? Moving can be expensive and you will want to build some equity before having to relocate. Your job and home life should be stable.

What Can You Afford?

Condominium

This refers to a form of legal ownership as opposed to a style of construction. Condominiums can be high-rise residential buildings, townhouse complexes, individual houses and lowrise residential buildings. Condominiums are also known as 'Stratas' in British Columbia.

Row House or Townhome

One of several types of single-family homes joined by common walls. It offers less privacy than a single-family detached home but still provides a separate outdoor space. These homes can cost less to buy and maintain.

House

Detached – The most popular style and the most solid investment. It's a free-standing home which sits on its own lot offering a greater degree of privacy. In Greater Vancouver, owning a detached, single-family home is simply not an option for many buyers, especially first-time buyers.

Semi-Detached – Often referred to as a 'Half Duplex', is a single-family home that is joined to another by a common wall. It can offer many of the advantages of a single-family detached home and is usually less expensive to buy and maintain.





9 Steps for Purchasing a Home

- 1 Define Your Goals
- 2 Select a REALTOR®
- 3 Get Pre-Approved for a Mortgage
- 4 Research Your Property Options
- 5 Search for a Property
- 6 Prepare and Negotiate an Offer
- 7 Remove Subjects/Conditions of Purchase
- 8 Prepare for Closing
- 9 Move Into Your New Home

1

Define Your Goals

We need to determine clear reasons why you are buying and what kind of home fits your needs. The reasons for buying a home have changed significantly over the last 25 years — no longer is it simply a permanent place for you and/or your family. Owning property is now viewed with a keen eye on its investment potential, whether it is for the principal home, a second home, or an actual investment.

Buying and financing a home are closely related, so it is very important to review your current financial situation and to understand how much you can actually afford. During the determination of these answers, you will find that you are in a better position to understand both your housing and mortgage options, as well as create the appropriate action plan and timeline for moving forward.

2

Select a REALTOR®

As a buyer, you have a choice in representation and it's important to work with a REALTOR® who will work with you throughout the entire process, no matter how long it takes to find your new home.

When choosing a REALTOR®, consider their:

- Knowledge
- Experience
- Expertise

Check their track record of working with buyers with regards to:

- Finding a home
- Negotiating the price
- Helping with financial solutions
- Understanding the local market
- Understanding property types
- Understanding property values
- Knowledge of the transaction process

And even ask for references!

3

Get Pre-Approved for a Mortgage

It is always in your best interest to be pre-qualified for a loan before starting your search. No matter your prior experiences, circumstances, or reasons for buying, the current rates, approval, and unexpected challenges should be addressed before you have a serious intention of buying. The pre-approval process involves meeting with a lender and authorizing them to examine your current financial situation and credit history, which results in the amount and rate that you will be able to borrow.

The benefits of pre-qualification

- Knowing what you can afford enables you to plan accordingly — it allows you to understand the difference between how much you qualify for and how much you can actually afford to pay each month
- As a qualified buyer, you will be taken more seriously when you make an offer on a home
- You are able to take the time to understand the short and long-term implications, allowing you to make informed decisions and research your options

4

Research Your Property Options

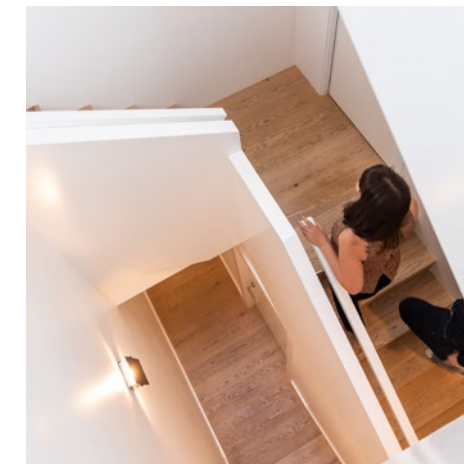
There are **three key components** that determine the start of all searches:

1. **Location:** Where do you want to live?
2. **Type:** What type of home?
3. **Price:** What can you afford?

Only you can determine the importance of each, and once you start your search you will be able to determine if your expectations are realistic.

Location, Location, Location

Why does location matter so much? For starters, you can't move a home — at least not easily or inexpensively. When you buy a home in a good location, it's usually a solid long-term investment. Perhaps now more than ever, location is the key factor driving price increases. In a strong housing market, homes in particularly desirable areas are more likely to see above-average price increases. In weak housing markets, these homes tend to retain their value better.



5

Search for a Property

Now that you have been pre-approved, you understand the costs of the mortgage, location, property types, and values have been analyzed, it is time to start visiting properties that match your requirements.

The Internet

95% of all buyers use the Internet to search for homes and, on average, take 12 weeks to refine their criteria before they contact their REALTOR® to start viewing homes.

Your Agent

As your buyer's agent, I can assist in narrowing your search by reviewing your 'must-haves' and 'would-likes' as well as make recommendations based on my experience and local knowledge of working within this community.

As a REALTOR® I also have access to:

- Previewing new properties at REALTOR® opens
- Using real estate technology that automatically and instantly sends new home matches — never miss a hot new listing
- Working with my network to find new properties that are not even listed
- Every home in your preferred community including "for sale by owner", discounted brokerages, expired listings or homes not actually on the market, but that are known to suit your requirements
- Emailing your specific home requirements to top-producing agents in the area so they know that you are a qualified purchaser

Print Media

Newspapers and real estate magazines still provide a platform that features homes. Not every home is listed on the internet, so searches can miss that hidden gem because it doesn't meet your exact criteria.

Property Visits

Visit open houses and new home developments. You will learn a lot by getting out and seeing what is on the market.



6

Prepare and Negotiate an Offer

When you have found the right home, it is time to prepare and draft a **Contract of Purchase and Sale**. It is important that this offer both protects and represents your interests, while remaining legally binding on final acceptance. There are many components to an offer that you should be aware of and understand. As your REALTOR®, I will answer your questions and explain the entire process so that you are comfortable with the steps involved.

An offer can be drafted with or without conditions; an offer without conditions is known as a **firm or subject-free** offer and one with conditions is known as a **conditional** offer and in effect, protects one party with the placement of certain conditions on the purchase.

The seller may accept your initial offer, reject your offer or present a **counter-offer**. The counter-offer may differ from your original offer with respect to price, conditions, closing date or any other terms. Offers can be countered back and forth between the parties until one of you accepts or rejects, ending the negotiations.

7

Remove Subjects/Conditions of Purchase

Acceptance of the sales contract can be made contingent on (dependent on or subject to) certain circumstances. It is important to stipulate that the property passes any inspections you want performed and that financing is approved.

As your Buyer's Agent, I will advise you on what contingencies you should write into your offer based on the type of property and your particular situation. Once you are satisfied and wish to commit to purchasing the home, a subject removal document will be prepared for you to sign.

Even in situations where there may be no subject conditions (a "Subject Free" offer), Buyers in BC are protected by a three-day Rescission Period (Cooling Off Period), starting January 1, 2023. It is important for Buyers to note that there is a rescission (cancellation) fee of 0.25% of the purchase price, or \$250 for every \$100,000, for those who choose to back out of a deal. For example, if a purchaser exercises the right of a rescission on a \$1-million home, they would be required to pay \$2,500 to the seller.

8

Prepare for Closing

To help alleviate the stress of buying, it is important to understand the closing process step by step.

Step 1 — Retain the services of a lawyer or notary as soon as you have an accepted Contract of Purchase and Sale and have removed all subjects

Step 2 — Your lawyer or notary will need to gather information from you including how you wish to hold title to the property, especially if you are buying with your spouse, a partner, family member, or a colleague. It is important to understand the different types of title and how they affect you

Step 3 — Your lawyer or notary conducts a title search and obtains tax information and any additional information necessary to prepare the Statement of Adjustments. If you are registering a mortgage, your lawyer or notary will need to obtain an insurance binder with "loss payable" to your lender

Step 4 — Your lawyer or notary prepares closing documents including title transfer, mortgage, property transfer tax forms and Statement of Adjustments. Your lawyer or notary will forward the seller's closing documents to the seller's lawyer or notary for execution

Step 5 — One to three days before closing, it is typical to meet with your lawyer or notary to sign documents and deliver the balance of funds — by certified check, bank draft, or inter-bank transfer. If your funds are invested, ensure that they will be available for deposit in advance of closing

Step 6 — Your lawyer or notary will register the transfer and mortgage documents, arrange for the seller's lawyer or notary to pick up funds, and notify you that the purchase has been completed

Step 7 — Normally you receive the house keys directly from your REALTOR® on the Possession Date as set out in the Contract of Purchase and Sale

Step 8 — Move in and enjoy your new home!

9

Move Into Your New Home

Moving into a new home is an exciting time but it can also be stressful. Whether you are doing it yourself, asking friends for a little help, or hiring professionals, this moving guide will give you some great insight.

As Soon As Possible

- Research moving companies and/or truck rental companies
- Hire a moving company or if you are doing it yourself, reserve a moving truck. Be sure to get written confirmation of all your costs and details of your move
- Expenses can be saved if you move anytime before the beginning or end of the month

Two Months Before Moving Day

- Go through your current home and determine what to throw away/donate
- Make a list of items in your home that need extra attention while moving or special packing instructions
- If you have children and you are moving to a new school district, start arranging the school and daycare transferring process
- Order any boxes and moving supplies

One Month Before Moving Day

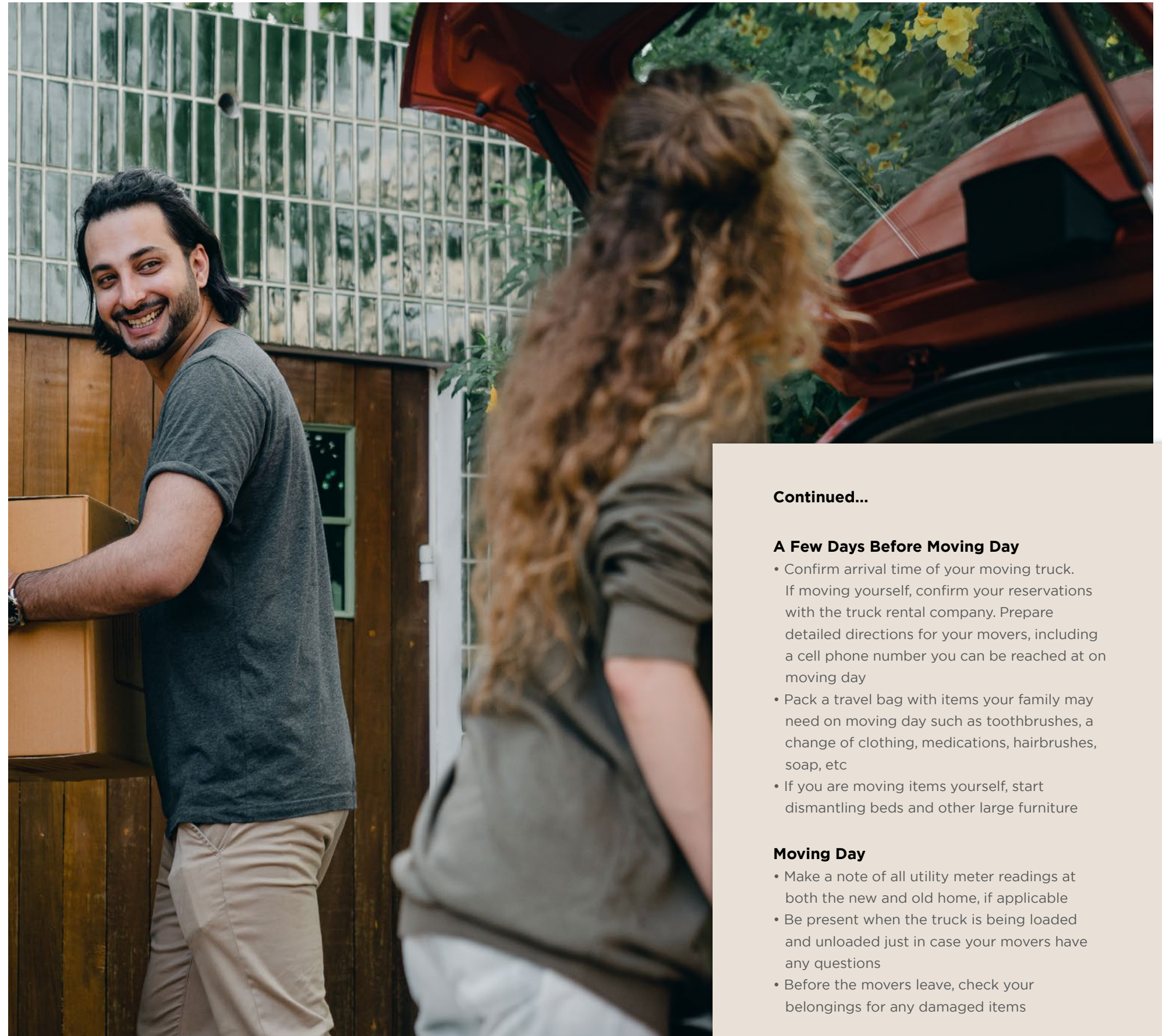
- Time to start packing! Begin with the items in your home you don't use regularly
- Clearly label on the outside to which room each box is going and a quick checklist of the items inside. This makes unpacking so much easier
- As you pack, make note of items of significant value for insurance purposes
- At your local post office, fill out a change of address form with your new address
- Inform the following companies and institutions about your new address: banks, cable, Internet and phone, insurance companies, utility companies, credit card companies, doctors, dentists, and any subscriptions you may have

Two Weeks Before Moving Day

- Confirm your reservations with your movers or truck rental company
- Cancel or transfer your newspaper delivery

One Week Before Moving Day

- Most of your packing should be done one week prior to moving day
- Set aside the items of importance you wish to transport to your new home yourself



Continued...

A Few Days Before Moving Day

- Confirm arrival time of your moving truck. If moving yourself, confirm your reservations with the truck rental company. Prepare detailed directions for your movers, including a cell phone number you can be reached at on moving day
- Pack a travel bag with items your family may need on moving day such as toothbrushes, a change of clothing, medications, hairbrushes, soap, etc
- If you are moving items yourself, start dismantling beds and other large furniture

Moving Day

- Make a note of all utility meter readings at both the new and old home, if applicable
- Be present when the truck is being loaded and unloaded just in case your movers have any questions
- Before the movers leave, check your belongings for any damaged items

Cost Guide

Property Transfer Tax

Resale Housing:

When a residence is purchased, a Property Transfer Tax (PTT) is applied. The tax is calculated at 1% on the first \$200,000 and 2% on the remainder. The First-Time Home Buyer's Program offers an exemption to the PTT if the fair market value of the residence is \$500,000 or less. In all regions there is also a proportional exemption for first-time buyers of homes with a fair market value up to \$25,000 above the thresholds.

Residential Properties Over Three Million Dollars:

There is 3% tax on amounts over \$2 million. The 3% tax is only paid on the amount over \$2 million, not the full price. The property transfer tax on properties worth more than \$3 million is 5%.

New Construction:

There is no PTT payable on the purchase of new homes up to \$750,000 in value. The Buyer must be an individual, a Canadian Citizen or Permanent Resident, and located in BC. The property must be their principal residence and 0.5 hectares (1.24 acres) or smaller. There is a partial exemption for homes between \$750,000 and \$800,000.

Property Transfer Tax for Non-Residents:

An additional property transfer tax applies to residential property transfers to foreign entities in the Greater Vancouver Regional District. An additional 20% of the fair market value of the foreign entity's proportionate share of a residential property is due upon closing.

Mortgage Insurance and Fees

If you obtain a high-ratio mortgage (a mortgage where you pay less than a 20% down payment) you will have to buy mortgage loan insurance from CMHC or a private company. The CMHC Mortgage Loan Insurance premium is calculated as a percentage of the loan and is based on the size of your down payment. The higher the percentage of the total house price/value that you borrow, the higher percentage you will pay in insurance premiums. The insurance premium usually gets added to your mortgage.

Appraisal and Survey

Before your lender approves your mortgage, you may be required to have an appraisal done. Sometimes your lender covers the cost, otherwise it will be your responsibility. The fee ranges from \$150 to \$350.

Home Inspection Fee

Most REALTORS® recommend that you get a home inspection by a certified home inspector. It will cost you from \$500 to \$750 for a smaller house; large houses may cost more. Your REALTOR® should be able to recommend a good inspector.

Legal Fees

Lawyer/notary fees for closing the sale depend on the complexity of the deal but they should range from \$1,000 - \$1,500. Disbursements to Land Titles Office — these fees are approximately \$300. Your lawyer/notary will arrange the payment.

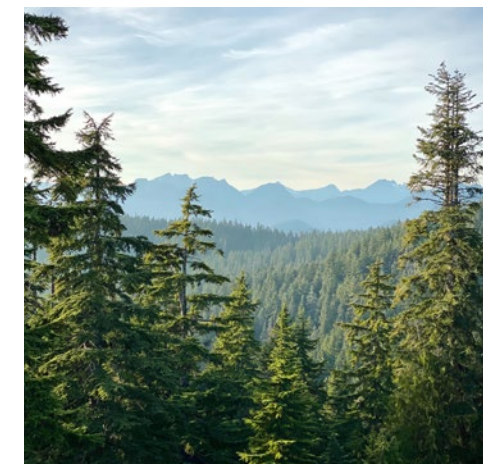
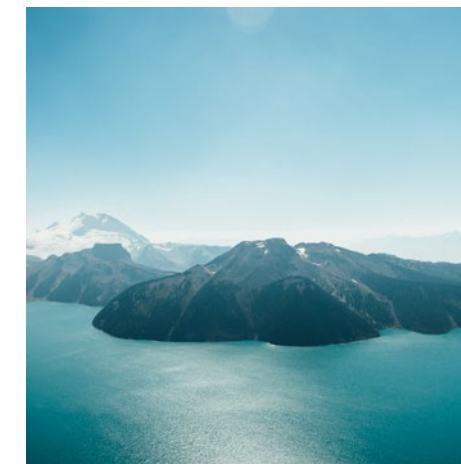
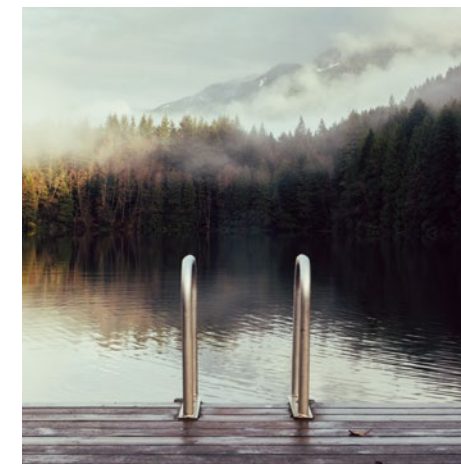




Common Mistakes by Home Buyers

Take some time to educate yourself about the common mistakes home buyers make and your own home-buying experience will more likely be successful.

1. Going over budget. Just because you qualify doesn't mean you can afford the monthly payments plus all your other ongoing costs
2. Location is important. Loving the house will not be enough
3. Not pre-qualifying for a mortgage
4. Not shopping for the most suitable mortgage to match your requirements
5. Not understanding all the terms and conditions, interest rates, length of contracts, mortgage types and rates, etc. before selecting your mortgage
6. Buying a new home before selling your old home
7. Not understanding the true costs associated with buying a home
8. Not using professionals to assist in all aspects of your house purchase from using a REALTOR®, mortgage advisor, home inspector, lawyer or notary through to your moving company



A Home Buyer's Glossary

Agreement of Sale – Also known as contract of purchase and sale, purchase agreement, or sales agreement according to location or jurisdiction. A contract in which a seller and buyer agree to transact under certain terms spelled out in writing and signed by both parties.

Amortization – The process of reducing the principal debt through a schedule of fixed payments at regular intervals of time with an interest rate specified in a loan document.

Appraisal – A professional appraiser's estimate of the market value of a property based on local market data and the recent sale prices of similar properties.

Assessed Value – The value placed on a home by municipal assessors for the purpose of determining property taxes.

Closing – The final steps in the transfer of property ownership. On the Closing Date, as specified by the sales agreement, the buyer inspects and signs all the documents relating to the transaction and the final disbursements are paid. Also referred to as the Settlement.

Closing Costs – The costs to complete a real estate transaction in addition to the price of the home. This may include: taxes, title insurance, appraisal fees and legal fees.

Closing Date – This is usually the date that the legal ownership of the property transfers from the seller to the buyer.

Conditions or Subjects – Items that are usually put in place to protect a party's interests upon selling or buying the property and refer to things that must occur or be in place before the sale closes. Some of these conditions could be "subject to financing approval", "subject to the strata council allowing pets", "subject to the buyer's house selling", "subject to an approved home inspection", etc.

Contingency – A clause in the purchase contract that describes certain conditions that must be met and agreed upon by both buyer and seller before the contract is binding.

Contract of Purchase and Sale – A detailed, written document which makes an offer to purchase a property, and which may be amended several times in the process of negotiations. When signed by all parties involved in the sale, the purchase offer becomes a legally-binding sales agreement.

Conventional Mortgage – One that is not insured or guaranteed by the federal government.

Counter-Offer – An offer, made in response to a previous offer, that rejects all or part of it while enabling negotiations to continue.

Debt-to-Income Ratio – A ratio that measures total debt burden. It is calculated by dividing gross monthly debt repayments, including mortgages, by gross monthly income.

Deposit – A deposit provided from the buyer to the seller as a token of the buyer's assurance and intention to buy the property involved. The deposit is applied against the purchase price of the home once the sale has closed. Your agent can assist you in proposing a certain and appropriate amount for the deposit.

Easements – Legal right of access to use of a property by individuals or groups for specific purposes. Easements may affect property values and are sometimes part of the deed.

Equity – The value of the property less the loan balance and any outstanding liens or other debts against the property.

Fixed-Rate Mortgage – A type of mortgage loan where the interest rate does not change during the entire term of the loan. The rate is locked in at time of closing.

Home Inspection – Professional inspection of a home, paid for by the buyer, to evaluate the quality and safety of its plumbing, heating, wiring, appliances, roof, foundation, etc.

Homeowner's Insurance – A policy that protects you and the lender from fire or flood - a liability such as visitor injury or damage to your personal property.

Inclusions and Exclusions – These are specifications within the offer that detail the items to be included or excluded from the purchase of the property. Typical inclusions are appliances, window coverings and light fixtures.

Lien – A claim or charge on property for payment of a debt. With a mortgage, the lender has the right to take the title to your property if you don't make the mortgage payments.

Market Value – The amount a willing buyer would pay a willing seller for a home. An appraised value is an estimate of the current fair market value.

Possession and Adjustment Dates – When the buyer takes possession as specified in contract of purchase sale and adjustments are made for prepaid taxes, maintenance fees, etc. They are usually the same date.

Possession Date – The date, as specified by the sales agreement, that the buyer can move into the property. Generally, it occurs within a couple of days of the Completion Date.

Pre-Approval Letter – A letter from a mortgage lender indicating that a buyer qualifies for a mortgage of a specific amount. It also shows a home seller that you're a serious buyer.

Principal – The amount of money borrowed from a lender to buy a home, or the amount of the loan that has not yet been repaid. Does not include the interest paid to borrow.

Purchase Price – The amount that the buyer is offering to pay for the property, usually dependent on market conditions and may differ from the seller's current asking price. There is no "normal" amount or percentage that a price will differ from its asking price, as the final price will be determined by many factors, including the seller's motivation and how close the asking price is to actual "market value."

Rescission Period – Also known as a 'cooling off period'. Buyers will be protected with a new, mandatory three-day period to take important steps such as securing financing or arranging home inspections.

Title – The right to, and the ownership of property. A Title or Deed is sometimes used as proof of ownership of land. Clear title refers to a title that has no legal defects.

Title Search – A historical review of all legal documents relating to ownership of a property to determine if there have been any flaws in prior transfers of ownership or if there are any claims or encumbrances on the title to the property.



Peace of Mind

Stilhavn is a curated collection of top-performing REALTORS®, committed to guiding you through each step of the home buyer's journey.

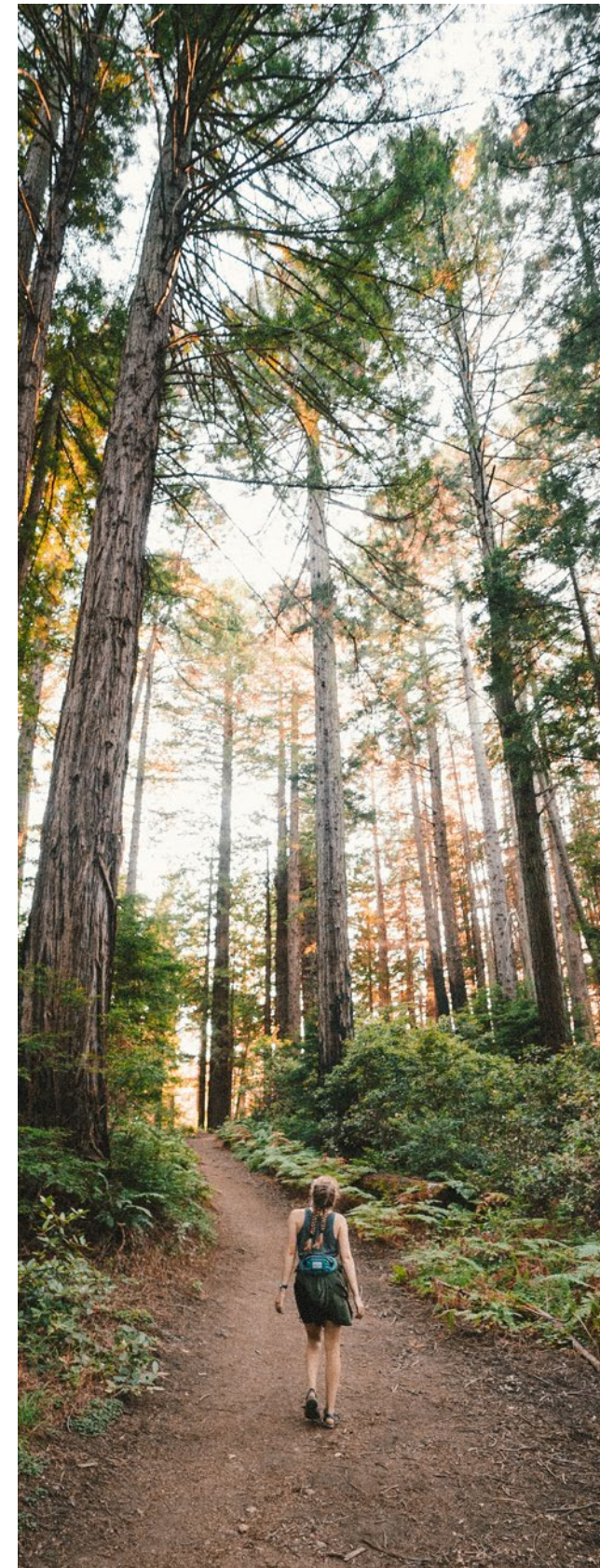
Our team is comprised of Presidents and Medallion Club members; the top 1% and 10% of the industry respectively, with **over 2,200 homes sold** and a total value of **more than 2.9 billion dollars** in 2021.

We're proud to say our agents sell **7x more** homes than the average Real Estate Board of Greater Vancouver agent, and we sell them **50% faster**.*

Stronger Together

At Stilhavn we take a **cultured approach** to real estate, designed to deliver the absolute best that the industry has to offer.

We don't focus on the quantity of our agents, but on their **quality and experience**. Every member of the Stilhavn team offers skilled and ethical service, without compromise. Here, "better" means leveraging our collective strength and deep market insights to **maximize exposure** and deliver **unparalleled results**.



Leading Technology

Our digital-first approach is second to none in the industry, leading the charge in innovation and setting a new standard for customer service and marketing.

For sellers, listing with Stilhavn means achieving maximum exposure throughout network of partners and targeted marketing campaigns - both physical and digital.

Distinctly West Coast

Stilhavn is Vancouver. We're the North Shore, across to the Sunshine Coast, and further north to Squamish, Whistler and Pemberton.

We are the Okanagan. From Lake Country south through Kelowna, the vineyards of the Naramata Bench, and down to Penticton. And we aren't tied to outdated corporate policies.

With a client-driven approach, we understand the unique beauty, culture, and challenges that the West Coast has to offer.

Find Your Sanctuary

Your home is your refuge from the world; a place to recover from the day, carve out lasting memories with loved ones, and plan your next big adventure.

Our name is a play on that ideal, and can be loosely translated in both English and Danish to "still haven" or "calm waters." Choose Stilhavn to guide you to your own safe harbour.

*Source: REBGV and internal data. Includes all sales listed in the databases of the REBGV in 2021 for the Greater Vancouver Regional District, Squamish, Whistler and Pemberton.



STILHAVN GREATER VANCOUVER AGENT PERFORMANCE | 2023



Source: Greater Vancouver REALTORS (GVR) and internal data for Stilhavn agents. Includes all sales listed in the databases of the GVR in 2023. Data based on agents licensed in offices located in Greater Vancouver Regional District with 50 or more licensees under the brand, and a minimum average of 4 units sold per agent. All information is believed to be accurate but is not guaranteed and should be independently verified. This publication is not intended to cause or induce a breach of an existing agency relationship.

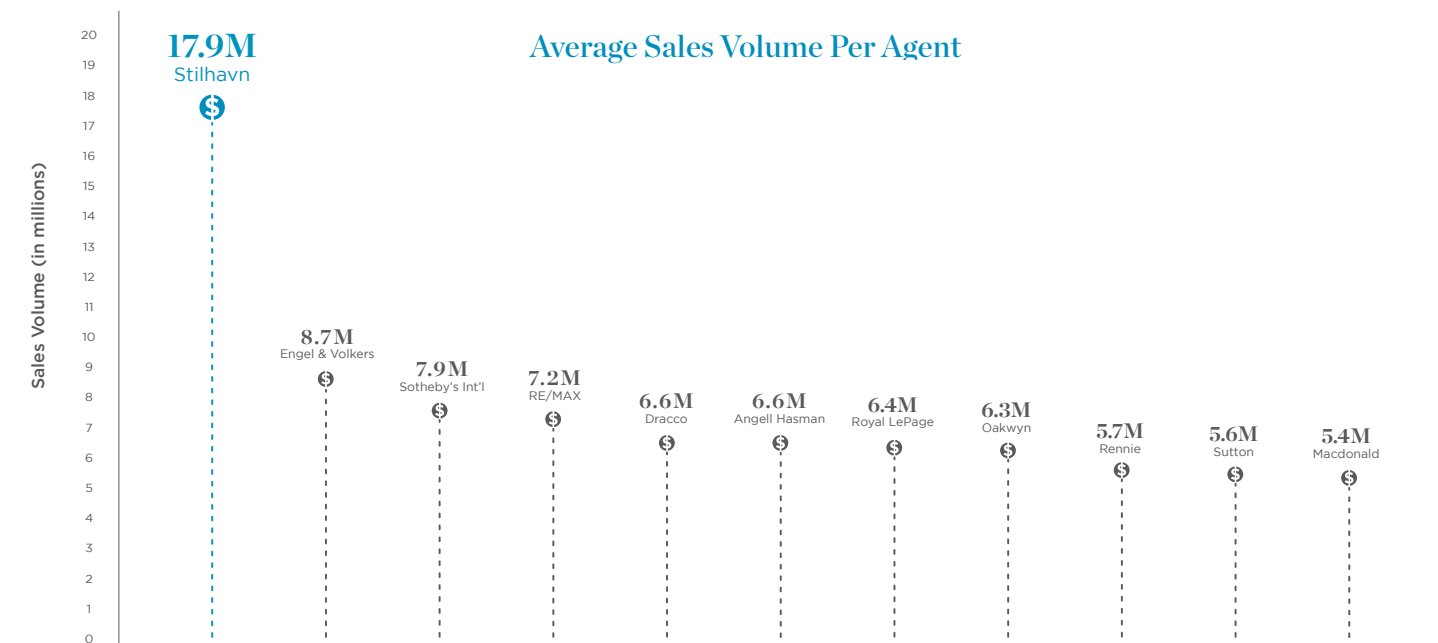
Our People. Your Advantage

Unlike most brokerages, Stilhavn's agents are selected based on a strict performance and ethics criterion. *We don't strive to be the biggest, just the best.*

We understand that our success - individually, and as a collective - is the result of our relentless pursuit of excellence, and an intrinsic belief that our clients deserve better than the status quo. Sell your home with the peace of mind that comes from working with the top, most celebrated talent in town.

Our agents sell 4x more homes than the average Real Estate Board of Greater Vancouver agent, and we sell them 42% faster*

Source: Greater Vancouver REALTORS (GVR) and internal data. Includes all sales listed in the databases of the GVR in 2022 for the Greater Vancouver Regional District, Squamish, Whistler and Pemberton.



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Knowledge of the market, reciprocity within the industry and Michele's ability to negotiate with integrity help to make your real estate transactions as smooth as possible.

Michele Laurent

info@michelelaurent.ca
www.MicheleLaurent.ca
604.312.1266

Michele has been a consistent, top performing realtor with 16 years Medallion Club status; top 10% of the industry in Greater Vancouver. Her clients can be confident in her knowledge, professionalism and efficient approach to the buying and selling process.

The majority of her business comes from referrals from satisfied clients. Michele is an expert at valuing properties, negotiating with finesse, and getting to know what works best for each individual client. She chose Stilhavn Real Estate Services with complete confidence in the boutique style company and its culture. It is a perfect fit.

Stilhavn Real Estate Services
36 East 5th Avenue, Vancouver BC, V5T 1G8



Working with Michele

When we were ready to move into a new home, friends recommended that we work with Michele. No matter how much real estate experience a person has, the market is always changing and there is a steep, high-stakes learning curve with every new transaction. Michele is a highly effective agent, and very generous with her wealth of knowledge and experience. She offered solid advice and support throughout the process and were very impressed at how responsive she was. Michele is impeccably professional and attentive to detail, and it was evident that she is well-respected by former clients and her peers in the field.

~ K & K

Michele came highly recommended to me from a business associate. I was most impressed with her knowledge of the market, it was clear she knew her stuff. Her recommendations were straight forward and very useful in marketing my home. I will definitely be calling her when I need to sell in the future.

~ R Barton

Thank you for your hard work and enthusiasm! Your effervescent personality and your communications skills and your professionalism put you at the TOP of our list. We WILL do business again.

~ John

Michele is professional and a firm negotiator. Her relaxed but confident approach made for an enjoyable experience in purchasing my first place. I'd recommend her to anyone looking for real estate advice or service!

~ Hide

STILHAVN REAL ESTATE SERVICES:

VANCOUVER | 36 East 5th Avenue, Vancouver BC, V5T 1G8

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We would like to acknowledge that we work and live on the traditional, unceded territory of the x̱məθḵʷəy̱əm, səliwətəɬ, Lil'wat, Sḵwxwú7mesh and Syilx/Okanagan People.

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