



EXPERTISE AND  
HOMES THAT INSPIRE

Grant Stuart Gardiner   
AND Kyla Gardiner

604.657.4825

604.307.0441

ILOVEHERITAGE.COM

2996 Lonsdale Avenue, North Vancouver, BC V7N 3J4 / grant@loveheritage.com / kyla@loveheritage.com

AUGUST 2017

## The Best Home Improvements for Resale



If you are thinking of selling your home in the near future, there are some minor home improvements you can make to prepare your home for sale and help maximize value.

- 1. Fresh paint.** Hire a colour expert to assist you in picking the right colour for your walls to coordinate with your flooring and furniture. Touch up trim.
- 2. Flooring.** Hardwood floors are highly desired by buyers. If your floors are worn, consider having them refinished. Replace old carpet.

- 3. Lighting.** Replace outdated light fixtures with more contemporary ones to update the overall look of your house. Replace brass or off-white switch plates and plugs with fresh white ones.

- 4. Door hardware.** Replace brass or gold door hardware with brushed stainless for a sleek look.

- 5. Kitchen & bathroom hardware.** The easiest way to update a kitchen or bathroom is to replace cupboard door hardware with more modern handles. Ikea has a great selection.

- 6. Declutter.** Get a head start for your move by packing up everything you are not using. Organize and clean out closets to create the illusion of more space. Kitchen and bathroom counters should be clear of clutter.

- 7. Staging.** We provide a complimentary staging consultation with a professional home stager for all our listings to ensure your home is presented at its very best.

- 8. Clean until it sparkles.** Complete a deep clean of your house so there isn't a cobb web or dust bunny in sight!

## Heritage Spotlight



### *The Beasley Block*

101-109 Lonsdale Ave. 1904.  
Western Corporation, Architects.  
Register Ranking: A

This small false front or boomtown commercial building was designed and built by the Western Corporation, early land developers and speculators. This mixed-use building provided retail sales on the first floor, and office space on the second floor, which contributed to the vibrancy of the street. The raised front parapet, which covers the front gable, was used to increase the prominence of the entry and also provided an opportunity for larger advertising signs. McDowell's Drugstore operated in this building from 1904 until 1973. Despite a later coat of stucco over the original drop siding, the form of the building remains essentially intact, and is a very rare surviving example of this type of structure. The building was revitalized in 2016 as part of the Wallace & McDowell apartment development and is now home to the delicious Lift Breakfast Bakery.

## North Vancouver Market Update

### Houses

From January to July 2017, there were a total of 723 houses sold compared to 1008 sold over the same period in 2016. This is a decrease of 28%.

The benchmark price in July was \$1,716,800 narrowly surpassing the peak benchmark price of \$1,707,900 in July 2016.

### Apartments

From January to July 2017, there were a total of 807 apartments sold compared to 960 sold over the same period in 2016. This is a decrease of 16%.

The benchmark price in July was \$545,100. This is an increase of 17% from the benchmark price of \$465,000 in July 2016.

### Heritage

Since January, 8 heritage homes have sold in North Vancouver.

4 homes sold in Upper Lonsdale, 2 in Central Lonsdale and 1 in Lower Lonsdale and Lynn Valley.

Sale prices ranged from \$1,150,000 to \$3,800,000 with half of the homes selling over \$2,000,000.

Benchmark price: Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.

Royal LePage Sussex, 2996 Lonsdale Avenue, North Vancouver, BC V7N 3J4

O: 604.984.9711 / F: 604.630.7093 / grant@loveheritage.com / kyla@loveheritage.com / www.loveheritage.com