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**TRUSTED ADVISOR, MASTER MARKETER & SKILLFUL NEGOTIATOR!™**

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### **BONUS REPORT: The Eight Biggest Mistakes Condo Buyers Make & How To Avoid Them**

***Following is an excerpt from our popular Eight Part "Now You Tell Me!™" Series covering must know tips when shopping for your home or risk Buyer's Remorse! Send us an email to receive the full informative series to ensure you have thought of everything before you buy your next home!***

**"What do you mean your truck won't fit in your new parking stall?"** Sounds funny but it's not, especially if you just dropped \$500,000 to buy your new condo and parking is a premium. The stories I could write from my former 14 years as a strata manager; but instead I will share with you the **Eight Biggest Mistakes Condo Buyers Make & How to Avoid Them** David Letterman style from our popular **Now You Tell Me!™ Series**.

#### **Number 8: Don't Forget Fido**

"I saw someone with two dogs so I thought I could have two." Pet Owners! You must write a subject (condition) within your Offer to Purchase to obtain written permission for your pet(s). The strata council has every right and all authority to demand you remove an illegal pet from the property permanently or you risk high fines.

#### **Number 7: Size Does Matter! Parking & Lockers**

Make sure you are satisfied with the size of the parking stall and storage locker. If in doubt with the parking, test your car to make sure it fits in the stall. Whatever you do, do not eyeball it for fit.

#### **Number 6: Nuisance Behaviour**

Often in strata minutes there will be an anonymous mention of someone complaining about excessive noise from a neighbouring unit or another type of nuisance problem. That is your flag to call the property manager or a council member and query if the suite suffering from the noise is the suite that you are thinking of buying.

#### **Number 5: Common Property Noise**

Purchasing a suite located above or immediately near an enterphone system, elevator line or a noisy underground garage gate. When inside the unit viewing it, arrange for the activation of all to ensure it will not disturb you.

#### **Number 4: Feng Shui Faux Pas**

Bathrooms that are directly off of primary living areas such as livingrooms, diningrooms or kitchens will not be comfortable or private for you or your guests. This is one of those on the list that at first don't seem that big of an issue but you will soon learn and vow "never again" once you have guests and friends visit.





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### Number 3: Let There Be Light!

Facing south is great, but only if you are a corner unit or have the opportunity of cross breezes to cool down the home. Inside south facing units can be dangerous in high summer temperatures to both people and especially pets. If you are considering "inside" unit vs a corner unit be sure that the unit can accommodate a portable air conditioner with ease to protect you from those heatwaves, or very hot summer days.

### Number 2: Locker Remorse

My friend has many items scattered throughout the city being stored at friends homes. Why? Because she does not have a locker. The lack of a storage locker will impact the resale ability of her home. This of course can be offset by any other unique benefits the home may offer such as a grandiose deck or ceiling skylights.

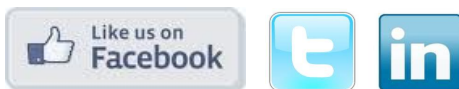
### And the Top Biggest Mistake Condo Buyers Make:

Trying to sell a condominium without a balcony is like trying to sell a VCR machine today. Do not buy a property without a balcony! Sure it may be a better price but there is a reason for that, and if you are ok at having a harder time selling it when the time comes, and for less money than a comparable suite with a balcony... go for it. Otherwise, do not buy a property without a balcony.

### Be a Smart & Safe Home Shopper!

All the Best,  
Nancy Beaton

*Trusted Advisor, Master Marketer & Skillful Negotiator*



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**"If you think hiring a professional is expensive,  
wait till you hire an amateur." ~Red Adair**

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