

# BUYERS & SELLERS - TAKE CONTROL & SAVE YOUR MONEY!

**SOUTH**



MLS # 8391

**7831 101 HWY**  
**\$549,000 MLS # 8391**  
 Forested 2.8 acre waterfront in desirable Pebble Beach, mature landscaping around home, gorgeous walk on beach, spectacular views, 1500 sq. ft., home features 2 bdrms, 1 1/2 baths, fireplace, large attached workshop, dbl. c/pport. Home was built in 1940's and while "charming" for its original condition and design, needs more than just "handy" man work or TLC, value is mainly in land. Quick possession. **MLS # 8391**

**TOWNSITE**



MLS # 8378

**5831 ASPEN AVENUE**  
**\$229,900 MLS # 8378**  
 Cute package offers 2044 sq. ft. home with lots of updates, 2 bdrms up plus newly renovated 2 bdrm ste down, separate meters and laundries each floor, 50 x 130 lot with lane, garage, new roof, new deck, partial ocean view, quiet street in one of prettiest heritage neighborhoods. Ideal for mortgage helper or extended family. **MLS # 8378**

**WESTVIEW**



MLS # 8269

**4171 MANSON AVENUE**  
**\$269,900**  
 Fully renovated, family home, 4 bdrm, 2 bath, 2224 sq. ft., private 1/2 acre lot, 2 fireplaces, gourmet kitchen, new roof, furnace, floors, paint, lights, soaker tub, fabulous 560 sq. ft deck to ocean view w/ storage and workshop below, fully hedged, landscaped, RV parking, quiet end of Manson by Music Academy, priced to sell, immediate possession.

**SOUTH**



MLS # 8095

**10439 CROFT ROAD**  
**\$259,900 MLS # 8095**  
 Gorgeous 1/2 acre parcel, 1351 sq. ft. rancher with 2 bdrms plus den, 2 baths, lovely large kitchen w/walk-in pantry, open floor plan to L.R. with certified woodstove, large deck from kitchen and master bdrm with covered area, 29' x 24' detached workshop. Gorgeous mature plantings, garden shed, woodsheds, raised garden beds, fruit trees, SW exposure, no thru-street, 2 blocks to beach. **MLS # 8095**

**CRANBERRY**



MLS # 8093

**5390 FURNES AVENUE**  
**\$159,900 MLS # 8093**  
 Pretty little home with wood floors in living room and bedroom, kitchen w/dble sinks overlooking backyard, picture windows in LR and kitchen - 560 sq. ft., 1 bedroom, full bath, laundry room, 23' x 15' deck with large covered portion, terrific 21' x 15' garage/ workshop, lots of updates, low maintenance yard mostly fenced, move-in condition. **MLS # 8093**

**SOUTH**



MLS # 8323

**2612 DIXON ROAD**  
**\$228,000 MLS # 8323**  
 1390 sq. ft. rancher features, 2+ bedrooms, 2 baths, family room plus sunroom, lge country kit. with e/a plus separate D.R., energy efficient home, vaulted ceilings, woodstove in L.R. heats home w/2 coods per winter! Beautiful .44 acre property is private, fully hedged, pond, stream, greenhouse, grdn shed, and 833 detached garage/shop. **MLS # 8323**

People are confused about **MLS®** and real estate commissions at the best of times. When it comes to "discount" real estate commissions, there seems to be even more confusion. So let me walk you through the basic process. The real estate industry is supported completely and solely by Buyers and Sellers commission dollars. "Technically," the Seller's pay the commission according to their **MLS®** listing agreement. In reality, it is the Buyer who "gives" the money to the Seller to pay the commission. It is simply built into the purchase price. The higher the commission, the higher the listing and selling price to accommodate, this "transfer of wealth" to the real estate industry.

At Katheran & Company Real Estate Ltd., I charge a flat fee of \$5650 plus tax, to sell homes up to \$350,000. Your home will be placed on **MLS®**, then advertised and serviced fully, exactly as if you paid 7%. I pay co-operating brokers who sell our listings, \$2500 out of the total \$5650, leaving Katheran & Company with \$3150. For homes over \$350,000 I provide the same full **MLS®** service, for 2% of the total selling price, with co-operating brokers being paid 1% of that commission. There is no charge for information, no secrets, no hidden costs.....and I provide free market evaluations.

I am able to do this for several reasons. Most significantly, I own my company (no management fees!) and am not just a salesperson. I am a licensed Broker, which required me to meet more educational requirements and certifications than a salesperson and continues to hold me to a higher standard of responsibility than a salesperson

would be. My clients benefit from my being a non-franchised, independent company with extremely low overheads and 35 years of experience. I was the first company in the Lower Mainland to offer flat rate fees in 1991 and I have more experience saving people money than all the REALTORS® in Powell River combined.

If you are a Seller our savings and structure are self-evident. If you are a Buyer, the path to home purchasing can be thorny. If your REALTOR® wants more commission than the \$2500 (or 1%) that we pay, they may prevail upon you (written into your offer) to help them get it, by paying more for our homes than you need to. Some REALTORS® may not include our listings for your consideration at all! This would be morally, ethically and legally inappropriate.

Buyers, take back your buying power by making sure your REALTOR® is showing you ALL the homes that might interest you - not just the ones that pay the highest commissions. If you have any doubts, just call me directly to buy our homes. You will never find yourself involved in a commission hassle to wrangle more commission from you. We advise buyers not to breach any Exclusive Buyers Agents contracts they have signed.

To those REALTORS® who we know are doing the right thing by their buyers and the REALTOR® Code of Ethics, congratulations. Your co-operation and professionalism are much appreciated.

**7368 ALBERNI STREET**  
**\$289,900**

Fabulous family home, 2 storey, 2700 sq. ft, large country kitchen, separate dining room, family room, L.R., and laundry on main, 5 bdrms, 3 baths, all areas are spacious and bright, attached garage, fenced 70' x 150' lot gets lots of sun for gardening, great neighborhood, top of Alberni, on quiet no-thru street, close to everything, backing onto forest and trails



MLS # 8399

**4721 REDONDA AVENUE**  
**\$209,900 MLS # 8399**

Solid 1095 sq. ft. rancher, 2 bdrms, 1 semi-ernte bath, wd fireplace, galley kitchen with e/a, lots of storage, single garage plus c/pport, wheelchair access (or ramp can be removed) fully fenced for privacy, needs a decorative freshening up inside and out but good bases to work with! Hard to find location on quiet street behind Town Centre Mall, priced to sell, immed. possession. **MLS # 8399**



MLS # 8399

**3470 TWEEDSMUIR AVENUE**  
**\$338,900 MLS # 8280**

Beautiful, immaculate home, inside and out, 2184 sq. ft. includes full bsm't, 4 bdrms, 2 baths, new kitchen, bathroom, roof, furnace, paint and floors, cozy rec room, laundry, 80' x 147' lot, on no thru road, spectacular view, 21'6 x 16'8 wired garage/workshop, lots of parking, low maintenance gardens accented with mature shrubs and perennials, covered balcony, trellised for shade and privacy: w/ beach a stroll away. **MLS # 8280**



MLS # 8280

**3150 BYRON ROAD**  
**\$549,500 MLS # 8254**

2.2 acre estate backs onto forest and Myrtle Creek, 2 year old home of almost 3,000 sq. ft., finished with finest of materials and craftsmanship, 3 bdrms, 2 baths on main, Jacuzzi in enste, 4th bedroom, full bath in walkout bsm't, large windows offer lovely light and forest views, dbl garage + 936 sq. ft. detached, garage/workshop with 3 pce bath. Covered balcony and patios, lawns and low maintenance landscaping. **MLS # 8254**



MLS # 8254

**5706 DIEPPE CRESCENT**  
**\$264,900 MLS # 8208**

Beautiful 1500 sq. ft., 2 storey home 3 bdrm plus loft on upper floor, 1 1/2 baths, immaculate condition, gorgeous colours and decor. "Light oak" laminate flooring, Woodwork's kitchen, open floor plan w/abundant natural light, pretty 2 pce powder room on main, 50' x 113' lot w/fully fenced back yard, large patio with gazebo, even the garden shed is picture perfect. **MLS # 8208**



MLS # 8208

**7067 THUNDER BAY ST.**  
**\$259,9000 MLS # 8195**

Gorgeous view to Islands, 5 bdrm, 3 bath, 2565 sq. ft. family home, gas fireplace in L.R., 22 x 12 sunroom w/full surround windows, large country kitchen w/ island cooktop, newer roof and more, 200 amp wiring, large rec rm w/wdstone dr., landscaped 100' x 150' lot, fenced backyard, private patio w/ 12 x 14 retractable awning, dbl garage + additional parking, 2 gardens & 3 woodsheds, quick possession possible. **MLS # 8195**



MLS # 8195

**WHY PAY MORE**  
**\$5650**  
 Flat Rate Commission

**2% on homes over \$350,000**



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