

A photograph of a blue ocean wave with white foam, set against a soft, hazy sky. The image is partially obscured by a large blue diagonal shape that cuts across the bottom right corner of the page.

**10 things to
know about
your
neighbourhood**

1

WHAT ARE YOUR NEIGHBOURS LIKE?

Take time to get a feel for the locals and how you might fit in. Does the area attract empty nesters and retirees, for example, or is it characterized by young families? A real estate professional can inform you about demographic trends.

3

WHAT ARE THE SCHOOLS LIKE?

Some schools are in such demand that parents will seek out a home in that area. Even if you don't have young ones at home, a location in a desirable school district can give you an advantage if you decide to resell.

5

IS THERE COMMERCIAL ACTIVITY NEARBY

Shops and recreational facilities can help an area thrive economically and may add to a neighbourhood's attractiveness to some buyers. On the other hand, consider if the traffic levels or noise will be an issue.

7

IS THE NEIGHBOURHOOD NEW?

Don't judge a new development solely by plans. If you can, go to the building site to see where things will be in relation to a lot or building, such as street lighting, fire hydrants, transformers, driveways or intersections. Find out where schools, retail space, or rent amenities are planned. Raise any questions with the builder or representative before you buy.

9

ARE THERE RESTRICTIONS

Some municipalities have unique bylaws to restrict things such as new driveways, pools or sheds. In some private developments, land title may include additional restrictive covenants. Ask early to avoid any surprises at closing time

2

DOES IT FIT YOUR LIFESTYLE?

Your home buying checklist may include amenities that are must-haves for your lifestyle, such as access to public transit, a strong community centre, a place of worship, or even a great walking park for your pooch.

4

WHAT WILL YOUR COMMUTE LOOK LIKE?

If you drive to work, try your prospective new route in rush-hour conditions. Add up any additional costs you might incur for parking, fuel or public transit.

6

IS THERE A HOMEOWNER'S ASSOCIATION?

Condo or neighbourhood associations can bring people together, instill a sense of belonging and advance the needs of the community. Many have their own volunteer-run websites, so search the internet or inquire at the City Hall.

8

HOW IS AN OLDER NEIGHBOURHOOD SHOWING ITS AGE

Consider the area's infrastructure, from roads to utilities to schools to other public facilities. Are improvements part of a city or town's long-term plan?

10

WILL THERE BE NEW DEVELOPMENT?

If you love a home for its adjacent green space or unobstructed views, don't just assume it will stay that way. A real estate professional can tell you about zoning changes or planned construction that may affect enjoyment of your home. Keep in mind that well planned development can also enhance the neighbourhood and improve its infrastructure



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