

CROWN ISLE COMMUNITY NEWS

JULY 2021

The Birdie



*Hot
Summer*

**REAL ESTATE MARKET
STAYS HOT**

GOLFATHON FOR ALS

**GLADSTONE BEER
LEAGUE AT THE PARK**

*Family
visiting
this summer?*



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CRUISE

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COMOX VALLEY
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No Sign of Slowing Down

REAL ESTATE IN CROWN ISLE



WITH JASON ANDREW, DIRECTOR OF REAL ESTATE

We are half way through 2021 and the Real Estate Market continues to be strong with no signs of slowing down. Demand is definitely still outweighing supply both with re-listed properties and new construction. The high demand and low supply continue to push price values up as seen in the stats over past years.

MLS Home Price Index (VIREB Stats)

AREA	MAY 2021	1 MO. AGO	6 MO. AGO	12 MO. AGO	3 YRS AGO	5 YRS AGO
Comox Valley	\$ 735,200	\$ 690,600	\$ 595,000	\$ 570,900	\$ 510,700	\$ 375,700
Campbell River	\$ 614,400	\$ 588,800	\$ 527,800	\$ 474,600	\$ 420,000	\$ 303,900
Nanaimo	\$ 710,500	\$ 683,000	\$ 594,200	\$ 564,700	\$ 534,200	\$ 383,000
Parksville/Qualicum	\$ 797,700	\$ 743,000	\$ 671,700	\$ 640,200	\$ 583,900	\$ 414,500

When looking at listings within the Crown Isle Community as of June 28th, there were only 6 single-family homes, 3 condominiums, 1 patio home, 10 units in the new West Urban development behind Galaxy Motors and 9 Building Lots, all in the new Greystone Estates subdivision. Just 30 properties in a community that has grown to more than 1350 residential units, half of the overall zoning units for the Crown Isle community at completion.



That said, our Real Estate team are continuing to work with the City of Courtenay to ensure we have more supply within our community for future growth. We are currently working on four different areas within Crown Isle starting with Greystone Estates in the center of the Community off Majestic Drive. The Greystone Estates development consists of 54 single-family lots and two multi-sites. Building Lots start at

\$395,000 with 21 lots having been contracted to date. We are expecting registration in late July and will expect 8-10 homes to start immediately with several more following shortly behind.

Just around the corner is the area between holes 14, 15 & 16. Site clearing has started for Phase One of Silverstone Estates, a 48-unit patio home project being built by Integra Homes. More information is available through Bert Jaeger of Crown Isle Realty.

On the north side of Ryan Road we have submitted plans for Phases 5, 6 & 7 of the RISE which will include another 55 - 60 lots plus two multi-sites and a much needed second entrance / exit to Ryan Road. Pre-sales will begin later in the summer with road works and services not far behind.

Lastly, we are still working through the re-zoning application for the 40 acres behind Britannia Place and Corinthia Estates. This will bring more building lots and several multi-sites to Crown Isle plus a possible separate entrance / exit to the east part of the community out to Anderton Road. Separately we have submitted a new application to rezone a small parcel that will allow Klass Enterprises to complete Phase V of Britannia Place (5 Buildings / 10 units).

With all the current sales and upcoming construction, we are often asked, "Where is everyone coming from?" We believe that in these changing times, the big city folk are starting to leave the large centers and are looking for more open space and less crowds. And, as many of us already know, Crown Isle and the Comox Valley fit the bill to a tee. We have started to refer ourselves the New "Rural Urban" with wide open spaces and small buildings in comparison to large urban centers like Victoria or Vancouver, Calgary & Edmonton and of course Toronto. You can build a house anywhere but what really drives the future buyer is what's around the area. We are in the business of selling Lifestyle. Health Care, Ease of Travel and Recreational outlets top the requirements of those looking in Crown Isle and we consider ourselves so lucky as we have all the requirements just minutes away. We are so lucky to live in the most beautiful place anywhere and I have heard time and time again, with all that is going on in the world today, where else would I rather be than right here in the Comox Valley! Stay safe and enjoy the Summer.



On Monday, June 28 - in the midst of a sweltering heat wave no less - golf professionals Mark Valliere, Jared Siminoff, Bill Kelly and Brian Wise (l-r) teed off at sunrise and proceeded to speed through six full rounds of golf. The **Golfathon for ALS** is an annual event organized by the **PGA of BC** with golf pros across the province taking on the challenge while raising funds in support of the **ALS Society of BC**.

Our three golf pros, along with former pro and now GM Bill braved the scorching temps for a total of 108 holes of golf. They finished it off with a nice cool ice bucket shower.

Please consider making a donation to this worthy cause if you are able - donations still accepted at **golfathonforals.com** - you can select "Participating Courses" and then "Crown Isle Golf Course".

THE PARK

@ Crown Isle

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LEAGUE**

Tuesdays

AUGUST 3 - 31

9 HOLES Tee Times 3 - 7 PM

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Includes weekly green fee, welcome gift,
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To Register email Mark Valliere at mvalliere@crownisle.ca
or call The Park at 250-339-6363

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Bullfrog Control

INVASIVE SPECIES REMOVAL ON THE COURSE

On June 10th, we had a team of two individuals from **BullfrogControl.com Inc** on site to eradicate the American Bullfrogs from our ponds on the golf course. Let by team leader Stan Orchard, this team worked on the golf course from sunset to sunrise. If you saw flashlights and vehicles driving around in the middle of the night or lights in the ponds, that was them! The best way to track and eradicate bullfrogs is at night.

The American Bullfrog *Rana (Lithobates) catesbeiana* is a robust, brilliant green amphibian. Its natural range does not extend across the prairies and Great Plains or west of the Rocky Mountains. However, thriving populations of bullfrogs are today found all over the world because people have imported and released them in the hope of starting commercial farms to supply frogs and tadpoles for fish bait, pets, educational dissection, and human consumption. For the most part, frog farming has proven to not be a viable enterprise. In any case, it inevitably results in unwanted, noisy, and ecologically damaging American bullfrog populations.

Stan Orchard is President of BullfrogControl.com Inc. and is a conservation biologist/amphibian and reptile specialist. He has led to new and more effective strategies, techniques and methodologies for locating and capturing American bullfrogs, including maneuvering through their habitats and systematically eliminating populations. His studies and experience have shown the best time to track the American Bullfrogs is during night fall.

Stan and his team collected a number of bullfrogs in their first visit, followed by a second on the following weekend. Unfortunately it may take a few trips to eradicate all the invasive bullfrogs, so don't be alarmed if you see vehicles around the golf course at night.



JUST A FRIENDLY REMINDER

With summer activities ahead, we would like to kindly remind our community members that boats, campers, trailers and RV's are only allowed on driveways for up to four days for cleaning and loading purposes and then need to be stored off-site when not in use. Thank you for your consideration toward your neighbours.