

# The Birdie



*Welcome home!*

**NEW SHOWHOME**

Open for Viewing  
with Homes by Crown Isle

**INTRODUCING  
GREYSTONE ESTATES**

A new subdivision in  
the heart of Crown Isle

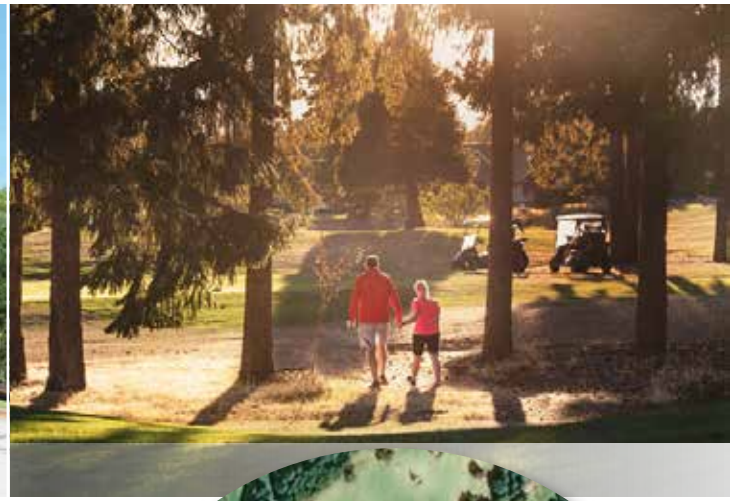


**Crown Isle**

RESORT & GOLF COMMUNITY

*Nobody knows Crown Isle like we do!*

[CrownIsle.com](http://CrownIsle.com)



# Introducing Greystone Estates

## + THE NEWEST HOMES BY CROWN ISLE

### SHOW HOME AT 2117 CROWN ISLE DRIVE

Crown Isle Real Estate is pleased to introduce Greystone Estates - Phase One, the first step in the evolution of the centerpiece of the Crown Isle Community. The unveiling of Greystone Estates comes with great pride as we celebrate Crown Isle's 30+ years as part of a flourishing Community. With its close proximity to the Resort Clubhouse and Restaurants, you are mere steps from a warm coffee in the morning or dinner and a beer with friends on the deck of the Timber Room, or perhaps a little guidance from one of the Professional Staff at the Academy.

Phase One of the development will showcase 36 Single Family lots waiting your design inspiration. Homes within Greystone Estates will continue the timeless Craftsman-inspired architecture Crown Isle is known for with welcoming entries including rock and timber accents beneath sloping gable roofs. Many of the Lots will benefit from the green park-like setting of the Golf Course at Crown Isle. Enjoy the lifestyle of the Island Resort Community and everyday conveniences that go along with all that Crown Isle has become.

For more information, contact Jason Andrew at [realestate@crownisle.com](mailto:realestate@crownisle.com) or call **250-703-5056**.

#### LOTTERY SHOW HOME

#### WELCOME TO THE GALIANO II

The Galiano II Plan takes the spacious open-plan layout of the original Galiano and adds some sizzle.

The stamped concrete borders of the curved driveway lead to an oversized double car garage with plenty of extra space for a workbench and storage for your recreation items. Timber frame and copper accents, along with real K2 stone faces and exposed rafters, enhance the exterior facade of the home and greeting area. Now step inside the front foyer with inset tile flooring and an unforgettable chandelier below the 18' ceiling.

The Great Room with coffered ceiling detail and modern gas fireplace is just the start of the open concept living space. The oversized dining room sits just off the gourmet kitchen offering sleek, modern appliances including a double fridge freezer, wall ovens, a five-burner gas cook top and the high efficiency, ultra-quiet dishwasher in the oversized island. Add the butler's pantry and an outdoor covered BBQ kitchen for extra prep space and storage and you are set.

Double doors from the dining room lead outside to the rear yard & covered patio with outdoor fireplace providing an amazing and generous space for outdoor entertaining. This 2333 square foot rancher plan has much more to offer than just entertaining. In the Galiano II, we have designed your master suite with comfort and luxury in mind complete



with a spa inspired ensuite with an oversized curb-less shower, a stand-alone bath and double sink areas. The his and her walk-in closets are waiting for your final design touches. The Galiano II also includes a spacious guest suite plus an office / 3rd bedroom both with separate entrances to the Jack & Jill guest ensuite. The home's warm wide plank engineered hardwood, large windows and amazing mill work provide for a timeless look and feel.

The Galiano II also includes 533 integrated solar panels into its concrete tile roofing providing the home with a reliable renewable energy source without sacrificing the home's aesthetics and street appeal.

We will be starting to schedule showings of the Galiano II in July under special COVID-19 protocols for the safety of both you and our team. **Book your appointment today - 250-703-5057** or learn more at [crownislehomes.com](http://crownislehomes.com).



## Market Update WITH MELISSA BERRIGAN, REALTOR®

HIGHER MAY SALES INDICATE A RECOVERING MARKET

While COVID-19 had a significant impact on the Vancouver Island Real Estate Board's (VIREB) housing market in April, the board's May numbers indicate that the market may already be recovering.

Last month, 246 single-family homes sold on the Multiple Listing Service® (MLS®) System compared to 189 in April 2020 and 456 in May 2019. Sales of apartments decreased by 56 per cent year over year but were significantly higher than in April, with 44 properties changing hands compared to 17 the previous month. Townhouse sales dropped by 70 per cent year over year but rose by 65 per cent from April.

Inventory of single-family homes last month dipped by 14 per cent year over year (1,486 to 1,282). Active listings of apartments rose by 21 per cent (339 to 410) year over year, while townhouse inventory dipped by four per cent (185 to 178).

The benchmark price of a single-family home board-wide was \$528,800 in May, an increase of three per cent from the previous year and marginally higher than in April. (Benchmark pricing tracks the value of a typical home in the reported area.) In the apartment category, the year-over-year benchmark price rose by three per cent as well, hitting \$306,400, down about one per cent from April. The benchmark price of a townhouse in May rose by three per cent year over year and was slightly higher than in April, climbing to \$423,300.

Regionally, the benchmark price of a single-family home in the Campbell River area last month was \$449,900, an increase of five per cent over last year. In the Comox Valley, the benchmark price reached \$532,000, up by two per cent

from one year ago. Duncan reported a benchmark price of \$482,100, an increase of three per cent from May 2019. Nanaimo's benchmark price also rose by three per cent to \$575,300 in May, while the Parksville-Qualicum area saw its benchmark price increase by around one per cent to \$594,800. The cost of a benchmark single-family home in Port Alberni reached \$331,200 in May, a six per cent increase from one year ago.

On a provincial level, home sales throughout B.C. posted sharp declines in April due to the COVID-19 pandemic. Now that British Columbia is in the second phase of its Restart Plan, the British Columbia Real Estate Association (BCREA) anticipates that low interest rates and pent-up demand will translate to a significant recovery in home sales and prices. Historically, housing markets usually bounce back after a recession.

Since real estate was designated an essential service, some transactions have continued despite the pandemic, but the first priority of the real estate industry has been public health and safety.

Stats:

### COMOX VALLEY Benchmark Pricing

	May 2020	May 2019
Single-Family	<b>\$532,000</b>	\$520,000
Condo (Apt)	<b>\$313,600</b>	\$316,800
Townhouse	<b>\$453,900</b>	\$437,400

If you have any questions about the current market, please contact: Sandy Bain 604 328 0307, Bert Jaeger 250 898 9128 or Melissa Berrigan 250 792 0464.

*This information notice from Crown Isle Realty is not intended to solicit properties for sale by another real estate company.*

*Information for this article is sourced from Vancouver Island Real Estate Board (VIREB).*



JULY - AUGUST FEATURE ARTIST:

## Angelika Jaeger

Crown Isle is excited to welcome artist Angelika Jaeger (aj) as our featured artist in the Clubhouse for July and August. Aj is a mixed-media artist living in the North Okanagan in central British Columbia, Canada. She is a painter and a sculptor, who has forged her way through multi-media collage and metal works. In 1995 she began her formal training with the Federation of Canadian Artists and completed her Bachelor of Fine Arts at the University of British Columbia Okanagan in 2013. She regularly conducts workshops in mixed media and collage and is an avid advocate in the local art community.

Jaeger currently chairs the Board of Directors of the Caetani Cultural Centre Society in Vernon, BC. Previous positions that Jaeger held were President of the Vernon Public Art Gallery and Chairperson for the North Okanagan Chapter of the Federation of Canadian Artists. Jaeger's work is held in private collections in Europe and Canada.

**\$3500  
AFTER  
6:00 PM**

Green Fees incl. Cart  
Not Available Thursdays.

DOWNLOAD THE  
CROWN ISLE APP  
TO REDEEM.



The Romeo St. Jacques Memorial will return to Crown Isle on **Saturday, July 25**, in a modified format to abide by the current BC rules under Covid-19.

“It’s clear car enthusiasts are eager for an event this year as nearly everything has been cancelled,” says Kristy Pedersen, Marketing Manager at Crown Isle. Our team worked through several concepts to keep the show going, and ultimately settled on an epic Cruise through the entire Comox Valley. The event will ensure drivers and fans are able to maintain

physical distancing while celebrating classic cars.

A full map of the cruise route will be available in the coming weeks, along with details on watching the livestream and information including photo of each car at **[crownisle.com/classic-car-show](http://crownisle.com/classic-car-show)**.

If you are already registered for the show and would like to confirm your place, or are interested in participating in the Classic Car Cruise, please email **[carshow@crownsle.com](mailto:carshow@crownsle.com)**.

## OUR TEAM

You have questions -  
we have the answers!

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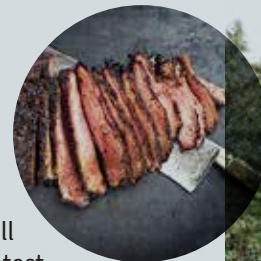
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## What's Cooking at Crown Isle NEW SMOKEHOUSE DRIVE THRU

We at Crown Isle strive to innovate in all aspects of our business, and the latest venture sprouting up in the lower parking lot is no exception. The **Crown Smokehouse** will launch in early July as our newest dining venue, offering a convenient drive thru and take-out option for bbq and smokehouse favourites. Keep an eye on our website and social media for sneak peeks of the menu and details on opening...



## GOLFATHON for ALS DONATE TO SUPPORT

During the month of June, PGA of BC golf professionals will golf from sunrise to sunset, in support of people living with ALS in BC. Our Director of Golf Rod Prieto and Associate Professional Brian Wise will be playing from dawn to dusk on July 4th to support the **PGA of BC Golfathon for ALS**. If you are playing that day, be sure to cheer them on.

ALS does not stop and neither can we. The need for your support is more vital and urgent than ever and we hope you will help contribute to this worthy cause if you are able. Donations can be made in the golf shop until the end of July or online at **[www.golfathonforals.com](http://www.golfathonforals.com)**.

*Nobody knows Crown Isle like we do!*