

Krista V

Your Victoria Lifestyle Realtor®



Thank You My Friend & Mentor DALLAS CHAPPLE

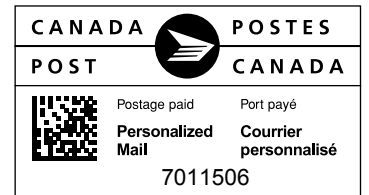


Dallas and her unforgettable smile will be greatly missed by all who knew her. Before her sad passing in December 2017, Dallas entrusted me to take care of her very special and valued clients. I will do everything it takes to live up to Dallas' strong core values of honesty and integrity. I have big shoes to fill and I am honoured...



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Dear Valued Clients and Friends of Dallas Chapple:

Many of you may have already heard the sad news that Dallas passed away last December after a lengthy illness. She is truly missed by all her peers in Victoria's Real Estate industry.

When I was a new Realtor® with RE/MAX, Dallas took me under her wing and mentored me along the way. I looked after her open houses and learned so much from her. As my business grew, Dallas was there every step of the way to answer questions and offer her expertise.

In August, Dallas sent you a letter announcing her retirement and that she was passing the reins and entrusting me to take care of her clients. I am truly honoured and will carry on with the same work ethic and integrity that Dallas instilled in me.

It would be wonderful to meet you personally. Please let me know if you are interested in meeting for coffee or a home visit. With your permission, I would be happy to send you periodic updates on the Real Estate market.

Please contact me if you wish to receive a Comparative Market Analysis to see where your property fits into today's market. I would be happy to answer any of your Real Estate questions.

Sincerely,

Krista Voitchovsky
Krista Voitchovsky

Testimonials...



As our Realtor®, Krista walked us through the sales process in a clear, methodical manner and gave us time to consider our options. Upon listing, Krista was very helpful in providing us with professional advice, making arrangements for open houses, and keeping us informed. We felt comfortable with Krista and appreciated her objective recommendations throughout the process. In the end, she was instrumental in making sure that our house got the best possible profile in the listings and, as a result, the selling price exceeded our expectations. We are very grateful for Krista's support and representing us so well.

—Carmen and David Ree



I knew Krista was now working as a Realtor® and didn't hesitate to get in touch with her to help us secure a deal. When she worked in travel, Krista's commitment to getting the best for her clients was never in doubt, and we knew she would bring the same level of service to her real estate clients. And we were not disappointed! Krista helped us navigate the offer process and was able to get us a deal we were very happy with. From first contact through to inspections and finally possession, Krista continued to be in touch to ensure we were informed and at ease with the entire process. If you're looking for a Realtor® in the Victoria area, Krista will make sure you feel like her most important client, answering all your questions in a timely manner, being a tough negotiator when it's called for, and just generally being the type of person you'd never hesitate to recommend to anyone. Thank you Krista!

—Allison and Brad Neumann

The letter below was sent to the Victoria Real Estate Board

I am commending the above Realtor® for being a star in her profession. Her clarity, negotiating ability, expertise and closing skills were professional, concise and over the top effective in my file. She communicates at a superior level and is mindful of her professional duties to her profession and to her client.

I have never made a commendation of a Realtor® before. I have bought and sold dozens of commercial and private properties in over 45 years. I am also a lawyer who deals with Realtors® often.

But there are times when Realtors® shine and rise to the top of their profession. She is a credit to your profession as she fulfills her ethical duty to her profession with grace and loyalty.

—Regards, Christine M

What Krista Recently Sold!



FAIRFIELD CONDO \$350,000



COLWOOD TOWNHOME \$650,000



OAKLANDS \$625,000



STRAWBERRY VALE \$799,000



SONGHEES CONDO \$829,000



GORDON HEAD \$899,000

Here are some of Krista's
Other Sold Properties . . .

1031 Joan Crescent Rockland
284 Beach Drive Oak Bay
10875 Madrona Drive. Deep Cove

8095 West Coast Road Sooke
1728 Duchess Street Jubilee
836 Elrick Place Esquimalt

How Will the New Speculation Tax Affect You?

The BC Budget really brought about many changes in the Real Estate industry recently. The 20% Foreign Buyers tax is the most significant, but the Speculation Tax is the most worrisome for Canadians who own a second home in BC.

The tax is to roll out in the Fall with details to be determined. Anyone owning a second home in BC that does not pay taxes in this province is subject to a "Speculation Tax". For the rest of 2018, the tax will be 5% of the assessed value and 2% for 2019.

There are many buyers from other provinces that come here

to purchase a second home for various reasons, retirement probably being the main one. Some may not be retiring for a few years, but want to buy a home now in case the housing market continues to rise. Now, it may not be worth it.

Will this affect our market for sellers? It may be better news for buyers that want to live here immediately. It is hard to say without knowing all the details of this new tax, so we are all keeping a very close eye on things. Please feel free to call me with any questions you may have.

Krista Gives Back...

For every sale I make, a portion is donated to the **Children's Miracle Network**. RE/MAX has been a big supporter of this organization. \$57 million has been raised in the past 23 years. For more info visit remaxcanada.childrensmiracletnetwork.ca/.

I am proud to be a new member of the **Oak Bay Rotary Club**. Did you know that the main goal of Rotary International is to completely eradicate Polio? This has been very successful with only 3 countries left to complete the mission: Pakistan, Afghanistan and Nigeria. We also support many local programs in Victoria and Oak Bay. Fellowship and giving back is wonderful, so come out to a meeting and see what we are all about! Check us out at www.oakbayrotary.ca.

Myself, along with 9 other Realtors®, sponsor and serve a hot breakfast at **Our Place Society** every month. The variety of people that need a good meal varies from the working poor, to those on disability, seniors and the homeless. Everyone has a story to tell. Many have experienced unfortunate situations in their path in life. Giving back on a monthly basis has been very rewarding.



Seedy Crackers

I love these crunchy, nutritious crackers that have become a staple in my home. I bake a batch a weekly! Perfect with cheese, peanut butter, avocado or even salmon/tuna salad. A great replacement for bread or for snacking.



INGREDIENTS

100g Sunflower seeds	3tbsp Psyllium husks
100g Pumpkin seeds	400ml Water
60g Flaxseeds	1tsp Salt
100g Sesame seeds	

METHOD

1. Preheat your oven to 150°C (Gas 2). If you have a fan oven, make sure the fan is on.
2. In a mixing bowl, combine all of the ingredients and leave the mixture to stand until it is thick and pliable, about 10 or 15 minutes.
3. Spread the mixture out as thinly as possible on a baking tray lined with a silicone mat or baking parchment (silicone paper). You may need two trays. The mix should have no holes in it.
4. Bake the trays for an hour, checking them every 15 minutes. You may need to rotate them away from the hot spots in the oven.
5. They usually take about 1 hour 20 minutes to cook. Once they are lightly browned and crisp, remove from the oven and leave to cool.
6. Once cooled, break them into any size you like and store in an airtight container.

Note: After baking, turn the oven off and leave them in as the oven cools. This gives them extra crunch as the centre could still be soft.

Krista Recommends...



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