



Musing in Paradise

Diane Allan, Your Real Estate Professional

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A Time For Rest And Contemplation

Folks, this is probably the last issue of Musing. The Royal LePage Coast Capital downtown office will be closing its doors July 31st, as the building has been sold. So it affords me the perfect opportunity to take some time off. I will be keeping my license and will remain involved to some degree in real estate. So, if you need any assistance or advice, please give me a call. I have the knowledge and the experience to be useful as a resource and can refer you to someone who will assist you with your sale or purchase. Otherwise, you might call me "somewhat retired."

Remember it is important to have your own representative (Realtor) when purchasing your future home, someone who will look after you and make sure you get the best deal, with no glitches along the way. Many people are not aware that a Realtor at an Open House for a property that you fall in love with, is representing the seller at all times and has the seller's interest in mind not yours. Get yourself your own agent to help you work through the purchase. This does not cost you anything as a buyer and can benefit you greatly.

I have really enjoyed this "second" career as a Realtor and often wish I had gone into Real Estate when I was younger. I have met some wonderful people and formed great friendships over these last few years. People in Victoria take pride in their homes. When I think of how many houses, condos, townhouses and mobile homes I have shown or listed over the last 6 years, there was hardly one that was difficult to show. Kudos to all of you out there!

I am going to miss the social side of this business and the showing of all the beautiful homes out there, guess I will have to drop into a few Open Houses from time to time just to get my fix. Take care all of you and again if you need a some help, give me a call at 250-812-5427.

Comparing June 2011 to June 2012

	2011	2012
Net Unconditional Sales	618	637
New Listings	1465	1449
Active Listings	5050	5189

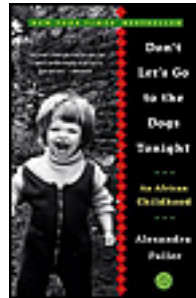
Over 5000 properties to choose from!



Let me recommend to you Neal Carmichael from the Royal LePage, Westshore office, 250-474-4800. I have been listing with Neal for the past year and know that he will go out of his way to serve your needs. Give him a shout!

Don't Lets Go to the Dogs Tonight

by Alexandra Fuller



In this book, Alexandra Fuller remembers her African childhood in the 70's and 80's growing up in an chaotic family in an chaotic country, an unruly life in an often inhospitable place. It is told with lots of humour even though at times there is little to laugh about. She makes everything about Africa come alive and what it was like to live there and how much she loved it all. With a quirky mother, an older sister

and a hard working father and dozens of dogs, the family grow tobacco and raise livestock moving from farm to farm dealing with some of the worst conditions. It is a great read with a follow up book called, "Cocktail Hour Under the Tree of Forgetfulness" which I understand is just as good.

email your thoughts to me at: diane.allan@shaw.ca

Caroline's Super Simple Banana Loaf

- 1 1/4 cup flour
- 1 cup sugar
- 1 tsp. baking soda
- 2 ripe bananas mashed
- 2 eggs
- 1/4 chopped walnuts
- 1/2 cup oil
- 1/2 tsp cinnamon (optional)

Sift flour and soda together. Mix eggs, oil, sugar, bananas and nuts together and add to dry ingredients, stirring until well blended. Pour into a greased loaf pan and bake for 1 hour at 350. I just had this the other day and it was absolutely delicious. Thanks everyone, for all the recipes you've provided for me over the last few years. You are the cooks!

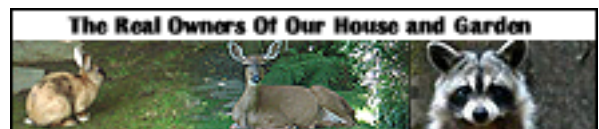


Two Affordable Listings For Your Consideration

1234 Topaz... This older home affords a view of all Victoria, the Olympic Mountains, the ocean and on a clear day you can see the big cruise ships come in. All this and a big back yard with a park immediately behind it. Asking: **\$475,000**



105-877 Ellery... Ready to move in, 2 bedroom updated condo that just glows with the morning sun. Balcony, living room and both bedroom windows face East. This condo home has newer floors throughout including a tile entry, ensuite laundry, ensuite storage room, oversize balcony. The unit faces a lovely treed and very quiet street. **\$215,000**



Diane Allan Associates

<http://www.dianeallanassociatesrealestate.com>

Remember, if you refer a client to me, upon completion of a sale, I will pay you a referral fee of \$500

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