

New Construction

Jubilee Heights

A. Rippingale
Contracting



A. Rippingale Contracting
Commercial & Residential General Contracting



SHORELINE
REAL ESTATE TEAM



Presented by:



SHORELINE
REAL ESTATE TEAM

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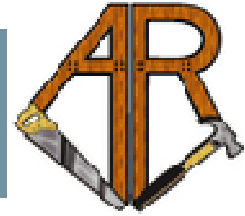
Meet the Builder

Established in 1987, locally owned and operated A. Rippingale Contracting offers general contracting services for residential and commercial customers in Campbell River. A team of highly skilled, fully insured workers equipped to build custom-made homes and complete new commercial construction projects, from foundations to finishing.

Recent builds



www.arippingalecontracting.com



A. Rippingale Contracting
Commercial & Residential • General Contracting



719 Sitka (above)
723 Sitka (right)
Both listed and sold in 2019

About the subdivision



Jubilee Heights is a walkable, master planned community styled for life. It is bounded by Beaver Creek to the west and the Beaver Lodge Lands to the north, resulting in a natural and majestic surrounding second to none in the Campbell River area. A network of multi-use trails and pathways will connect Jubilee Heights to these natural amenities, as well as a vibrant commercial village, parks and a future elementary school site.

Jubilee Heights offers the onsite homes and neighbouring communities a unique blend of features that will elevate the Jubilee area into one of Campbell River's most desirable, livable communities – all while being uniquely nestled in a bounty of recreation opportunities for outdoor enthusiasts.

www.jubileeheights.com

About Campbell River



Campbell River offers a balanced lifestyle surrounded by nature. With the waters of Discovery Passage at our shoreline and majestic mountains as a backdrop, Campbell River is located at the 50th parallel on the east coast of northern Vancouver Island. We are the third largest city on the island, with a population of more than 37,500, and the urban service centre and hub community for approximately 60,000 people living and working in our region.

From eco-adventures and internationally renowned salmon fishing to skiing at Mount Washington, safe streets to cultural treasures, fine dining to golfing, boutique shopping to advanced educational opportunities, community festivals to parks and trails for all ages and abilities, Campbell River has it all!

As the thriving central hub of the northern Vancouver Island and central coast region, Campbell River is a city with friendly small-town character. Which makes us a natural home for companies looking for a highly accessible location, abundant natural resources and first-class transportation and communications networks. Add a skilled labour force and a talented pool of experienced managers, and this is one of the most advantageous environments in the Pacific Northwest. The average single family home price in Campbell River now sits at just over \$460,000.

WHY SHORELINE TEAM?

OUR STATISTICS

- Since 2016 we have sold over 300 homes (industry average 12 homes/agent/year)
- Our average time on market was 27 days (industry average was 66 days)

WHAT MAKES US DIFFERENT?

- Fast response time—we always have someone available
- Positive reputation among colleagues means smoother negotiations
- 45 years of combined real estate experience
- We leverage our area experts to serve you better
- We have a network of trusted professionals for you to use
- We have a full time Client Care Manager & Marketing Coordinator to serve you
- Highly systemized processes so nothing is missed
- Strong communication throughout the entire process

WHY ROYAL LEPAGE?



NATIONALLY

- Canadian Company with over 16,000 agents across Canada in 600 locations. We have a huge referral network of agents.
- Up to date mobile marketing for your listing on www.royallepage.ca Home Magazine distributed Nationally with Globe & Mail partnership
- Only real estate company with its own charitable organization: The Royal LePage Shelter Foundation, which has raised 20 million to date for women's shelters and violence prevention programs.

LOCALLY

- Number one brokerage on Vancouver Island for market share and Campbell Rivers #1 Real Estate company.
- Listings featured on www.islandbesthomes.ca
- RLP in Campbell River sells over 50% of the market share of listings
- Downtown Shoppers Row office location has full kiosk set up on main floor.

NEGOTIATIONS

It's very important to work with a skilled and experienced Realtor® throughout the negotiation process. We work hard at negotiating the best terms and conditions for your sale while standing on high moral and ethical grounds.

We have experience in handling every type of offer situation: multiple offers, bully offers, delayed offers and referential offers.

We will be with you every step of the way to guide you through the process and offer advice on how to best deal with any offer (or multiple offers) that come our way.

COMPREHENSIVE TRANSACTION MANAGEMENT

We pride ourselves on our professional and reliable check point systems as they are the cornerstone to a smooth transaction.

CHECKLISTS:

We have created extensive checklists so that nothing is missed. We also provide our clients with moving checklists and reminders so that they stay on top of what they need to do in order to have a smooth move.

AGENT FOLLOW UP:

We request feedback from every agent that shows your property so we can mitigate any negative feedback by making changes quickly.

COMMUNICATION:

We stay in touch with you every step of the way.





Neil



Mark



Deanna

A TEAM APPROACH SUPPORTING YOU FROM START TO FINISH

We are a team of professionals who are dedicated to working with buyers and sellers in the Campbell River area. When you choose one of us you are essentially choosing a team of 3.

Throughout the process one of us will be your main point of contact however we will all be informed on what is happening at all times.

One of the many benefits of working with a team is the cross-over coverage, so no matter when you need us, there is always someone available.



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Planning or considering to sell?

If you're like most homeowners, you have questions. After all, you're about to sell the single biggest asset you've ever bought.

The best way to start answering those questions is to be informed. If we've done our job right, this guide should;

- A) Provide you answers to the many questions you may have and
- B) Make you feel confident about the process as a whole.

Our job is to make things easier for you, ask us anything, at any point. That's what we're here for. You will learn more about us and the services we provide throughout this guide.

Recent clients had this to say,

"They helped us get into a home that fit our budget and fits our family. They worked hard to get us looking at houses that would fit our needs. We love how involved they are in the community and continue to build relationships with their clients well beyond the sale. Keep up the good work!"

- Mark Miles

The team was responsive, professional, and skilled at focussing in on client needs to find the best fit. We appreciated their wisdom and expertise at every stage of the process.

- Erin Stevens

Shoreline Real Estate Team not only got us into our dream home, but also sold our current home with ease. They were all a pleasure to work with and such great people. The whole process was awesome all thanks to them!!!

- Maria Fyfe

ABOUT US

Over 80% of our business comes from repeat clients and referrals.

Mark and Deanna formed Shoreline Real Estate Team in 2017, and welcomed Neil Cameron in 2020. As a team we provide our clients with an unprecedented level of service. Our sellers can be assured that one of us, will always be available and up to date on all client files.

Together with our proven marketing systems nothing is left to chance.

We hope this guide has touched on enough key points that you feel confident moving forward as you consider selling your home.

- Shoreline Team

COMMUNITY MINDED

In co-operation of our office brokerage we raised over \$165,000 from 2016-2018 benefiting the Campbell River Salmon Foundation. Annually we donate a percentage of our commission to the Shelter Foundation, benefiting our very own Ann Elmore house. We strive to be a part of our community, and to support important local causes.



MEET THE TEAM



MARK RANNIGER

I have been with Royal LePage Advance (formerly Realty World) in the Campbell River office for over 25 years and a resident of this great city for over 30 years. In my opinion, there is no better place to live, work and play than Campbell River. In my personal life, I am an avid sports & outdoorsman; Fishing, hunting, hockey and baseball are all a part of my life. As an active member of my community, I have participated in and supported many different programs and organizations including service clubs and coaching children's sports. During my career, I have maintained a very high level of production including, Lifetime Master Associate with Realty World Canada which is a 5-year designation that demands commitment, perseverance, production & education as well as community involvement. I take great pride in being one of the only two Realtors in BC to have achieved this designation. I have also maintained the Directors Platinum Level of Production with Royal Le Page since 2001 and a multiple Medallion Club Winner. My continued success can be attributed to personal referrals from previous satisfied clients along with a proven system and commitment to get the job done.

P: 250-287-0395



DEANNA COLLINS

I have been working as a full time Licensed Realtor since 1999. Born and raised in Campbell River, I know and love my community. In my spare time, I enjoy the outdoors boating, fishing, camping, kayaking, paddle boarding. I am my happiest spending time with my husband and daughter, enjoying all that Campbell River has to offer. Giving back to the community and promoting the city of Campbell River is something I am passionate about. I have been an active member of the Young Professionals of Campbell River (YPCR) since it's inception in 2012 and have sat on the board since 2014. I am also a proud supporter of the Royal LePage Shelter Foundation; Canada's largest public foundation dedicated exclusively to funding women's shelters. I was honoured to have received the Vancouver Island Realtors Choice award in 2016 and the Vancouver Island Realtors Care Award as nominated by my peers. I am also proud that our Shoreline team has won the Mirrors Readers Choice award two years in a row.

P: 250-830-8483



Neil Cameron

Neil joined the Shoreline Team in early 2020, being born and raised in Campbell River I know the area well and enjoy being a part of the community. I started my working career at 13 years old as a fishing guide at my family's locally owned resort, (Dolphins Resort). I have spent four winter seasons in Alberta and last winter assisted in building my first home. I

got into real estate because I love helping people invest wisely . The housing market is always changing, and that's an atmosphere I enjoy.



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Deanna Collins REALTOR ®

Neil Cameron REALTOR ®

Mark Ranniger Personal Real Estate Corporation

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