



Buyers Guide

33 Meadowbrook Road
Engel & Völkers Wellesley





The Power of

There are both financial an

FIXED COSTS

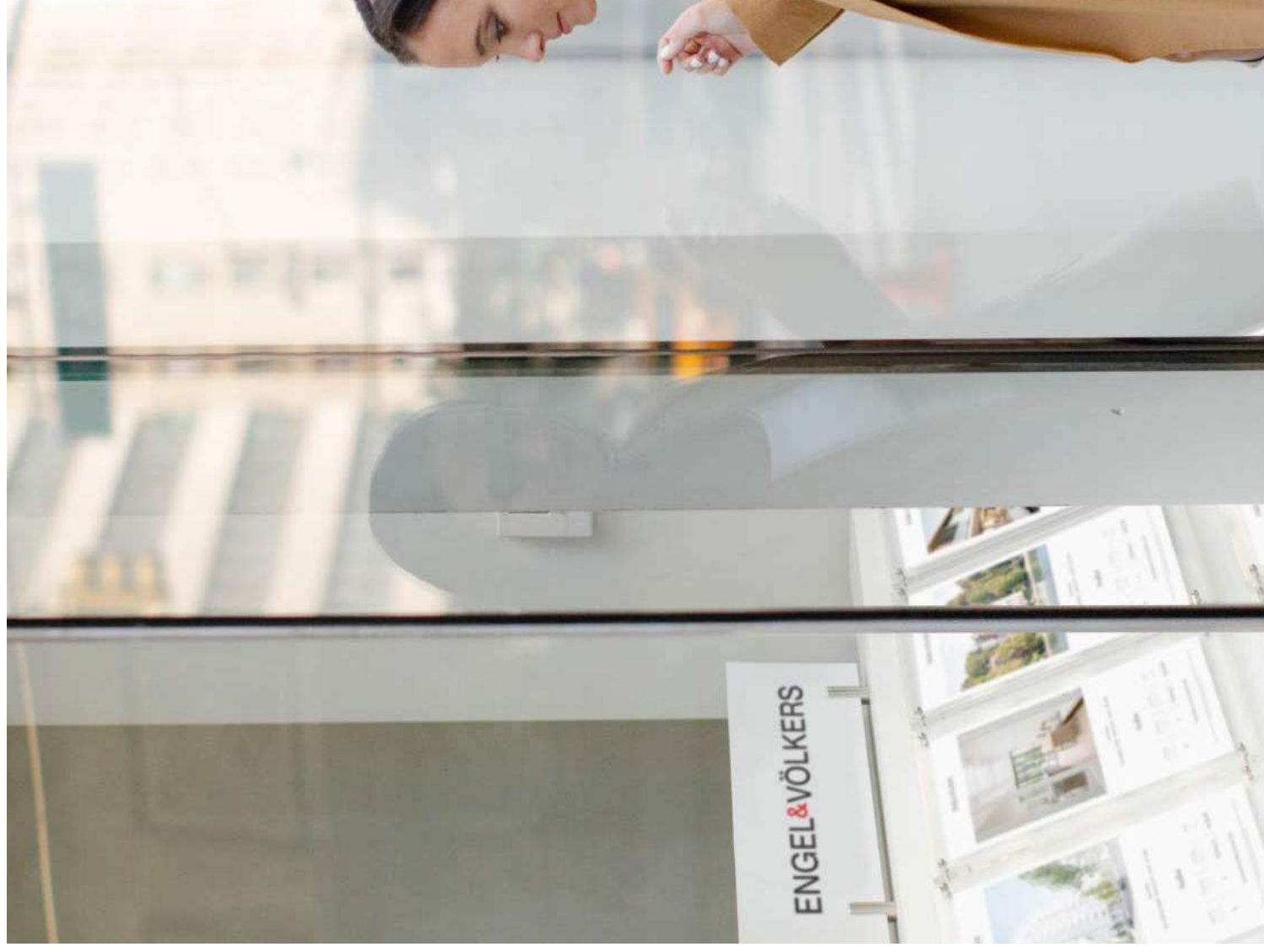
Seek professional advice from your tax consultants about your financing options (if you are financing) to tailor your investment commitment to your specific needs.

CREATIVE FREEDOM

Owning a property allows you to surround yourself with an aesthetic that reflects your personality and brings you joy. The possibilities can be endless when it comes to turning your home into your dream space.

STABILITY

A home should be a place of comfort and happiness. With homeownership comes a sense of security in an investment and a space where memories are made.



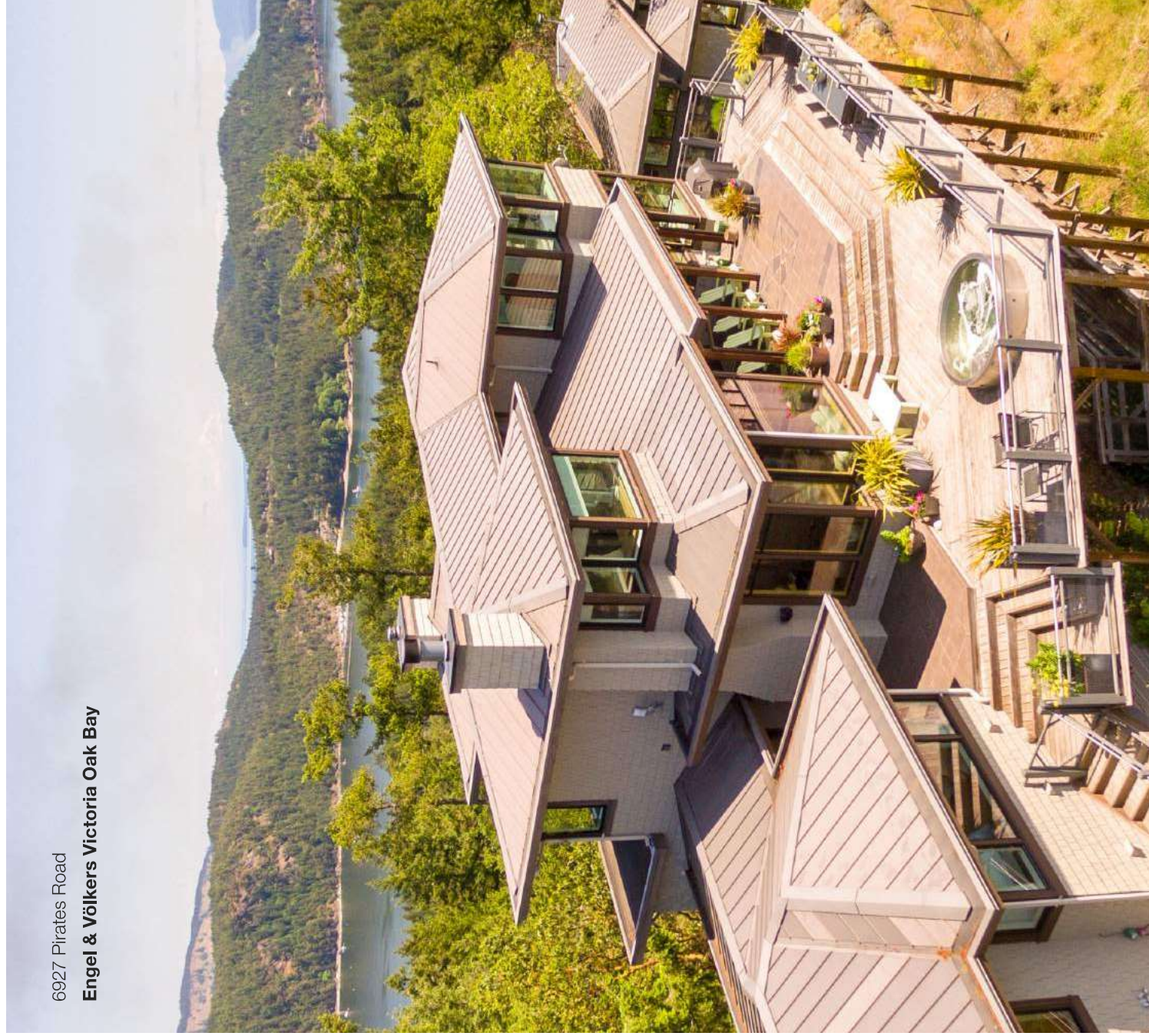


Breaking it Down:

The reasons for buying a
first thing to consider is w

6927 Pirates Road

Engel & Völkers Victoria Oak Bay



YOUR BUYING

It's important to afford when it comes a lender is willing such as income advisor can help and take into account it relates to the p



YOUR MUST-

Identify your must in priority, for budget may be purchased list of your non-negotiable a home and take visiting properties

The Buying Process

Whether you are looking to purchase your first home, a vacation home, or an investment property, our advisors maintain an active list of available local homes, and also have access to listings worldwide through the Engel & Völkers' global network.

We take pleasure in working with you, and preparing you, for the home buying process through the following steps:

- ◆ Select an advisor
- ◆ Gain mortgage pre-approval (if financing)
- ◆ Have an initial consultation with your advisor with your pre-approval in-hand to set up your strategy together
- ◆ Shop for your new home
- ◆ Work with your advisor to present a wellcrafted offer and allow them to negotiate on your behalf
- ◆ Home inspection
- ◆ Appraisal
- ◆ Finalize Documents
- ◆ Final Walk Through



Packing Tips

1. Separate your valuables and important documents, and keep them with you during the move.
2. Prepare a 'Start-up Kit' of items and box those up to take with you as well. This way if your belongings arrive late, or you are delayed in unpacking, you will have what you need immediately on hand.
3. Label boxes by items and room to make unpacking an easier process.

Moving Checklist



DECLUTTER AND DONATE

Before you begin packing up boxes, take inventory of your furniture and other belongings to decide what to keep and what to purge. If items are not worth the effort of packing, moving and unpacking, consider donating, selling or discarding them.



STRATEGIZE



PACK



CHANGE YOUR ADDRESS

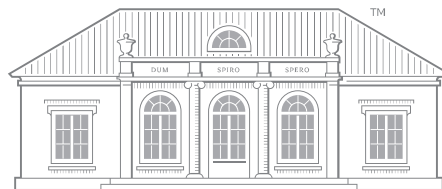
Make sure to not only update your friends, family and service providers, but also mailing clubs, subscriptions and other organizations for both ending services and adding new services at your new address.

A photograph of a large, modern luxury house at dusk. The house features a blue-tiled roof, white columns, and large glass windows. A swimming pool is visible in the foreground, reflecting the house and the sky. The sky is a mix of blue and purple, with some clouds. The house is illuminated from within, and there are some plants and trees around the property.

Live Your Luxury

At Engel & Völkers, we believe in clients for life. Not only during, but well after the purchase of a home, our advisors connect you with experts to help you continue making the most of the walls and community that surround you. Luxury found in the little moments that when combined create the essence — and the intangible qualities — that make a house, “home.”

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