

Buyer Representation

PRESENTED TO
WINSTON

FOR THE PURCHASE OF YOUR NEXT HOME IN
[CITY OR NEIGHBOURHOOD]

Karen & Winston
CONYERS



PRESENTED ON
NOV 19, 2024

Sotheby's | Canada
INTERNATIONAL REALTY

KAREN CONYERS

REALTOR®, PREC*, Senior Vice President -
Sales, CLHMS, CNE

Direct: 604-240-3377

Office: 604-632-3300

Email: kconyers@sothebysrealty.ca

WINSTON CONYERS

REALTOR®, SRES, CRS

Direct: 778-908-3377

Office: 604-632-3300

Email: wconyers@sothebysrealty.ca



Karen Conyers

REAL ESTATE PROFESSIONAL

Karen has lived in White Rock BC since 1965. She has a special knowledge of the area, having watched the City by the Sea grow from a cottage town for Vancouverites, into a desirable housing destination due to its sunshine and proximity to beaches, the US border, three international airports, excellent schools and safety.

Karen became a Realtor® in 2008 after working in various sales and office environments. Karen specializes in White Rock/South Surrey & Fraser Valley residential properties and is excited to be associated with Sotheby's International Realty Canada in White Rock and to be a part of this successful team of real estate professionals. Karen was active as a member of the Board of Directors on the Fraser Valley Real Estate Board for 5 years and is currently Chair of the Granting committee and Director of the Fraser Valley Realtors Charitable Foundation. Karen also chaired the Professional Standards Committee. Her sales volume saw her promoted to Senior Vice President. Years volunteer work as president of a local non-profit, Karen has been active within her community and has volunteered for many Rotary Int'l. events with her husband. Karen was also very active within the school system while raising her two children. Karen constantly seeks out new opportunities to grow her knowledge and expertise to better help her clients through the continuing education as well as external certifications such as Certified Negotiation Expert, and Certified Luxury Home Marketing Specialist.

Winston Conyers

REAL ESTATE PROFESSIONAL

Now licenced for 20 years and a background in sales and management for many years before that, joining Sotheby's International Realty Canada in partnership with wife Karen was a natural step for Winston Conyers. His passion for bringing people together for real estate transactions is matched only by his passion for a better community through his work with Rotary International and many local community groups over the years.

Winston bases his business on two core values: building client trust and sharing a passionate knowledge of real estate. A versatile communicator and effective and charismatic representative, Winston understands that his clients are making a major investment of time, money and energy. He prides himself in working professionally and efficiently to make the experience enjoyable for buyers and profitable for sellers.

Winston works closely with his wife Karen, who sat on the Fraser Valley Real Estate Board for years, is a past chair of the ethics and professional standards committee, is a Certified Luxury Home Marketing Specialist and a Certified Negotiation Expert. Raising a blended family with 6 children in White Rock has brought a very specialized knowledge of the area, the school system, sports & cultural events and activities.

A true British Columbian, Winston has lived in the seaside city of White Rock for over 30 years and loves the differences and subtle nuances that each neighbourhood and surrounding community offers. He is an active supporter of many charity organizations, currently a director for Kindred Community Farm, helping at-risk youth and rescue animals, also volunteer for Rotary's polio plus program for the global eradication of polio.

His passions extend beyond real estate to travel, racket sports, instructing acroyoga and spending time with four successful grown sons, his loving wife & partner, Karen and their two dogs, Ruby & Gomez.

Karen & Winston CONYERS

WE BELIEVE THAT
**EVERYONE DESERVES
THE EXTRAORDINARY,
BECAUSE LUXURY IS
NOT ABOUT PRICE
POINT, IT'S ABOUT
AN EXPERIENCE.**
AND WHEN IT COMES
TO REAL ESTATE,
EXPERIENCE MATTERS.

##36

YEARS OF COMBINED
EXPERIENCED

##250+

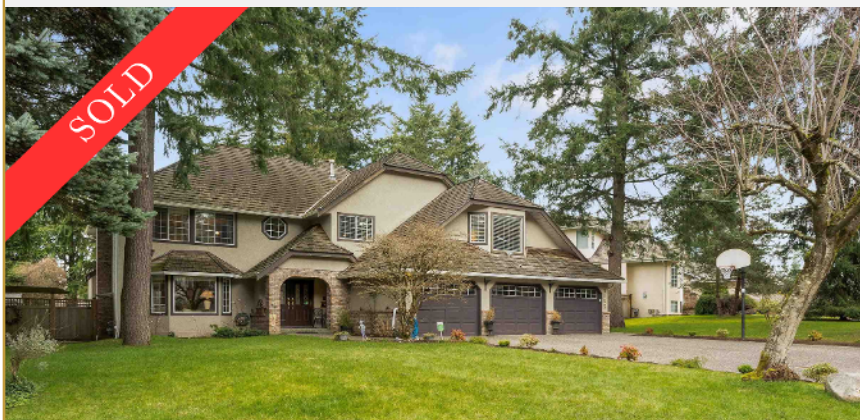
HOME TRANSACTIONS

##100%

SATISFIED CLIENTS BY
GOOGLE REVIEWS

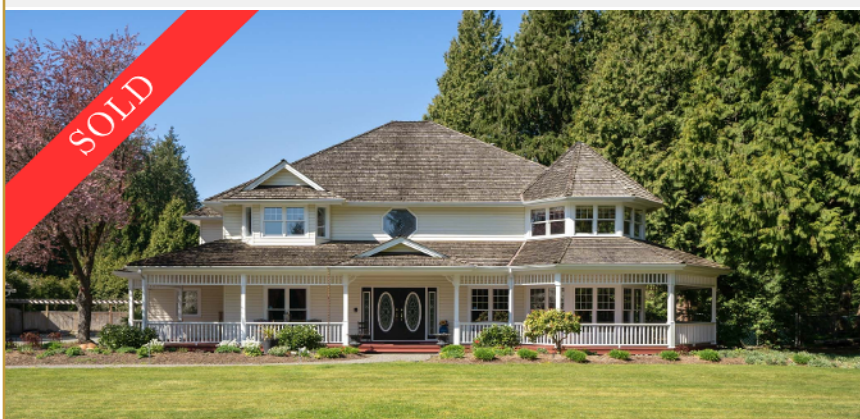
\$2,705,000

13145 22A AVENUE, South Surrey White Rock, BC



\$3,598,000

3031 139 STREET, South Surrey White Rock, BC



\$2,125,000

30 8295 Nixon Rd, Camden at the Falls, Chilliwack, BC



\$3,288,000

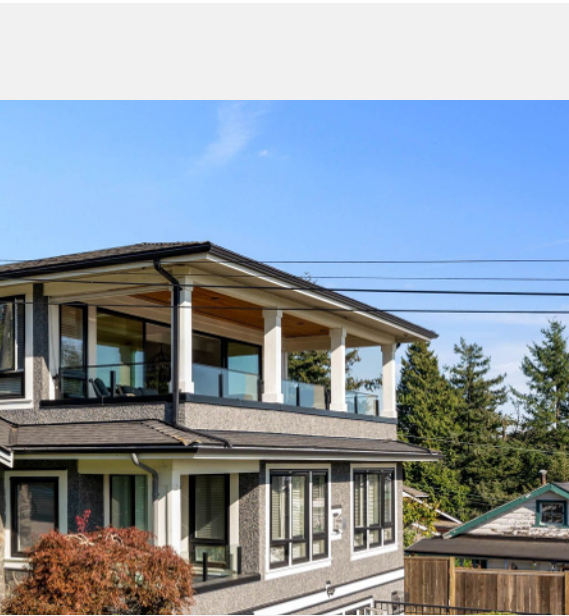
932 ASH STREET, South Surrey White Rock, BC



\$2,499,000

3218 Andres Rd, Nanaimo, BC





Local Market Expertise

Karen and Winston have represented some of the most extraordinary properties in the country and significant clientele worldwide. With Winston's 20 years of licensed experience and their combined certifications, including Luxury Home Marketing Specialist and Negotiation Expert, they offer unparalleled service. Their extensive marketing and network reach ensure your property is showcased to elite global consumers.

RECENT SALES - KAREN & WINSTON CONYERS

3031 139 Street, White Rock,, BC	\$3,598,000
932 ASH STREET, White Rock, BC	\$3,288,000
2292 SORRENTO DRIVE, Coquitlam, BC	\$2,499,000
13145 22A AVENUE, White Rock, BC	\$2,705,000
30 8295 Nixon Rd, Camden at the Falls, Chilliwack, BC	\$2,125,000
16137 14TH AVENUE, White Rock, BC	\$2,100,000
10089 KENSWOOD DRIVE, Chilliwack, BC	\$1,999,000
16176 11B AVENUE, South Surrey White Rock, BC	\$1,699,000
1469 HIGHLANDS BOULEVARD, Harrison Mills/ Mt Woodside, BC	\$1,675,000
3648 ELGIN ROAD, South Surrey White Rock, BC	\$1,650,000



Rotary

Club of White Rock

People of Action

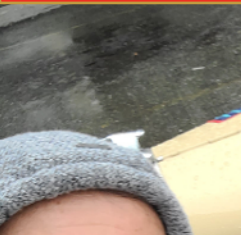
Karen & Winston
CONYERS

CONGRATULATIONS

Karen Co

Senior Vice President, Sales

Karen Conyers, Named
Granting Committee of
Realtors Charitable Fou



Sotheby's | Canada
INTERNATIONAL REALTY



FRASER VALLEY
REALTORS®
CHARITABLE FOUNDATION

Conyers

Chair of the
Fraser Valley
Foundation



Join us

SUPPORT THE CAUSE.

Every donation helps protect at-risk youth. Your support helps us create a Fraser Valley that protects, supports, and equips youth so they can pursue their dreams. By working together, we can create a lasting impact on the lives of those around us, and shape communities that care.



FRASER VALLEY
REALTORS
CHARITABLE FOUNDATION



"Congratulations Karen Conyers on your new role as Chair of the Granting Committee! Excited to see your leadership bring positive impact to the community."



Our Community

We believe in contributing to the neighbourhoods and communities in which we live and work, and consider ourselves fortunate to have the opportunity to support several charitable and community endeavors.

KAREN & WINSTON: PROUDLY SUPPORTING OUR COMMUNITY

Rotary White Rock

<https://rb.gy/whlgwy>

Fraser Valley Realtor's
Charitable Foundation

<https://fvrcf.ca/>

Kindred Farm

<https://rb.gy/s73cad>

Polio Plus Program

<https://rb.gy/1w4i32>

SOTHEBY'S INTERNATIONAL REALTY IS AMONG THE MOST TRUSTED BRANDS IN RESIDENTIAL REAL ESTATE,* AND SERVICES CANADA'S MOST DISCERNING REAL ESTATE BUYERS AND INVESTORS.





Move beyond your expectations.

Service that's as elevated as your standards. No one is more qualified to protect your interests as you make one of the most significant financial investments of your life. We help you to avoid costly mistakes and to ensure that the home you buy is a solid foundation for your financial security and lifestyle.

*Lifestory Research, 2024 America's Most Trusted® Study

Karen & Winston
CONYERS

WE BELIEVE THAT LUXURY IS AN
EXPERIENCE, NOT A PRICE POINT.





Canada's Premier Real Estate Brokerage

With more than 30 offices nationwide, Sotheby's International Realty Canada represents the country's most significant architectural masterpieces, and extends top-tier service and marketing to homes across every price range.

We help Canada's most discerning clientele purchase houses, condos and townhomes in neighbourhoods nationwide, and have represented the purchasers of the country's most extraordinary luxury estates and vacation homes. We believe that luxury is an experience, not a price point.

OUR EXPERIENCED, SPECIALIZED
TEAM HELPS TO PROTECT YOU
FROM EXPENSIVE ERRORS AND
MAJOR INCONVENIENCES.





Safeguard Your Home Investment with Sotheby's International Realty Canada

For many Canadians, buying a home is their top financial investment. Our experienced, specialized team helps to protect you from expensive errors and major inconveniences. We guide you through complex property disclosure reports and documents, identify risks and problems, navigate stressful negotiations and procedures, and advocate for your best interests.

By working with a Sotheby's International Realty Canada agent, you have the protection of a professional advocate fully dedicated to advising you and negotiating in your best interests.

Sotheby's International Realty is among the top five most trusted brands in residential real estate.* Our reputation has earned the repeat business of Canada's most discerning real estate buyers and investors.

* Lifestory Research, 2024 America's Most Trusted®

WE HELP MAXIMIZE
THE LONG-TERM VALUE
OF YOUR HOME WITH
NEGOTIATION SKILLS AND
STRATEGIES THAT HELP
SECURE YOUR HOME AT
AN OPTIMAL PRICE.





Skilled Negotiators that Maximize Value

Sotheby's International Realty Canada is trusted by the world's sophisticated homebuyers and investors. Our real estate agents are market leaders who have helped thousands build wealth through real estate.

We help maximize the long-term value of your home with negotiation skills and strategies that help secure your home at an optimal price given today's market conditions.

If buying your next home depends on the sale of a current one, Sotheby's International Realty Canada helps you to maximize the return from your home sale with our global marketing platform and distinguished brand positioning.

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THE LONG-TERM VALUE
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THE PROFESSIONAL ESTATE NEGOTIATOR





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**ONAL REAL
OTIATOR**

Karen's Exceptional Negotiation Skills: Achieving the Best Outcomes for Clients

Karen Conyers brings a wealth of expertise to your real estate transaction, honed through years of experience and bolstered by her recent certification from the Professional Real Estate Negotiator (PREN) program. As a Certified Negotiation Expert, Karen is equipped with cutting-edge negotiation skills, ensuring your interests are expertly represented. Her ability to listen carefully, communicate effectively, and strategically advocate for your goals sets her apart in the competitive White Rock/South Surrey and Fraser Valley markets.

Karen's deep community knowledge, having spent her entire life in the White Rock/South Surrey area, allows her to craft personalized solutions that align with your objectives. Her strategic approach, combined with her role as a Senior Vice President at Sotheby's International Realty Canada, ensures you achieve the best possible outcome in any transaction. Trust Karen to leverage her extensive network, market insights, and PREN certification to guide you through every step of the process, making your real estate experience seamless and successful.

SOTHEBY'S INTERNATIONAL REALTY CANADA
EXTENDS THE HIGHEST CALIBER OF SERVICE
TO EVERY CLIENT, REGARDLESS OF THE SIZE,
NEIGHBOURHOOD OR PRICE POINT OF YOUR HOME.





Specialized Experts in Every Neighbourhood

In an information-rich world, there is no shortage of real estate data and news; the challenge is in knowing how this information can be used to your advantage when buying a home. At Sotheby's International Realty Canada, understanding your personal and financial goals is our first priority. From there, we empower you with market insight and strategic advice so that you can make decisions with confidence.

Sotheby's International Realty Canada extends the highest caliber of service to every client, regardless of the size, neighbourhood or price point of your home. Whether you're buying your first home, seeking a Canadian real estate investment, or searching for the luxury home of your dreams, we have top agents in your neighbourhood of interest who can help.





Vacation Homes in Canada and Worldwide

Buying a vacation property is a dream for many, but when it comes to the reality of making a purchase, there are important considerations to keep in mind to avoid expensive mistakes that may come with a purchase of a cottage, vacation home, island, waterfront property, land or other recreational or rural property.

With a network of more than 1,100 offices in over 80 countries and territories, our team has connections to reputable real estate professionals in resort and vacation destinations worldwide. Contact us to learn how we can help you buy an investment property or vacation home in the U.S., Mexico, the Caribbean, overseas, or right here in Canada.

*10 Advantages of Working with
Sotheby's International Realty Canada*

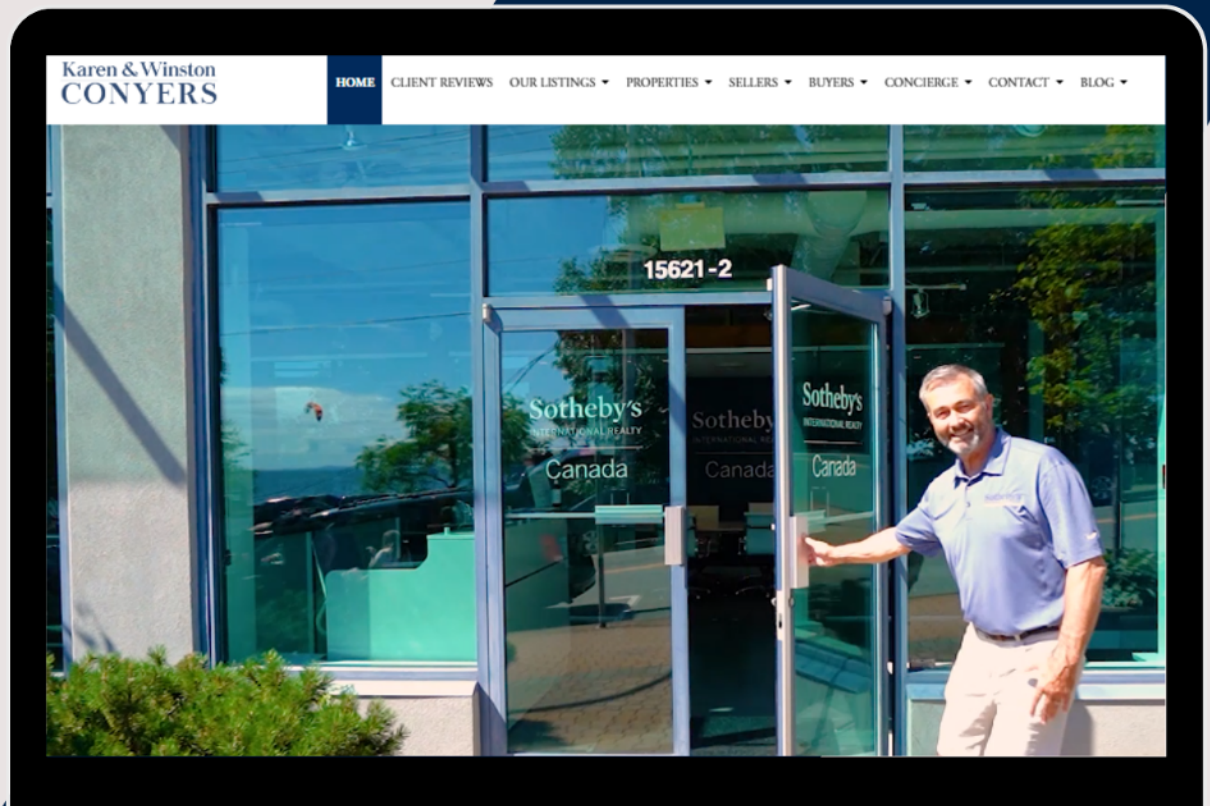
10 • ADVANTAGES • FOR • CLIENTS •
10



- 01 Working with a trusted and professional real estate agent **significantly reduces your exposure to financial and legal risks** by ensuring all contractual and regulatory requirements are met and by providing expert guidance to avoid potential pitfalls and costly mistakes. Our experienced, specialized team helps to protect you from expensive errors and major inconveniences.
- 02 We've honed our negotiation skills over many transactions. You have **the protection of a professional advocate fully dedicated to advising and negotiating in your best interests**. We help maximize the long-term value of your home with negotiation skills and strategies that help secure your home at an optimal price, given today's market conditions.
- 03 It's essential to work with someone with in-depth knowledge of your local real estate market and real estate trends and who specializes in the property types you're interested in. We **maximize our market knowledge and experience to help you make informed decisions**.
- 04 From submitting an offer to negotiating and closing the deal—each step of the process involves complex paperwork and documentation. **We guide you through each step and piece of documentation** to ensure you're financially, contractually, and legally protected.
- 05 As part of our role as your advocate, **we help you understand complex reports to mitigate your risks**. From property disclosure to inspection reports and more, we help you make better-informed decisions.
- 06 To help you maximize the long-term value of your home and secure an optimal price given today's market conditions, **we help you analyze market reports and neighbourhood sales trends to ensure you get the best value and build wealth**.
- 07 Understanding your personal and financial goals is our first priority. From there, we empower you with market insight and strategic advice so that you can make decisions with confidence. We'll provide **competitive market analysis to help you evaluate a home's value** and share our expertise in knowing how this information can be used to your advantage when buying a home.
- 08 As skilled negotiators, we're trusted by the world's sophisticated homebuyers and investors to **maximize buying power**. If buying your next home depends on the sale of a current one, we can help you maximize the return from your home sale with our global marketing platform and distinguished brand positioning.
- 09 Choosing and buying a home is a highly emotional decision. As experienced real estate agents working in your best interest, **we ensure that emotions don't cloud your judgment or derail negotiations**.
- 10 We have **a vast network of professionals** who can help throughout different steps of the process. From mortgage brokers, inspectors and lawyers to contractors and movers—our relationships are trustworthy and can speed up processes, reveal opportunities, or simplify tedious tasks.

10 Advantages of Working with Karen & Winston Conyers

10 • ADVANTAGES • FOR • CLIENTS •



conyers.ca

- 01 Local residents of White Rock since 1965 for Karen and 1990 for Winston. We have raised six children in White Rock and have five grandchildren.
- 02 We guide you throughout the process and listen carefully to your needs. Listening is Karen's superpower.
Our job is to listen, advise and guide and have a very real conversation with our clients about their best strategy.
- 03 Critical to the process is that all decisions are informed and entirely yours.
- 04 Read our reviews a common thread you'll see is no pressure.
We are easy to communicate with and pride ourselves on being down to earth.
- 05 Local knowledge combined with Sotheby's Int'l Realty's global reach ensures your home has both local and worldwide exposure.
- 06 Our combined 32 years of experience in real estate, reduces the risk of "surprises" particularly at closing.
- 07 Karen was a Director of the FVREB, chairing the Professional Standards committee and sitting on many other committees.
- 08 Winston just received the Queen's Platinum Jubilee Award for his lifetime of Community Service. Kinsman, Rotary, coaching sports, scouting, and Karen as director of FVRFB Charitable Foundation are among their many volunteer activities in the community.
- 09 We prefer to be present at every showing to protect your property and to hear first-hand what potential buyers are saying.
- 10 We do the research in order to present the best pricing strategy.
Any price change is client and market driven, with discussion, reasoning and no pressure.



\$2,825,000

MLS®#R2889601

10170 REEVES ROAD, Chilliwack, BC



\$2,399,000

MLS®#R2887841

26045 100TH AVENUE, Maple Ridge, BC

Active Listings

These active listings represent just some of the properties currently on the market that may suit your needs. We would be pleased to introduce you to these and other properties, and to help you secure your next home.



\$1,150,000

MLS®#R2854651

19 2250 CHRISTOPHERSON ROAD, South Surrey White Rock, BC



\$3,300,000

MLS®#R2869961

3599 LOUGHEED HIGHWAY, Agassiz, BC



\$6,650,000

MLS®#R2907810

13375 CRESCENT ROAD, South Surrey White Rock, BC



\$1,225,000

MLS®#R2804600

65 43685 CHILLIWACK MOUNTAIN ROAD, Chilliwack, BC



\$575,000

MLS®#R2884270

111 1521 BLACKWOOD STREET, South Surrey White Rock, BC



\$6,800,000

MLS®#R2886622

25769 82ND AVENUE, Langley, BC



\$1,349,000

MLS®#R2900547

7 13911 16 AVENUE, South Surrey White Rock, BC



\$3,598,000

3031 139 STREET, South Surrey White Rock, BC

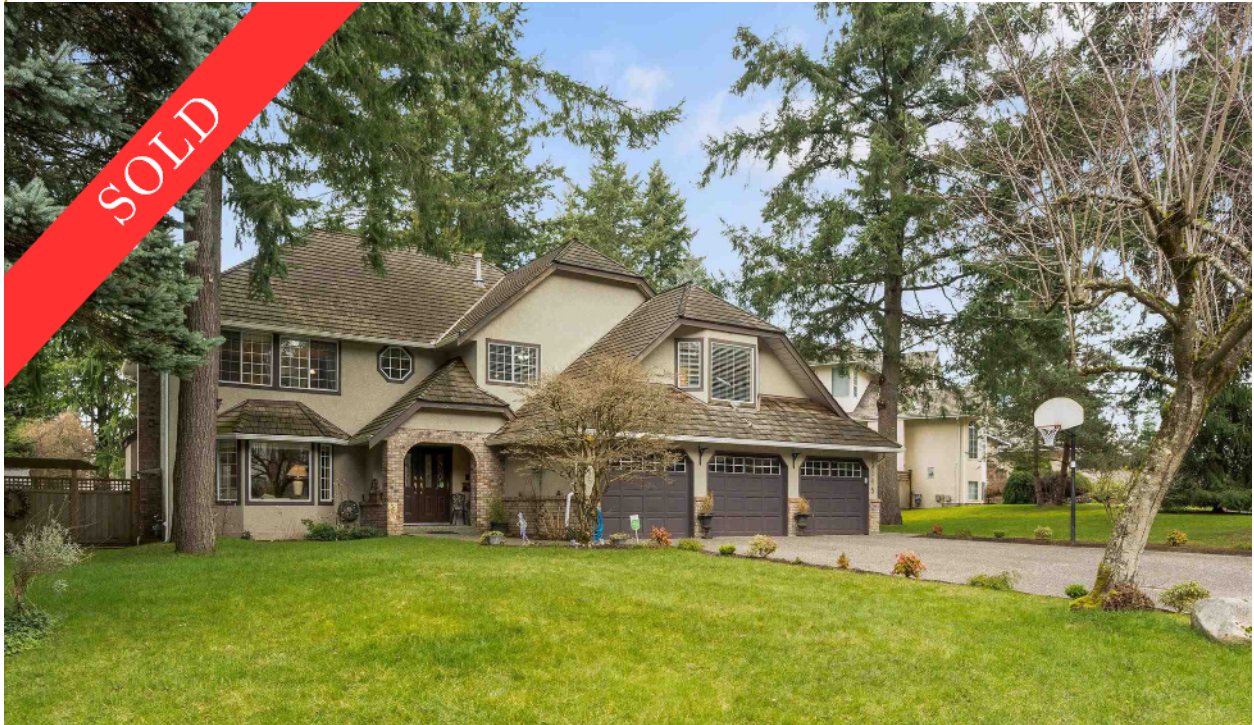


\$3,288,000

932 ASH STREET, South Surrey White Rock, BC

Sold Listings

These recently sold listings are an indicator of the price that you can reasonably expect properties that may be of interest to sell for, and will show you what market trends you should consider in the purchase of your property.



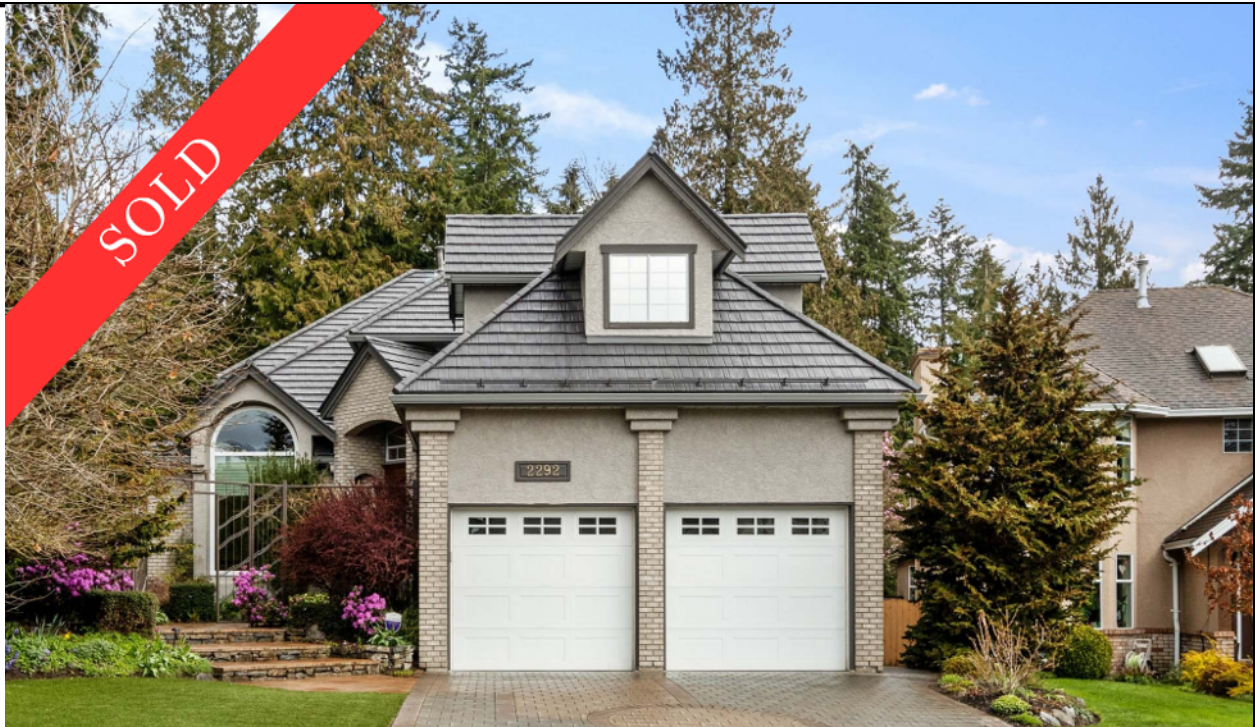
\$3,598,000

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3218 Andres Rd, Nanaimo, BC



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2292 SORRENTO DRIVE, Coquitlam, BC



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