

OUR ADVANTAGE TO FIRST-TIME HOMEBUYERS

Jason
Hutchison
REALTOR®

Expert advice so you can make
informed decisions



OAKWYNREALTY

You can depend
on Jason's

16

years as a
REALTOR®
specializing in
Vancouver condos

30

years in project
management

30

years in contract
negotiations

2

condo books
authored

Jason Hutchison

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Re: **Our expert services for first-time homebuyers**

Hello future homeowner,

Congratulations on working towards such an exciting life milestone! Homeownership is important to both your lifestyle and financial health so it's definitely worth your time to get it right.

This document outlines your buying steps and how we'll work together to achieve your goals.

Yes, there's quite a bit of work before you unlock your front door for the first time. Our success is largely due to my personally being alongside you the entire way. Conversely, realtors with my years' of experience typically focus on gaining clients and then hand them off to less experienced realtors.

We'll follow my proven step-by-step system for first-time homebuyers. My approach is outlined in the two books I've authored on Vancouver condos, including one about finances that Vancity credit union uses with its 550,000 members. You're welcome to read my books but, much better, you'll have the author's expertise at your service.

Call or email so we can get started on achieving your goals!

All the best,

Jason Hutchison, REALTOR®

Oakwyn Realty Ltd.





Step 1

Determine your financial picture

Homeownership is meant to provide you with a sound investment so you enjoy your home and avoid being awake at night worrying about costs. You'll be able to accurately calculate your purchase costs, however, your ongoing costs will have more variability. You'll consider all of these costs when setting your comfortable budget, which can be substantially lower than your maximum.

If needed, this is when you'll get pre-approved for a mortgage and confirm your eligibility for any government cost-saving programs. Invest the time needed to understand mortgages as it'll likely be the largest expense of your lifetime and proactively managing it can save you a lot of money.

You can read our books on condos but nothing beats working with the author.

Jason's advantage

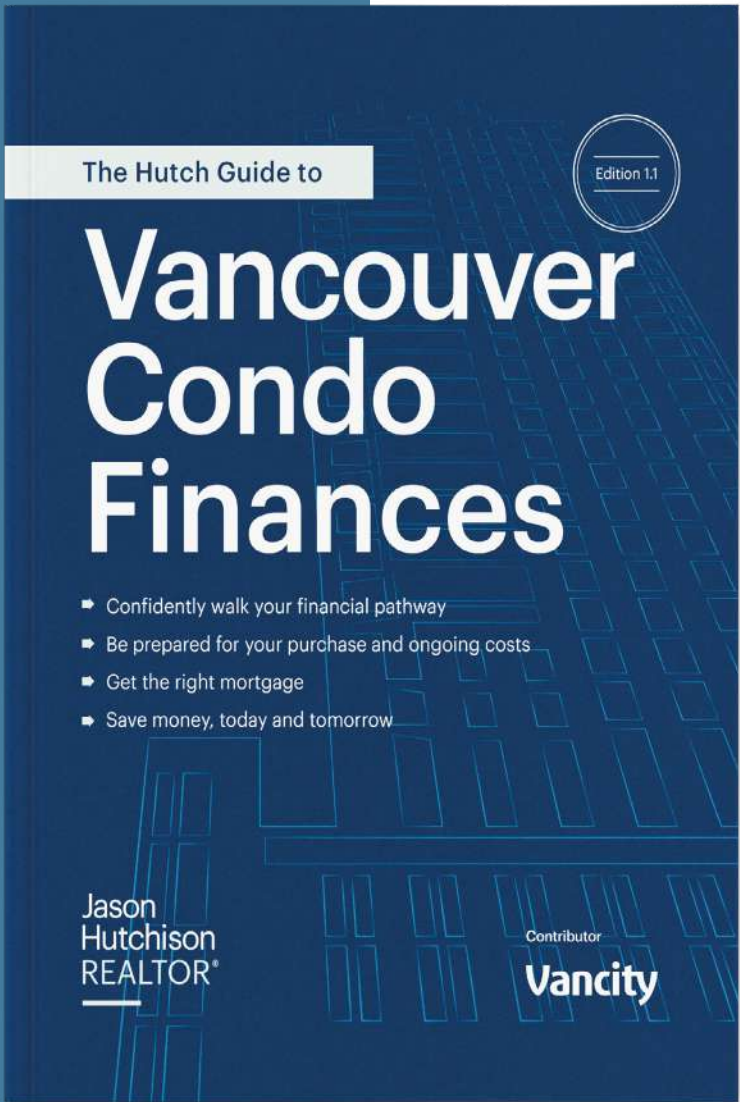
✓ Authored **The Hutch Guide to Vancouver Condo Finances**. This unsurpassed 91 page book explains the world of mortgages, how to pick your best options, plus how to save money.

✓ Will help you **estimate condo purchase and ownership costs** to avoid unwelcome surprises.

✓ Can connect you with **leading mortgage professionals** that'll take good care of you.

42% OF HOMEBUYERS paid an unexpected expense*
Read our book to avoid surprises

* 2025 CMHC Mortgage Consumer Survey



Vancity credit union uses our book with their 550,000 members.

91 pages

30 figures & tables

FREE DOWNLOAD





Step 2

Define your needs & wants

You'll likely have already viewed properties online and have a general idea of the type of home you're seeking. Now that you've picked your comfortable budget, you can refine an initial list of needs and wants. Be sure to prepare for future life events to maximize the length of time the home will suit your needs. For instance, if you plan to add a pet to your family in a few years, make sure the building will welcome them.

The right home for you will be a combination of the neighbourhood, building, and home. It's best to keep your options open at this point to not overlook something that'll work for you. There's no need to ensure your list is exhaustive as your criteria will naturally evolve as you view homes in Step 3.

Work with a true expert
on Vancouver condos.

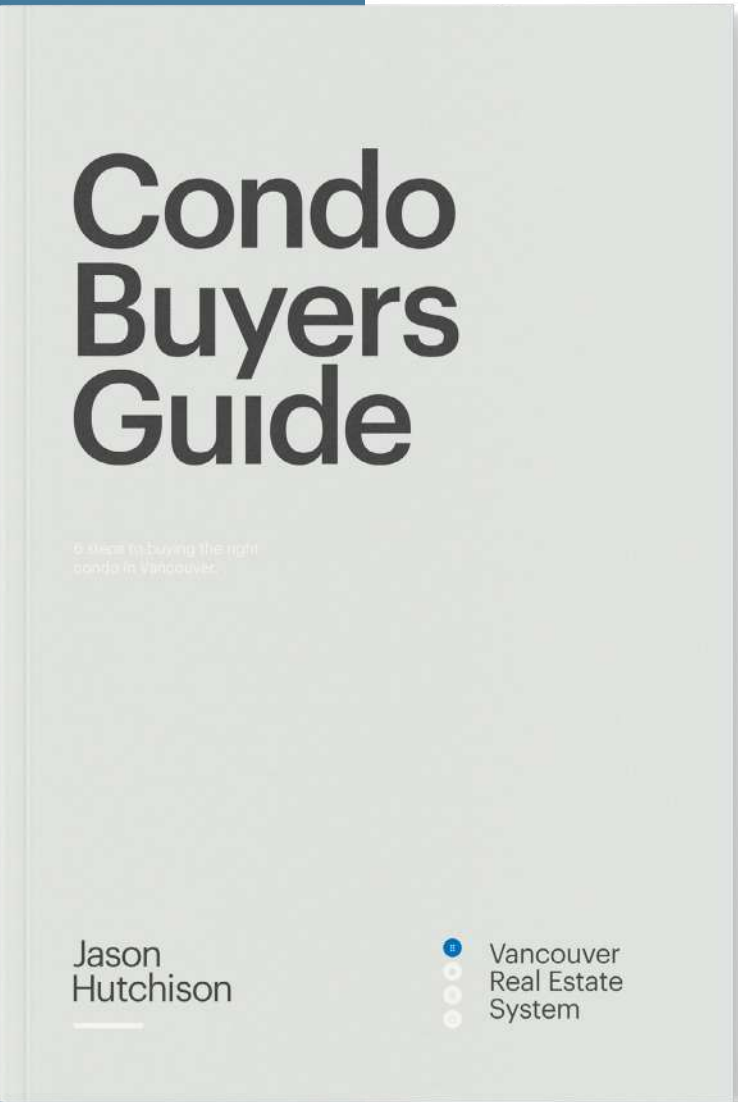
Jason's advantage

- ✓ Has focused on apartments, townhomes, multi-plexes, and duplexes his entire career so can help you **best match your goals to the market.**
- ✓ Lived locally nearly his entire life so can help you select the **right neighbourhood.**
- ✓ Will explain **how strata operations and bylaws impact your lifestyle.**
- ✓ Will explain the **advantages and disadvantages of home layouts and features.**
- ✓ Authored the 109 page **Vancouver Condo Buyer's Guide**, that walks you through your 6 condo buying steps.

“ Jason was incredibly patient and professional with us. As first time buyers he took the time to discuss all of our options, get to know what was important to us and walk us through the process from start to finish. With his energy, enthusiasm and good humour what could have been a stressful experience was ultimately an enjoyable and successful one. We love our new home and couldn't have done this without relying heavily on Jason for his market knowledge and expertise. We would have absolutely no hesitation recommending him to anyone looking to either buy or sell in Vancouver.

Amanda Martin & Mark Fenwick

OWNER, AE MARTIN COMMUNICATIONS & LEGAL AND ACCOUNTING RECRUITER



109
pages

20
figures
& tables

FREE DOWNLOAD





Step 3

Find your home

This is one of the best parts of the process! When you start viewing condos, you're not looking for 'the one' to buy. Instead, you're having fun exploring different neighbourhoods, buildings, and homes to better understand the market. As you do so, your criteria will naturally refine until you know the type of home you're seeking. Then we watch new listings sent to us by our First-Alert System and view promising homes as soon as possible.

How long will it take to find your home? This depends on your availability, the type of home you're seeking, and market. It may take more than one season, but it's definitely worth the time needed to find the right home.

You choose what & when to buy without any pressure.



Spring
Most active season



Summer
Less active season



Fall
Second most active season



Winter
Less active season

Jason's advantage

- ✓ A major advantage is that **Jason will schedule and accompany you for home viewings** to collaborate in-person. You won't be handed off to a junior realtor.
- ✓ Will **openly advise you** how to best fit your goals into the Vancouver real estate market.
- ✓ Happy to **explore different neighbourhoods, buildings, and homes** so you understand what's available to you. With this fun research done, you'll be able to confidently act when the right home appears.
- ✓ Will take whatever time is needed to find you **the right long-term home** as correcting a mistake in real estate is costly in time and money.
- ✓ Apply our First-Alert System so we're **immediately notified of promising new listings**.



Step 4

Make an offer

Making an offer is exciting but can be daunting without proper preparation. While there are a number of contract documents, the good news is that these are standardized forms that we fill out to reflect your goals and the home you want to buy.

We'll work through the offer and counter-offer process with the seller to see if an agreement can be reached. The main negotiated points are price, dates, and subject clauses. It's great if you're able to reach an agreement but no worries if not as the right home includes the right contract.

You'll have Jason's 30+ years' of experience in contract negotiations on your side.

Jason's advantage

- ✓ **Will review the contract documents with you ahead of time** so the offer process is easier.
- ✓ As we took the time needed to inform you of the market and collaborated during viewings, **you'll know how well the home suits your needs**.
- ✓ Will discuss current market conditions, comparable sales and active listings, plus offer strategies so you'll **confidentially make your offer**.
- ✓ Will identify **ways to make your offer more attractive** to the seller to potentially save you money.
- ✓ If there're competing offers, we'll invest the time needed to do as much of your **due diligence ahead of time to make your offer more attractive** to the seller... without increasing your risk.

“ Jason was a pleasure to work with as first time home buyers. He was very patient, informative, and always arrived early for our showings (and we went to many!). We learned a lot about the different buildings in our area, the home buying process, and the many things to watch out for when choosing a home. Every step of the way it felt like Jason had our back and was there to offer expertise, helping to inform our decisions. In the end, I was thankful we were referred to him as he took a lot of stress out of the process and we really appreciated how supportive he's been with many check-ins after our closing date. He's the best!

Richard White
GRAPHIC DESIGNER



Step 5

Perform due diligence & decide

Now you'll do a deep dive to better understand what you'd be buying. The right property offers your target lifestyle, a reasonable purchase price, plus manageable ownership costs. The typical due diligence is to finalize your mortgage, review strata documents, and have the property inspected. You'll combine all of this information to decide whether it's the right home for you. If not, we simply thank the seller and continue your search. If it is your long-term home, we proceed to Step 6.

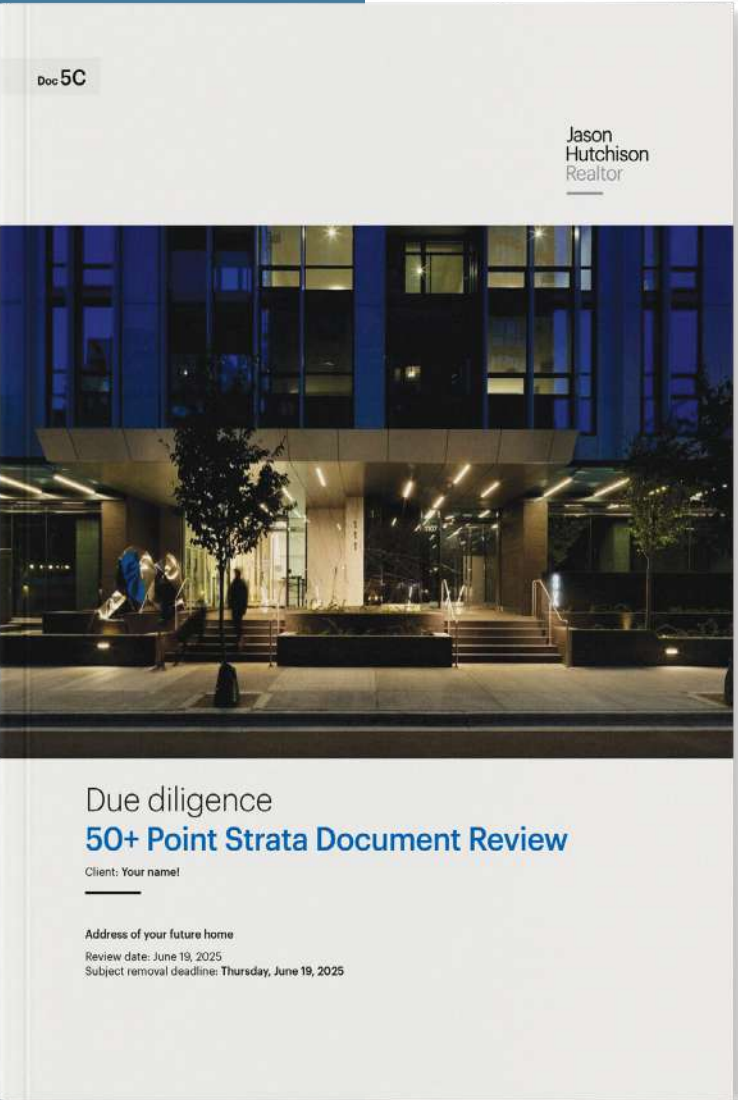
Jason will personally read the strata documents and author a detailed report specifically for you.

Jason's advantage

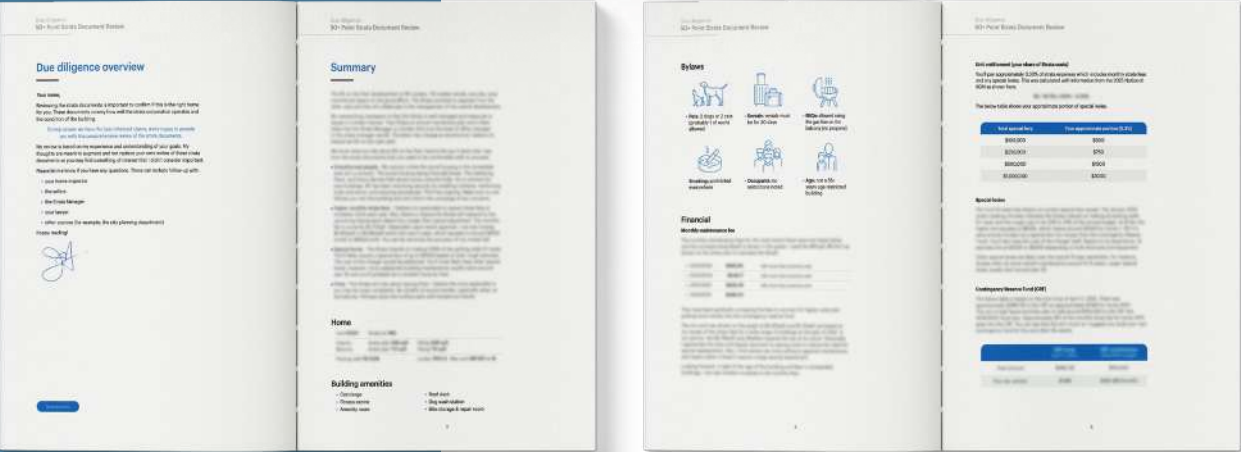
- ✓ Will follow our **proven subject-removal process** to ensure we proceed in a logical manner. For instance, we'll review the strata documents before the inspection so we have a complete list of questions for your inspector.
- ✓ Will read the strata documents and author a **50+ Point Strata Document Report** so you know what you'd be buying. We don't use AI to best understand the rhythm of the strata corporation.
- ✓ Will **attend your inspection** to ensure a thorough review and the inspector answers our questions.
- ✓ Will help you **estimate upcoming costs and a prudent rainy day fund** for your peace of mind.
- ✓ Can connect you with **excellent inspectors**.

“Throughout my long journey to purchasing my first condo, I was understandably excited, but also apprehensive, nervous, and unaware of so many things. I knew Jason from 20 years previous when we both played in a rec volleyball league. When I learned that he was a realtor, I thought I'd try him out since I didn't know where to start. Boy was that one of the best decisions I'd made as I started this adventure. Jason was a consistent source of patience, knowledge, professionalism, and support with my questions, indecision, and firm focus on certain things. He made the entire process easy to understand and get through with the stress and anxiety that comes with such a monumental life decision. For that and him I am ever grateful. I love where I live now and expect to be here for a long time. But should there ever be another opportunity for me to look for new digs, Jason will always be the first person I will think of to contact.

Justin Mui
MARKETING EVENTS SPECIALIST



DOWNLOAD
EXAMPLE REPORT





Step 6

Your keys & new lifestyle!

This is when all of your work pays off and you're handed the keys to your new home! Beforehand, you'll finalize the mechanics of your purchase with your mortgage professional and lawyer. Then you move in and celebrate the launch of your new lifestyle!

Jason's advantage

- ✓ Will **personally manage your possession day** and be there to help resolve any issues (which are infrequent).
- ✓ Can connect you with **experienced notaries, lawyers, and movers.**



How much does our service cost you?

In BC, sellers pay for both their plus the buyer's realtor. Although there are no set realtor fees, a common fee structure is 7% on the first \$100,000 plus 2.5% on the balance of the property sale price. This amount may be divided between the two realtors as shown here:

Total commission	Seller's realtor portion	Buyer's realtor portion
7% on the first \$100,000 plus 2.5% on the balance	3.745% on the first \$100,000 plus 1.3375% on the balance	3.255% on the first \$100,000 plus 1.1625% on the balance



Step 7

Maintain your enjoyment & investment

Your overarching goals once you've settled in are to maintain your home, support the strata in its maintenance of the development, and proactively manage your mortgage. Life can get busy but managing issues as they arise frees your mind and protects your investment. And, of course, a wonderful benefit of owning your home is being able to make improvements so it best suits your lifestyle so let your imagination roam!

Jason is your ongoing expert so reach out whenever you have questions.

Jason's advantage

- ✓ Can **connect you with mortgage professionals** to help you best manage your mortgage or provide a comparison when renewing.
- ✓ Has a **network of trades and suppliers** including for flooring, painting, window coverings, electrical, and cleaners to simplify your home improvements.
- ✓ Can **review the benefits of specific home improvements** and how to gain strata/city approvals.
- ✓ Happily provide **thoughts on proposed strata improvements and attend your AGM** as your proxy if helpful.



“ We had an excellent experience working with Jason. He is very knowledgeable, patient, and reliable. As first-time home buyers we especially appreciated that Jason was there to walk us through the entire process - in person and with the various helpful guides and resources he shared along the way. Would recommend!

Carly Gardner
SENIOR PROGRAM MANAGER



A 19 year-old Jason collecting fish in a tributary to the Amazon River in Perú.

LICENSED REALTOR®

Jason’s biography

Jason was born in Richmond General Hospital and, apart from a wonderful year in Buenos Aires, has lived locally all his life. He’s called downtown Vancouver home or over 30 years and was recently joined by his partner from Mexico City, Jesús. Like many of their clients, they moved to make a home together.

Jason’s career path has been rather organic and makes him a firm believer in co-operative learning. During his high school co-operative program, he had a semester at the Vancouver Aquarium. It was an incredible experience so he was thrilled when they offered him a job as an Assistant Aquarist and the chance to work alongside the experts at an internationally acclaimed facility. He enjoyed everything from scuba diving with sharks through to traveling to Perú with coworkers. He’s been a lifelong

nerd and there’s a good chance that he was the only 19 year-old in Vancouver to have personally hand-netted fish from the Amazon for his home aquarium.

Wanting to further explore career paths, he entered the environmental co-operative at Kwantlen. A work placement was with the Greater Vancouver Regional District where he helped manage major land reclamation projects using biosolids from treatment plants. The department decided he was a good fit and hired him right out of school. It was a fast learning curve and he’s grateful for the unique experience. There are few opportunities where someone in their early 20s can manage projects so large that budgets included line items such as ‘buy and install haul bridge.’ Jason managed everything from project design, regulatory approvals,

operations management, through to final reporting.

A few years into this work, he was invited to dinner by the department’s main consultant and was surprised to learn that it was a job offer. It took a couple days for Jason to decide to make the leap from the relative comfort and stability of the public sector to private consulting but it worked out well. It began as the classic story of two people working in a basement while building a business. Their regulator, the Ministry of Environment, recognized the company as a leader and hired it to develop the best management practices for their industry. One of Jason’s major contributions was expanding the firm from solely consulting to include operational services, which remains the company’s primary revenue source.



A much older Jason editing his book on condo finances at Sunset Beach.

Jason applies his unique expertise gained from being a partner at a leading environmental consulting firm to providing exceptional service in real estate.



Praying the volleyball goes over the net.

After nearly 15 years, the role became routine and Jason sought a new adventure... without overnights. Not having taken time off between school and work, he spent a year enjoying Buenos Aires’ melding of Spanish culture and European architecture. In contemplating how to extend his stay in the city, he landed on helping people buy and sell the incredible homes there. The epiphany that he could do the same in Vancouver without immigration and language barriers arrived a week later.

Real estate brokerages tend to have new recruits take personality tests. Both times Jason has done so led to the recruitment manager noting that he is not the typical realtor. His unique expertise in executive client service and operations management enables him to help his clients move through their process in an informed, confident, and enjoyable manner.

Outside of work, he enjoys learning what is cool from his nieces and nephews, perfecting tacos, writing, exploring bookstores, volleyball, and learning Spanish. Travelling remains an interest with many of his trips being to Latin countries, Europe, and the USA. His notable road trips have been Vancouver to Dallas, the historic Route 66 (Chicago to Los Angeles), and the east coast from Philadelphia to New Orleans.

At that time, he was volunteering as the Executive Director of a non-profit that funded social programs in Bihar, India. He travelled there at the end of his sabbatical to oversee ground operations, and spent evenings studying for the real estate exam by flickering candlelight. He got his real estate licence when he returned to Vancouver.

Jason thanks his Mom for his lifelong community involvement. Before he was old enough to work, she had him volunteering at a retirement home and he has been a volunteer and donor ever since. He has served on non-profit Boards including that of McLaren Housing Society (social housing for people living with HIV and AIDs), and Laughter Mission (provided entertainers to isolated groups of people).

Let’s chat about...

- ✓ cooking tacos
- ✓ learning Spanish
- ✓ enjoying coffee
- ✓ writing
- ✓ playing volleyball
- ✓ travelling

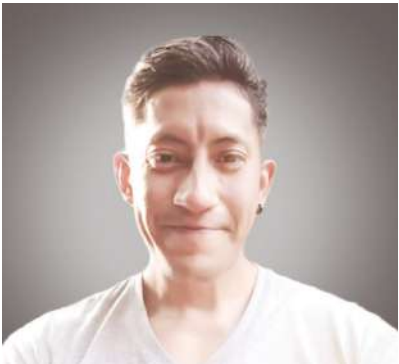


CREATIVE DESIGN & MARKETING, UNLICENSED

Jesús Cruz

Jesús Cruz, unlicensed team member, is a Creative Designer with over 20 years’ of experience in graphic communication, brand development, and editorial design. He specializes in organizing complex information into clear, contemporary visual assets that are easy for diverse audiences to navigate.

During his five years as an Art Director at Wunderman Thompson (WPP), Jesús led the creative development for global brands in the healthcare and corporate sectors. He was responsible for establishing the core visual identity for major integrated campaigns, ensuring every piece of content remained consistent



across digital and print platforms. He’s also gifted at translating technical data into accessible graphics for websites, marketing emails, and large-scale billboards.

Jesús also has a deep background in editorial design, having spent

over a decade as a Graphic Editor for national magazines and newspapers. In these roles, he collaborated with photographers and editors to build cohesive visual narratives under strict daily production deadlines. Now based in Vancouver, he continues to support local projects, including the layout and design of The Hutch Guide for Buying a Condo in Vancouver. As a member of the LGBTQ+ community and a newcomer to Canada, Jesús prioritizes inclusive design that remains functional for everyone, regardless of their primary language or comfort with technology.

[Portfolio](#)



ARCHITECTURAL MARKETING & CURATING, UNLICENSED

Trevor Boddy

Towards our goal of providing clients the absolute best, we are the only resale team to work with Trevor Boddy (his marketing work is usually for developers). He provides incredible insight into marketing architecture and contributes to our unsurpassed building reviews. Our clients have enjoyed meeting him and his presentations at our client appreciation events.

TREVOR’S BIOGRAPHY:

Trevor Boddy is a critic and curator of contemporary architecture and a Vancouver-based consulting urban designer. His books, articles, exhibitions and consulting are dedicated to exploring the relationship between design

and contemporary city-building. The clarity, insights and public-mindedness of his writing on buildings and cities have been awarded the Alberta Book of the Year and Jack Webster Journalism prizes, Western Magazine Award, the Architecture Canada/ Royal Architectural Institute of Canada’s 2010 Advocacy Award, membership in Lambda Alpha International (the honorary organization for real estate professionals), and an Honorary Membership in the American Institute of Architects and the Bulgarian Union of Architects. At the 2011 World Congress of Architecture in Tokyo, Boddy’s essay (for A/V in Madrid) on contemporary design in his

country entitled “MEGA + MICRO: Canada, Innovation at the Extremes” was commended for the UIA/CICA’s Pierre Vago Prize for best architectural criticism published worldwide. In 2005 he was named Fellow of New York’s Institute for Urban Design, and in 2016 of the Royal Architectural Institute of Canada.

Trevor Boddy’s independent book The Architecture of Douglas Cardinal was the first critical monograph on a contemporary Canadian architect, and his essay “Building the Analogous City” was included in the Michael Sorkin-edited collection Variations on a Theme Park...

[Read more](#)

Jason’s guiding principles

As a trusted provider of exceptional real estate service, we will:

- ✓ Treat you the same way we want our family to be served, including doing what is right for you regardless of its impact on our business.
- ✓ Be a client, not realtor, centric business. We are passionate about real estate service and pushing the boundaries of how well it is performed.
- ✓ Mange our workload so every client works directly with Jason. He will not hand you off to less experienced realtors and will invest the time needed to achieve your goals.
- ✓ Openly advise and provide detailed information so you can confidently make informed decisions.
- ✓ Communicate clearly and keep you informed of progress. We will be responsive and available to you in-person and by phone, email, and text.
- ✓ Cooperate with other realtors and not double-end sales to increase our commission.
- ✓ Support our Vancouver community and work with the best local businesses.

OUR BROKERAGE TEAM Oakwyn Realty Ltd.



2025 Company Statistics

#1

Office Downtown Vancouver
Gross Dollar Volume Sales

Based on the Greater Vancouver REALTORS® MLS® Statistics from January 2025 to December 2025 for offices with less than 200 Agents.

\$8.032

Billion Sales Volume Transacted

All Oakwyn Realty Offices Closed Transactions in 2025

Awarded



Featured





CASE STUDY: BRUCE MUNRO WRIGHT

Upsizing for an expanding art collection

Although others would describe Bruce Munro Wright as a passionate art collector, in good humour he suggests obsessive is more accurate. As his collection crested 160 pieces and exhausted all display space in his home, Bruce adopted a one-in-one-out rule. After acknowledging he still preferred the ‘one-in’ part, he reached out to begin the search for a home that would best showcase his collection. His deep involvement with the local arts community, including having served as Chair of the Vancouver Art Gallery and Vancouver Opera, as well as on the Board of both Ballet BC and Arts Umbrella, conceived his secondary goal of having a more versatile space for entertaining.

**PURCHASING
BRUCE’S NEW HOME**

We were enthusiastic about the opportunity to work with Bruce and solve such a unique challenge. Securing a home suitable for such an extensive art collection, including a grand piano, organ, and harpsichord, is not a common undertaking. As with all our clients, we first gained a deep understanding of Bruce’s long-term goals and cooperatively created a detailed plan on how best to achieve them. Emphasis was placed on our comprehensive realty services to manage... [Read more](#)

Watch the video

“I would highly recommend Jason for your Vancouver house purchase or sale. I think he would do a fantastic job and he would take all the pressure off.”



BRUCE MUNRO WRIGHT
LAWYER

Services

✓ rehang sliding door

✓ painting

✓ interior design

✓ partial staging

✓ moving day help

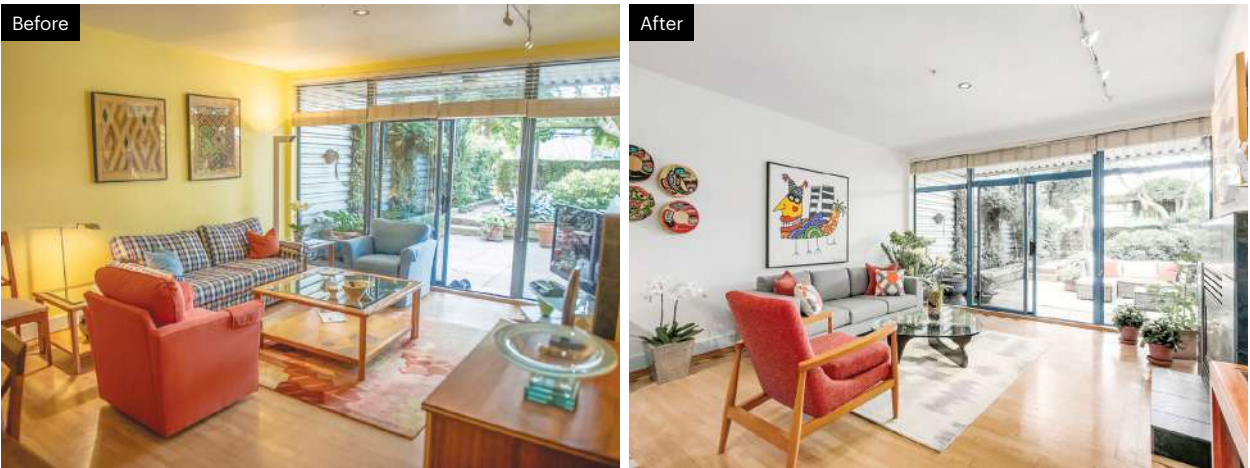
✓ photographs

✓ video

✓ floorplan

✓ brochure

✓ complete MLS listing



CASE STUDY: MURRAY CORREN

Downsizing to enjoy retirement

Murray decided that, after retiring, it was time to both downsize (or right-size) and embark on a new adventure in another city. Selling his home of 17 years was not an easy decision but, after successfully making the move, he was thankful he did.

The residence was well maintained but, at 17 years old, it was on the cusp between someone moving in and enjoying it for a few years before renovating versus someone renovating right away. We were mindful of this when creating our comprehensive sales plan and strategically identified select updates to best modernize the aesthetic.

For instance, instead of replacing all lighting, we only replaced the most noticeable fixtures. The result was a perfect balance between cost and visual impact.

**PREPARING
MURRAY’S HOME**

When selling a property, it is nearly always preferred to appeal to as wide a range of buyers as possible. As such we had the residence painted in a lighter and more neutral colour scheme to optimize the sense of spaciousness, bring light deeper into the unit, and make it easier for buyers to envision... [Read more](#)

Watch the video

“Everything has been meticulously planned and carried out. I felt really supported. Absolutely, it was worth it.”



MURRAY CORREN
HAPPILY RETIRED

Services

✓ drywall repair

✓ plumbing repair

✓ updated lighting

✓ new carpet

✓ painting

✓ interior design

✓ partial staging

✓ photographs

✓ video

✓ floorplan

✓ brochure

✓ complete MLS listing

First-time homebuyer testimonials

Jason understands what to value in real estate to ensure you are making a sound investment...

“As first time home buyers, we were so thankful to have had Jason as our realtor.

His calm demeanor helped us keep steady through the process, explaining each step to minimize stress.

Jason is an excellent communicator and has a keen eye that was much appreciated when looking at many properties. He was able to point out so many things we did not notice or would never have thought to look for.

Jason understands what to value in real estate besides just aesthetics to ensure you are making a sound investment. That being said, he also learns what you are looking for and finds the right match.

He is thoughtful, caring, and not pushy, letting you set the pace of your search.

We would highly recommend Jason to any of our friends and family.

Brandon Harris
OPTOMETRIST

“**Jason has a natural way of familiarizing real estate to people...**

Jason came highly recommended by a dear friend of ours. I had not realized he was in the real estate business as I had met Jason many years prior when I captained a sports team we were on. I

remember how he was self-competitive, cooperative and easygoing at that time and after our initial real estate meeting I knew he was going to be the right person to help us navigate through what was going to be a challenging yet meaningful adventure.

My husband and I are first time home buyers with questions and doubts galore. Although the real estate world was not new to myself, since I had worked in a law office where 90% of its business was real estate, I was familiar with all the possibilities and problems that exist but my husband was completely new to this. Jason has a natural way of familiarizing real estate to people. He prepared us for all the possibilities and realizations on the market especially while we were in the middle of the Covid-19 pandemic. We had fully expected this new adventure we had set upon was going to take at least 6 months to possibly a year. As we set out to find our new dream home Jason was very patient with our expectations and questions.

Our key question was to him; “How will we know when we found the right place?” He looked at us, smiled and confidently said, “You will know!” His statement came to fruition sooner than we expected and he was right, the moment we stepped into our new dream home we knew. In fact we tried to find problems with it but we couldn’t, instantly we knew. However this right decision

would not have happened if Jason had not done all the prep work for and with us to this point. Not only did we go from condo to condo but also neighbourhood to neighbourhood where he purposely showed us all the possibilities and reasons to either say yay or nay to our hopes. We cannot thank him enough for the education, the patience and generosity he gave us as we are now in a home we absolutely love without qualms.

Thank you Jason for the respect and the fun adventure!

Anthony & Don Steel
BUS DRIVER & HEALTH BENEFITS ASSESSOR

He was endlessly knowledgeable and supportive...

“Jason was referred to us by a mutual friend. We are so grateful to have been able to work with him to purchase our first home in the West End. We knew very little about the real estate world, and Jason patiently and thoroughly walked us through every step of the process, from creating a framework for what we were looking for, all the way through the actual purchase process and even helping us decide on possible renovations.

We worked with him for almost a year, through the pandemic, and he was endlessly knowledgeable and supportive in helping us find the perfect home and understand the market. Jason worked incredibly

hard to learn what we were looking for, and was readily available to answer our questions, suggest properties, and schedule viewings. We appreciated his kindness and humour, and willingness to be direct with his advice as needed.

We look forward to working with Jason again when we are ready to move on, and we recommend his comprehensive services to anyone and everyone!

Andrew & Rebecca Britten
TEAM LEAD & SCHOOL COUNSELLOR

Impressed from Start to Finish...

“Our journey to upsize our home started with Jason in the summer of 2022. We were uncertain about which neighbourhood to move into. Jason was prepared with a plan to help us identify the area that would be right for us and guide us through our search within our budget and lifestyle parameters. Jason was very patient through out search. He was extremely detailed in reviewing strata documents and calling out areas of focus.

We would highly recommend Jason if you are looking for someone who is passionate about helping his clients find the right home and who is dedicated in working with you through the entire process.

Mike & Cristian
PROGRAMMER & NURSE

Additional testimonials

He is the best realtor I have ever worked with...

“Jason Hutchison was truly exceptional as our buyer’s agent. After more than 20 home purchases over the years, I can say without hesitation that he is the best realtor I have ever worked with.

He is professional, knowledgeable, and never pushy—making the entire experience both comfortable and genuinely enjoyable. Jason’s depth of insight into both listed and off-market properties is remarkable, and his understanding of strata minutes and bylaws was incredibly valuable in helping us make the right decision.

When it came time to negotiate, he was a solid and strategic advocate, guiding us confidently through the bidding process. What really set him apart, though, was his thoughtful and thorough follow-up after the purchase—something that is all too rare.

Jason delivers the full package. He helped us find a fantastic home, and we have complete confidence in recommending him to others and working with him again in the future. It has been an absolute pleasure getting to know him.

Highly recommend—thank you, Jason.

Lorna Smith
RETIRED

Managed to keep a fine balance...

“We are so very grateful for everything you did to help us arrive in the West End. We especially appreciated that you managed to keep a fine balance between a) expanding our options and alerting us to the potential risks associated with our buying strategy, while at the same time b) always being respectful of our preferences and short-listing properties accordingly. Being in a professional services business myself, I know how razor-sharp navigating those client issues can be.

Gordon Orlikow & Lois Belluk
EXECUTIVE RECRUITER & HOMEMAKER

He is meticulous, well-organized, and professional...

“We had an awesome time with Jason as our realtor and would recommend him to all our friends. He is meticulous, well-organized, and professional. That coming from a pharmacist is the highest of compliments! We bought and sold our condo with Jason and he was there every step of the way to make the process as smooth as possible. We appreciated his knowledge on condos along with his intuitive humour, making stressful situations much more endurable. We love our new home and will miss “real estate nerding” on the weekends with him!

Elaine Wong & Karl Hinderks
PHARMACIST & SOFTWARE MANAGER

He earned my trust and confidence immediately...

“On reflection, buying my first home in Vancouver was made very easy and I’m pleased to have worked with Jason on this venture. He explained the process step-by-step which made it easy to understand, low-stress and exciting!

A highlight of this whole process was undoubtedly the home tours. Jason’s shortlist comprised a mix of varied properties for me to first comprehend the different homes available and price points. As my vision of the “ideal home” crystallized and became clearer, Jason finessed the shortlist and narrowed down the potential homes to those that aligned well with my thinking. With that said, I ultimately ended up buying a condo in one of the first buildings we ever viewed so I think Jason knew what I wanted before I did!

Jason’s skill set is a well-balanced blend of (i) listening attentively and “reading the signs and signals”, (ii) wading through the range of properties and identifying the key reasons why it may or may not connect with his clients’ ambitions and (iii) being personable and professional. He earned my trust and confidence immediately in our first meeting and I’m grateful to have been guided so well through my first Canadian home purchase. Now it’s time to start decorating!

Mirrick Koh
HR MANAGER / LAWYER

Jason applies a person-centered approach...

“I had the absolute pleasure of working with Jason on the purchase as well as sale of a condo.

Throughout both processes, I was struck by his professionalism – punctual and always early! – and knowledge about the housing market, which allowed me to make informed decisions along the way. Jason applies a person-centered approach to his work and was so patient answering the many questions that I had for him. He was always a great communicator and very responsive. No questions were silly or inconvenient.

I appreciate that Jason met me where I was at and went at my pace. I never felt any pressure to buy or accept an offer. He went above and beyond with helping to schedule various viewings, shortlist properties, navigate negotiations, and coordinate access for contractors while I was out of country. I have nothing but positive things to say about Jason. You won’t regret working with him.

As Jason would often say: “[The process] will be fun.” It most certainly will be with him and I’m so happy for his help in finding my dream condo in Yaletown. In the future, I’d work with Jason again in a heartbeat!

Spencer Go
SENIOR POLICY ANALYST

Visit website for further testimonials

LET'S GET STARTED TODAY

Contact Jason



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