

ART
SEROFF / 

ABOUT THE ADVISOR

Originally from a small town in Kazakhstan, **Art Seroff** came to Vancouver with a clear vision: to turn his passion for development and real estate into a meaningful career built on trust, performance, and integrity.

Over the years, Art's unmatched work ethic, market expertise, and dedication to his clients have earned him recognition among the top 1% of realtors in Greater Vancouver. His career is defined not only by results but by the relationships built along the way, rooted in genuine care, strategic insight, and consistent delivery.

2011 – Moved to Vancouver to pursue higher education.

2012 – Won all three provincial powerlifting championships; named Best Male Lifter.

2013 – Completed the Real Estate Trading Services License course in just three months while studying full-time; became Canadian Powerlifting Champion.

2015 – Led a 10,000-call telephone campaign for The Amazing Brentwood; lifted 600 lbs in both Deadlift and Squat at provincials.

2016 – Graduated with a Bachelor of Commerce (Real Estate) from UBC Sauder School of Business; became a Rennie Leader and ranked among the Top 10% of Greater Vancouver agents.

2017 – At 24, recognized among Canada's Top 100 Realtors Under 35; joined the Rennie President's Club and celebrated his 100th sale.

2018 – Achieved \$26M in sales and met hockey legend Alex Ovechkin.

2019 – Reached his 200th sale; sold the most Rennie project homes among all Greater Vancouver agents.

2020 – Married and achieved Medallion Club status for the fifth consecutive year.

2021 – Welcomed his first child and set a new personal record with 67 homes sold.

2022 – Closed 24 pre-sale deals at Rennie projects (ranked #1 among all Realtors); total 75 homes sold.

2023 – Welcomed his second child, formed the Art Seroff Team, and sold 73 homes.

2024 – Reached his 500th career sale milestone.

Behind every number is a core principle - a lifelong commitment to showing up for every client, acting with integrity, and following through on every promise.



EXPERTISE AND SERVICES

With over a decade of experience across the Greater Vancouver real estate market, Art offers a rare blend of strategic insight, technical knowledge, and hands-on experience. His work spans every facet of real estate, from luxury residential sales to complex land assemblies and investment-driven developments, always guided by the same principle: creating lasting value for every client.

SCOPE OF SERVICES

Guiding clients through the **purchase, sale, and leasing** of residential and commercial properties

Providing **exclusive access to pre-sale developments** and builder partnerships across British Columbia

Identifying **high-performing investment opportunities** for rental, resale, or redevelopment

Helping clients **build and manage resilient real estate portfolios** to grow and preserve wealth

Strategically **marketing development projects** to position them for maximum market impact

Leading **comprehensive marketing campaigns** that combine data, design, and storytelling

Coordinating **land assemblies** to optimize long-term site potential and land value

Delivering **precise market evaluations** for both commercial and residential assets

Managing **renovation and construction projects** with a design-conscious, results-oriented approach



Every home deserves to be presented in its best light, both visually and strategically. Art's marketing approach combines precision, creativity, and deep market insight to ensure each listing receives maximum exposure and impact.

Professional Photography

All listings are photographed by one of Vancouver's top real estate photographers. His refined eye for composition and lighting brings out each home's unique character and showcases its best features.

Comprehensive Visual Assets

Floor plans, measurements, and 3D tours are produced by a professional marketing firm. Studies show that over **60% of buyers** consider detailed floor plans just as important as high-quality photos when deciding to view a home.

Strategic Advertising

Each listing is widely promoted across social media and digital platforms, using a compelling, property-specific visual identity to attract the right audience.

Private Network Exposure

Listings are shared within Art's extensive network of realtors, past clients, and industry professionals, ensuring premium visibility among qualified buyers and influencers.

Personalized Client Experience

Open houses, showings, and meetings are always arranged in alignment with the seller's schedule and comfort. Art's top priority is to provide a smooth, transparent, and stress-free selling experience.

Ongoing Strategy & Feedback

Sellers receive regular updates and actionable feedback throughout the process, allowing Art to fine-tune the marketing strategy and ensure every home sells for **top market value within a timely window**.



ACHIEVEMENTS



**550+ HOMES
SOLD**



**\$350+ MILLION
IN SALES VOLUME**



**140+ PRESALE
TRANSACTIONS**

MEDALLION CLUB MEMBER 2016 - 2025

Top 10% of all Realtors in Greater Vancouver

MEDALLION PRESIDENTS CLUB 2022 - 2025

Top 1% of all Realtors in Greater Vancouver

RENNIE LEADER 2016 - 2024

Top performing advisors at Rennie & Associates Realty

RENNIE PRESIDENTS CLUB 2017 - 2024

Top performing (1% of REBGV) advisors at Rennie & Associates Realty

REAL ESTATE PROFESSIONAL MAGAZINE YOUNG GUN 2017

100 of Canada's top performing real estate agents aged 35 or younger



BUYING TIMELINE

ASSESS YOUR FINANCIAL SITUATION

Check your credit score.
Determine your budget.
Review your savings.

GET THE MORTGAGE PRE-APPROVAL

Shop around for lenders.
Get a pre-approval letter.

HIRE A REAL ESTATE AGENT

Research agents: Choose an experienced local agent who specializes in the type of home or area you're interested in.
Set up meetings: Discuss your preferences, budget, and home-buying goals with your chosen agent.

START HOUSE HUNTING

Create search criteria.
Attend open houses/viewings.
Be patient: It may take time to find a property ticks all your boxes.

MAKE AN OFFER

Your agent will help draft and negotiate the offer, considering the property's condition, market value, and any competing bids.

HOME INSPECTION

Hire a home inspector: Ensure the property is in good condition and identify any repairs or concerns.

FINALIZE YOUR MORTGAGE

Submit documentation: Provide your lender with necessary documents to secure the mortgage (income verification, property details, etc.).
Review the terms: Carefully go over your mortgage agreement to understand the terms, interest rate, and payment schedule.

SECURE HOME INSURANCE

Shop for home insurance: You'll need proof of insurance before closing.

SUBJECTS REMOVAL

Once all the conditions are successfully fulfilled, your agent will prepare the subject removal form. The deposit (usually 5%) is payable within 24 hours of the subjects removal.
The deal becomes firm at this moment.

PREPARE FOR CLOSING

Closing costs: Be ready to pay land transfer tax, legal fees, home insurance, and other related expenses.

Final walkthrough: Ensure the property is in the agreed-upon condition before closing day.

SIGN THE PAPERWORK (CLOSING DAY)

Meet with your lawyer/notary: You'll sign all necessary documents, including the mortgage agreement, title transfer, and closing costs.
Transfer of ownership: After the funds are released the property's title is transferred to your name.

MOVE IN

Prepare for the move: Arrange for movers, transfer utilities and change your address.
Enjoy your new home: Once you get the keys, it's time to settle into your new space.



SELLING TIMELINE

Your property is unique & I'm here to help guide you through every step of the selling process.

VALUATION

I will visit your property and walk you through a full market analysis.

STRATEGY

We'll talk about your expectations and determine the best price, time frame, and strategy for your property.

CURB APPEAL

I may suggest some upgrades, repairs, or staging to make your property shine and maximize its value.

ON THE MARKET

When you're ready, I'll list your property and share it throughout my networks.

MARKETING

Depending on what strategy we've decided on together, I'll market your home and arrange open houses and private showings.

COMMUNICATION

I connect with everyone who views your property gather valuable insights and better position your home

OFFERS

I guide you through accepting, countering, or rejecting an offer until an agreement is reached.

COORDINATION

I work with all parties including, lawyers and financial institutions, ensuring all documents are finalized.

CLOSING

When the big day comes, I'll facilitate the hand-off to the new owners. I'll transfer funds, manage bank drafts, and handle everything safe and securely

CELEBRATION

I'm here to help you celebrate - the moment is yours.



TESTIMONIALS

Art made my dream come true. I had very specific criteria on the apartment I was looking for, so he went above and beyond his responsibilities to help me find my dream home. I am very happy.

Izabella, Vancouver

Art was my realtor for my first home. He knew what I was looking for in a property and recommended me something within my budget. He was knowledgeable in every step of the process and was able to also advocate for my interests with the sellers and listing agent. I look forward to working with him again.

Geoffrey, North Vancouver

Artyom is truly one of a kind, genuine and unique professional. He puts his customers' interests first and helps you achieve and reach your own goals and dreams, from finding your first home to finding successful investment opportunities. Highly recommend and personally worked and will continue working with him for years to come.

Adilet, Burnaby

We've worked with Art through three transactions – buying and selling our homes – and each experience has been exceptional. His market knowledge and expertise are unmatched, and his advice always felt strategic and personalized to our goals. What impressed us most was his constant communication and transparency – we were informed and confident at every step. Art goes above and beyond to make the process smooth and stress-free. We can't imagine working with anyone else and truly trust him with all our real estate needs.

Claudia, Vancouver

I've been working with Art for over a decade, and together we've built a strong, diversified real estate portfolio that includes both residential and commercial properties. His depth of market knowledge, analytical approach, and ability to spot high-performing opportunities have been key to my long-term success. Art treats every deal as if it were his own investment – strategic, detail-oriented, and always with the client's best interest at heart. His professionalism, negotiation skills, and integrity set him apart in this industry. I trust his judgment completely and continue to rely on his expertise for every acquisition and sale.

Daniel, West Vancouver



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