

Premium Real Estate Services / April / 2019

NEWSLETTER



Signature Realty
IND. OWNED & OPERATED BROKERAGE

E
SPINOSA & ASSOCIATES
Real Estate Team

OUR NEWSLETTER

April 2019 E-NEWSLETTER

CONTENTS

This newsletter is a regularly monthly-distributed publication that is generally about local and national real estate statistics, topics of interest to home ownership or leasing for its subscribers.

- 01 April 2019 TREB Market Watch
- 02 Design - Spring Home Decor
- 03-04 Outdoor Set up - Cleaning and prepping for warmer weather
- 05-06 Things to do this April in the GTA
- 07 Easter Parades & Events

OUR MESSAGE

by Espinosa & Associates

Driven by a passion for helping people, with their real estate needs, the Espinosa & Associates are comprised of experienced and enthusiastic representatives committed to superior customer service. We are confident that we will be able to effectively DO MORE NOT LESS to assist you with every stage of the real estate process.

If you would like to join our mailing list to receive our newsletters and upcoming events, please send email to melissa@espinosateam.com, with "Join Mailing List" in the subject line!





GTA REALTORS® RELEASE APRIL STATS

Toronto Real Estate Board President Garry Bhaura announced that Greater Toronto Area REALTORS® reported 7,187 residential sales through TREB's MLS® System in March 2019. This result was inline with 7,188 sales reported in March 2018. For the first quarter of 2019, sales were down by one per cent compared to Q1 2018.

"The OSFI stress test continues to impact home buyers' ability to qualify for a mortgage. TREB is still arguing that the stress test provisions and mortgage lending guidelines generally, including allowable amortization periods for insured mortgages, should be reviewed. The supply of listings in the GTA also remains a problem. Bringing a greater diversity of ownership and rental housing online, including 'missing middle' home types, should be a priority of all levels of government. TREB is happy to be taking part in the City of Toronto's consultations for the Housing TO – 2020-2030 Action Plan, and will certainly be raising the supply issue during these discussions," said Mr. Bhaura.

"While the City of Toronto's recently announced Housing TO – 2020-2030 Action Plan is exciting and commendable and TREB looks forward to contributing solutions as a Member of the External Advisory Committee, the recently proposed increase to the Municipal Land Transfer Tax on higher priced properties is problematic. As the recent City budget process showed, the MLTT is not a sustainable revenue source from which to fund municipal programs. On top of this, additional MLTT on higher priced homes could have a trickle-down effect on the supply of homes throughout the housing price continuum," said TREB CEO John Di Michele.

The MLS® Home Price Index Composite Benchmark was up by 2.6 per cent year-over-year in March, while the average price for March sales was up by a lesser annual rate of 0.5 per cent to \$788,335. The average selling price for Q1 2019 was up by 1.1 per cent year-over-year.

"Market conditions have remained tight enough to support a moderate pace of price growth. Despite sales being markedly lower than the record levels of 2016 and early 2017, the supply of listings has also receded. This means that in many neighbourhoods throughout the GTA, we continue to see competition between buyers for available listings, which provides a level of support for home prices," said Jason Mercer, TREB's Chief Market Analyst.

FOR FULL REPORT: <http://www.trebhome.com/files/market-stats/market-watch/mw1903.pdf>

01 - APRIL 2019 TREB ANNUAL STATS RELEASED

DESIGN – SPRING HOME DECOR



It's getting brighter outside, the temperatures are getting warmer, as they say 'Spring is in the Air'! This is a great time to not only work outdoors, but most designers get excited to open some windows and change the look of indoors!

Put a bright rug down in your living space, it will change the look of the room. The season change is a great time to make a bright air feel to .

Bring in statement organizational pieces. Whether its a sideboard or shelving in the bathroom, hiding things away are a thing of the past. Showcase your prized china or neatly folded towels by placing open shelving.

If you think wallpaper is a thing of the 80s, you may want to think again. There are striking ways to make an impact in small spaces, and that can be an elegant wallpaper.

First thing you notice when you walk into a bedroom is the bed, and the colour or pattern. Luxurious bedding is the centrepiece of the room. Spring is a great time to change out the sheets, looking for a colour palette that compliment each other including the sheets, cushions and throws.

Repurpose a space you aren't using, whether its a basement, garage or She shed! Maximize every space in your home, by converting it to something the members of your family will love! A games room for the kids to hang out with their friends, or a man cave, this will ensure rooms become more functional and not a storage place for random clutter.

Adding foliage to your home has many benefits including your health. Placing smaller plants on your bookshelves, and larger plants strategically placed around the home, keeps the colour contrast, including a great circulation of oxygen in the home.



OUDOOR SET UP– CLEANING AND PREPPING FOR WARMER WEATHER

Let's take a look at a few things you can do this spring to get your yard ready for entertaining this summer!

► STARTING A FEW DIY PROJECTS, CLEANING TO GET YOUR YARD PREPPED FOR SUMMER, IS A GREAT IDEA AROUND THE SPRINGTIME.

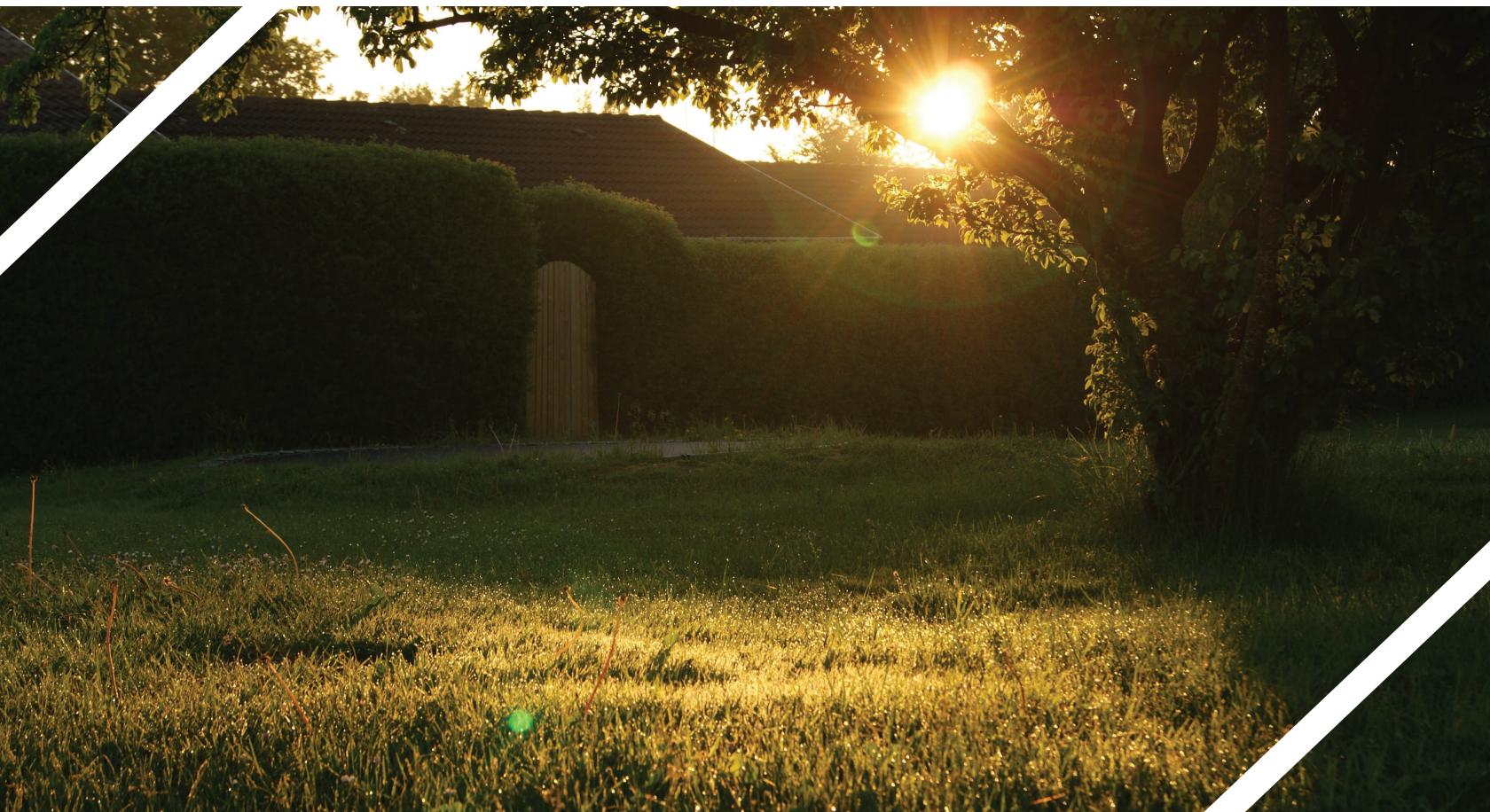
1. A small planter or flower box that can bring some vibrant colour and foliage to your deck or patio. Be sure to measure the dimensions of the location you are putting it.
2. If you love to entertain, making an elevated cooler encased in a wooden enclosure can prevent guest from having to bend over and dig in the cooler for their favourite beverage. Create a shelf underneath your elevated cooler where you can put a decorative box for empties (in which you can recycle or take them back to the store later). If you are really handy, you can attach a bottle opener and even a valve so that you can easily drain any water from the cooler without having to lift it out once the party is over.
3. Outdoor theatres have long been a summertime favorite. By putting together some PVC pipe and attaching a thick sheet for a screen, the family will come together for some quality time in the yard. You will need a projector and some speakers so everyone can hear the movie!

► SPRUCE UP THE SEATING AREA THAT WILL PROVIDE ELEMENTS THAT WILL LOOK GREAT DURING THE DAY, AND EVEN BETTER AT NIGHT!

1. Outdoor lighting are a must to set the mood in the evening when entertaining. Ensure that your lights stay up, by using weight-bearing hooks, then drape the lights between the hooks. Just make sure the end of your lights is near the electrical source.
2. Change the colours of your seating area by changing out your pillows and throws.

OUTDOOR SET UP

1. Get a new furniture set to bring a new, fresh feel to your entertainment area. Sometimes the current furniture no longer serves its functional purpose or just too beat up to restore. Start looking for a fresh new theme or look to your patio!
2. Hosting a party? Add paper lanterns around the yard, it looks great during the day, and when the sun goes down, the glow will set the mood for your guests.
3. Bring your mini fridge outdoor! You can incorporate it into a beautiful outdoor kitchen. It's more classy looking than a big old blue or red cooler sitting on your patio.



THINGS TO DO THIS APRIL IN THE GTA



Toronto Museum of Illusions | Toronto

Monday to Sunday 10am - 8pm | Captions in French & English

Tickets Adults \$23.50 (16+ years) | Kids \$19.50 (3-15 years)

Museum of Illusions | (416) 889-2285

For More Information: <https://museumofillusions.ca/>

A place where nothing is as it seems, and where the unbelievable truly is reality, the Museum fuses fun and entertainment with education and learning. Whether you're up for an adventure, or simply looking to broaden your knowledge and perspective, the Museum has something to please everyone. With over 80 illusions, holograms, installations and exhibits, The Museum of Illusions provides unique and tailored experiences for all individuals and groups.

Ben & Jerry's Free Cone Day | Toronto

April 9th, 2019 | 160 Mutual St, Toronto, ON | 11:00 am - 4 pm

For More Info: https://www.benandjerrys.ca/en/scoop-shops/free-cone-day?fbclid=IwAR1Q_Zy7SYojNgs3Tlvc_IsCe_6PJzc8hbYQlolHx-wamMgpxUICGhNabU7Q

Every time you enjoy a scoop of Ben & Jerry's, you're showing us how much you care. We love you too, & Free Cone Day is our favorite way to show it! This year's extravaganza will be on Tuesday, April 9, so be sure to mark your calendars and grab your friends!



Friday Night Jazz: Milestone Trio | Toronto

April 12th, 2019 | 7:00 - 11:00pm

Free Admission

Ripley's Aquarium | 288 Bremner Boulevard, Toronto

For More Info: <https://www.ripleyaquariums.com/canada/event/friday-night-jazz/>

Love jazz? Join us for a sensory-friendly (lights on, music down) experience in support of World Autism Awareness Month.



Fireside Tales | Toronto

April 16th, 2019 | 8:00 - 9:30pm

Free Admission

Dufferin Grove Park | 875 Dufferin St.

For More Info: <https://www.facebook.com/events/2267164190278084>

The coziest storytelling show is returning for its SIXTH year! Come join hosts Helder Brum & Dan Galea around the fire as they bring together some of the best storytellers in the city! BRING BLANKETS, SNACKS, AND FRIENDS! Come for 7:45 to get a cozy seat(log) by the fire, We'll bring the hot cocoa and marshmallows.



Improv Showdown | Toronto

April 19th, 2019 | 51 Mercer St., Toronto, ON

Adult \$18 | Children \$14 | Family Entertainment

Second City Improv Showdown | 51 Mercer St.

For More Info: <https://www.secondcity.com/shows/toronto/improv-showdown/>

Get ready Toronto, The Second City is taking family entertainment to a mind-blowing new level! Two hilarious teams of top-notch improvisers will face off in a winner takes all comedy showdown – and they're going to need your help! Fuelled by weird suggestions and energized by audience volunteers, our teams will work hard to earn your votes in a desperate attempt to become the heavyweight comedy champions of the world! At least until the next show... Specially designed for kids (and the old people in charge of them), this show has it all. High-energy characters? Check! All the Fortnite dances you can handle? Check!



EASTER PARADES & EVENTS 2019



Toronto Beaches Lions Easter Parade | Toronto

April 21st, 2019 | 2:00 pm

Free Admission

Queen St at Munro Park to Woodbine Ave

For More Info: <https://www.beacheseasterparade.ca/>

Every spring the annual Beaches Lions Club Easter Parade brings Queen Street to life with colour, music, fun and entertainment. The parade was first started in 1967 by the East Toronto Community Association to mark Canada's Centennial year. In 1973, the Toronto Beaches Lions Club started to take an active role in the organization and supervision of the parade. By 1981, the Lions became the official organizer of the parade.

Beaches Easter Egg Hunt | Toronto

April 19th, 2019 | 11:00 - 2:00 pm

Free Admission

Kew Garden | 2075 Queen St E.

For More Info: <https://www.beacheseasterparade.ca/easter-egg-hunt>

The second annual Good Friday Easter Egg Hunt will take place Friday, April 19th in Kew Gardens. There will be FREE face painting and children's entertainment featuring Peppa Pig and Sonshine & Broccoli. Plus age-grouped egg hunt activities. BYOBasket. Don't miss out on the special visit from the Easter Bunny too.

Easter Sunday Brunch Cruise | Toronto

April 21st, 2019 | Boarding 12:00 - 12:30pm |
Cruising 12:30 - 2:30 pm

Adult \$64.90 + Fees & HST | Children (ages 4 - 12) \$49.90 + Fees & HST | Children 3 years and under cruise FREE

Mariposa Cruises | 207 Queen's Quay West

For More Info: <https://mariposacruises.com/public-cruises/special-event-cruises/easter-sunday-brunch-cruise/>

Celebrate Easter Weekend with a 2-hour cruise on Toronto's waterfront! Enjoy a leisurely afternoon featuring a market-fresh buffet brunch, scenic views of the city's harbour and iconic skyline, and child friendly games and crafts for the kids!

**"April is a promise that May is bound
to keep"**

~ HAL BORLAND

CONTACT

Emilio Espinosa

Sales Representative

MANAGING DIRECTOR

905.568.2121

emilio@espinosateam.com

www.espinosateam.com

Follow us:    



ESPINOSA & ASSOCIATES

30 Eglinton Ave W #201 Mississauga, ON L5R 3E7

All offices are independently owned and operated, except those marked as indicated at royallepage.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. © 2017 Emilio Espinosa Real Estate Services Limited. All rights reserved.