



August 2020

Your Real Estate Consultants for Life!

Check it out !! >>>



Community Events in Durham

Top 10 Movies to Watch on Netflix!

- Instant Family
- Always be my Maybe
- Marriage Story
- Murder Mystery
- Someone Great
- Desperados
- The Kissing Booth
- Set It Up
- 6 Underground
- The Old Guard

Stay Home, Stay Safe,
 Stay Healthy!!

Enter To Win

STAPLES

gift card

This month's draw is a \$100 gift card to Staples to help with back to school supplies.

Draw will take place **September 3rd!**

For a chance to win email your name and number to info@LouisBradica.com

Not intended to solicit those already under contract

Let's Talk About Fences

A common feature in every neighbourhood, fences can be as varied as their purposes and having a fenced yard holds many benefits. Whether your desire for a fence is driven by utility, being a good neighbour, or simple aesthetics to increase curb appeal, there is a lot to consider and research before jumping into this investment.



Considerations

Purpose: This first consideration will ultimately establish the type of fence—and budget—you should plan for. Is security or privacy a concern? Do you need to delineate your property's boundary? Is there a need to create a more private space? Do your children or pets need a secure space to play? If privacy and peace are high on your priority list, plan for a larger budget.

Location & length: Determine where to place your fence and the total length of the perimeter. Double check your deed or survey report if you have one. If anything is in question, speak to a professional surveyor and, if needed, commission a new survey. This is important so you don't accidentally extend onto a neighbour's property. Review local regulations in case there are limitations placed on type or height of fencing in your municipality.

Height: If your main purpose is to clearly mark your property's boundary or provide an enclosed space for your children to play, then a lower fence could suit your purpose. If added privacy, noise reduction or increased security is your aim, then you'd likely want a higher fence.

Materials and costs: Fences can be built using a wide assortment of materials, including chain link, wood, metal, wire, concrete or masonry, or vinyl and composite (a combination of wood fibre and vinyl). Pricing varies greatly depending on the type and volume of materials needed for your fence. Pricing can range anywhere from \$1,000 for a basic chain link fence, to well over \$10,000 for a custom wrought iron fence with gates. If you're hiring a professional, quotes are usually given per linear foot and pricing will vary based on the requested materials, total fence length and the number of gates.

Whatever your need, desire or taste, be sure to take your time to thoroughly plan and research the right solution for your budget. Keep an open mind and weigh your options before committing, and you're sure to be happy with the final results. If you're already looking ahead to your next project, it might be time to think about what to put inside your fence, like a backyard fireplace. [Full Article: www.realtor.ca]

Featured Listings



We need your help!!

We keep selling all our listings. If you, or someone you know, is thinking of selling, contact us today!!

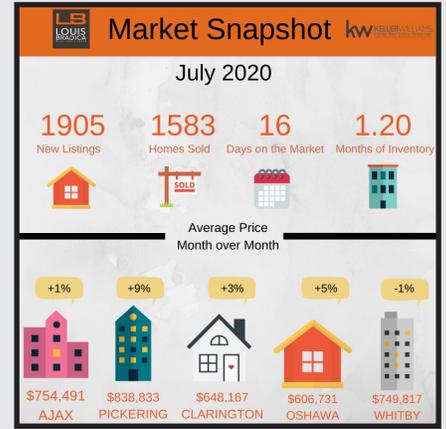
Market Watch

The Durham Region Association of REALTORS® (DRAR) President Vicki Sweeney reported 1,583 residential transactions for the month of July, representing a significant 52% increase from the same time last year.

The number of new listings in Durham Region reached 1,905 in July, a slight increase on a month-over-month basis from June. The days on market saw a large decrease compared to the same time last year from 23 to 16 days on market in July 2020.

"The real estate market in Durham Region is seeing an increase of activity during this summer market. The number of residential transactions increased significantly on a year-over-year basis in July," said DRAR President Vicki Sweeney.

For full Market Report, visit www.LouisBradica.com



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**WANT TO KNOW WHAT HOMES
ARE SELLING FOR
IN YOUR 'HOOD**

**SIGN UP TO BE A NOSY
NEIGHBOUR AT
LOUISBRADICA.COM**

Featured Recipe >>> Avocado Salad

Avocado Salad with Tomatoes, Mozzarella, and Basil Pesto

Summer is here and the weather is hot! I know that sometimes I want a light, quick and easy dinner. Toss some chicken on the BBQ, but what to put with it? Potatoes, nope too hot to cook them, pasta, nope cause then I need a sauce... how about a salad? Not all salads have to have lettuce. Sometimes it is ok for them to look a little different. Give this dish a try and let me know if it is a hit in your house. It was in mine for 2 out of 3 of us, too bad the odd man out doesn't like tomatoes!

Ingredients

Salad Ingredients:

- ◆ 1/2 pound red cherry tomatoes or grape tomatoes, halved
- ◆ 1/2 pound yellow cherry tomatoes or grape tomatoes, halved
- ◆ 2 avocados, diced
- ◆ 1 cucumber, sliced
- ◆ 1/3 cup red onion, diced
- ◆ 8 ounces small fresh mozzarella cheese balls

Salad Dressing:

- ◆ 1/4 cup basil pesto
- ◆ 1 tablespoon lemon juice
- ◆ salt and pepper to taste

Instructions:

- ◆ In a large bowl, combine halved red and yellow cherry or grape tomatoes, diced avocado, sliced cucumber, diced red onion and small fresh mozzarella cheese balls.
- ◆ Add basil pesto and lemon juice to the salad and toss to combine. Season with salt and pepper, if desired. Use more basil pesto, if desired



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