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Your Real Estate Consultants for Life!

Check it out !! >>>



Community Events in Durham

Port Perry House Tour

When: Sept. 22, 2018 10:00am to 4:00pm
 Where: Port Perry United Church
 294 Queen St., Port Perry

Ajax Terry Fox Run

When: Sept. 16, 2018 9:30am to 11:30am
 Where: Rotary Park
 177 Lake Driveway W., Ajax

Spooky Shoptacular Fall Marketplace

When: Sept. 23, 2018 10:00am to 3:00pm
 Where: Oshawa Naval Hall and Veterans Club
 320 Viola Ave., Oshawa

Life Drawing @ the Cafe

When: Sept. 24, 2018 7:00pm to 10:00pm
 Where: OpenStudio Art Café
 617 Liverpool Rd., Pickering

Canadian Cancer Society CIBC Run for the Cure

When: Sept. 30, 2018 8:00am to 11:45am
 Where: Lakeview Park
 1446 Simcoe St. S., Oshawa

If you have an event you would like published in this newsletter, email the details to us at info@LouisBradica.com

6 Tips to Get Your Lawn Ready for Fall

Many homeowners think lawns need less care in the fall because the grass grows more slowly. In fact, just the opposite is true. During this time of year, grass is busily absorbing energy, moisture, and nutrients in preparation for a long, dormant winter. Just follow these six tips.



Keep on Mowing: Continue to water and mow your lawn, as needed, throughout the fall. Then as the season draws to a close, drop the mower's blade to its lowest setting for the last two cuttings of the year. That will allow more sunlight to reach the crown of the grass, and there will be less leaf to turn brown during the winter.

Aerate the Soil: Fall is also an ideal time to aerate your lawn so that oxygen, water, and fertilizer can easily reach the grass's roots.

Rake the Leaves: Raking leaves is no one's idea of fun, but it's important to remove fallen leaves from your lawn as soon as possible. Don't wait until all the leaves have fallen from the trees to start raking. If you do, the leaves will become wet from rain and morning dew, stick together, and form an impenetrable mat that if left unmoved will suffocate the grass and breed fungal diseases.

Fertilize for Future Growth: Most lawn experts agree: If you fertilize your lawn only once a year, do it in the fall. The reason? Grass leaves grow much more slowly as the weather turns cool, but the grass roots and rhizomes continue to grow quickly. A fall application of fertilizer delivers essential nutrients for the grass to grow deep roots now and to keep nutrients on reserve for a healthy start next spring.

Fill in Bald Spots: Autumn is also a great time of year to fix any bare, bald spots in your lawn. The quickest, easiest way to do this is with an all-in-one lawn repair mixture. Use a garden rake to scratch loose the soil at the bald spot in your lawn. Then spread a thick layer of the lawn repair mixture over the area. Lightly compact the mixture, then water thoroughly, and continue to water every other day for two weeks.

Weed Control: If broadleaf weeds like dandelions have taken over your lawn, now's the time to fight back. Weeds, like most plants, are in the energy-absorbing mode during the fall. They're drinking in everything that comes their way, including weed killers.

Source: www.huffingtonpost.ca

Enter
 To Win



This month's draw is for a \$100 Keg Gift Card. Draw will take place October 1st!

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

Not intended to solicit those already under contract

Featured Listings



Oshawa
 \$375,000



Port Hope
 \$545,000



Bowmanville
 \$599,000



Brooklin
 \$735,900

Market Watch

September 6, 2018 -- Toronto Real Estate Board President Garry Bhaura announced sales and price increases on a year-over-year basis in August. Greater Toronto Area REALTORS® reported 6,839 sales through TREB's MLS® System in August 2018 – an 8.5% increase compared to August 2017.

Both the average selling price, at \$765,270, and the MLS® Home Price Index Composite Benchmark for August 2018 were up compared to the same month in 2017, by 4.7% and 1.5% respectively. The average selling price increased by more than

the MLS® HPI Composite due, at least in part, to a change in the mix of sales compared to last year. Detached home sales were up by double digits on a year-over-year percentage basis – substantially more than many other less-expensive home types.

For full Market Report, visit www.LouisBradica.com

Summary of Home Transactions in Durham Region

	New Listings	Active Listings	Avg. Sold Price	Avg. Days on Market
Durham Region	1,466	2,014	98%	28
Ajax	200	244	98%	24
Brock	44	85	96%	46
Clarington	262	333	98%	28
Oshawa	452	580	98%	25
Pickering	161	221	98%	26
Scugog	56	116	98%	37
Uxbridge	50	125	96%	52
Whitby	241	310	98%	27



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Featured Recipe >>> Crockpot French Dip Roast Beef

With back to school just around the corner, clubs starting back up for kids and the schedules being a bit busy I always love to make use of my many kitchen tools and gadgets. My crockpot becomes my best friend for easy prep and clean up. The joy of knowing there is an amazing meal waiting in my kitchen for me when I get home. Let alone the house smells delicious. Check out this recipe and share with me any great kitchen ideas you may have as well.

Ingredients

- ◆ 3 pound Chuck Roast
- ◆ 2 tbsp Vegetable Oil
- ◆ 2 cans French Onion Soup
- ◆ 1 cup Beef Broth
- ◆ 8 Hoagie Rolls
- ◆ 8 Slices Provolone

Instructions

- ◆ Brown Chuck Roast in vegetable oil on both sides.
- ◆ Add soups to chuck roast in the crockpot.
- ◆ Slow cook on high for 4 hours or on low for 8-10 hours.
- ◆ When slow cooker is done, move your roast to a bowl, remove fatty pieces and shred the meat.
- ◆ Pour the juice from the crockpot into a pan that you can simmer on your stovetop
- ◆ Simmer au jus juice to reduce it to half.
- ◆ Place shredded meat onto hoagie roll and top with provolone cheese. Melt under broiler until cheese is browned and bubbly.



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

SIGN UP TO BE A NOSY
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LOUISBRADICA.COM

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