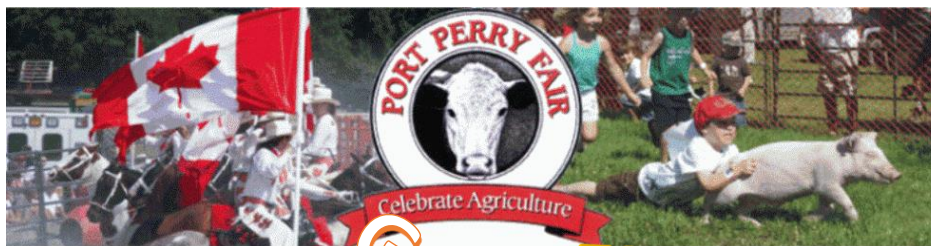


COME BY AND SAY HELLO.....

Visit us at our booth **HOME**keys.ca



PORT PERRY FAIR
SEPTEMBER 3RD, 4TH
AND 5TH

GAMES FUN PRIZES

Download our Adult and Children's colouring pages from our website www.homekeys.ca and drop them off at our booth at the fair for your chance to win.



Please send me your favourite recipes ... I would love to include them in future newsletters.

lois@homekeys.ca

Strawberry Chantilly

Ing

- 1 cup all-purpose flour
- 1/4 cup packed brown sugar
- 1/2 cup butter
- 1/2 cup chopped walnuts
- 2 egg whites 1 cup white sugar
- 2 cups fresh strawberries
- 1 cup heavy cream
- 1 teaspoon lemon juice

Directions

Preheat oven to 300 degrees F (150 degrees C).

Mix flour, sugar and butter until crumbly. Stir in chopped walnuts.

Press two-thirds of the mixture in the bottom of a 9x13-inch baking dish; the remaining crumble will be used for the topping. Bake in preheated oven for 20 minutes. Cool crust completely.

In large deep bowl, stir together egg whites, sugar (see Cook's Note), strawberries, and lemon juice. Whip with electric mixer at high speed for 10 minutes.

In another mixing bowl, whip whipping cream until stiff and fold into strawberry mixture. Spread over cooled crust. Sprinkle with remaining crumb mixture. Freeze for 6 hours or overnight before serving.

YUMMY!
YUMMY!
YUMMY!

Tankless water heaters

Heating water accounts for up to 30 percent of the average home's energy budget. Some makers of gas-fired tankless water heaters claim their products can cut your energy costs up to half over regular storage heaters. So is it time to switch?

Probably not. Gas tankless water heaters, which use high-powered burners to quickly heat water as it runs through a heat exchanger, were 22 percent more energy efficient on average than the gas-fired storage-tank models in our tests. That translates into a savings of around \$70 to \$80 per year, based on 2008 national energy costs. But because they cost much more than storage water heaters, it can take up to 22 years to break even—longer than the 20-year life of many models. Inconsistent water temperatures were a common complaint. Nor do tankless water heaters deliver hot water instantaneously. It takes time to heat the water to the target temperature, and just like storage water heaters, any cold water in the pipes needs to be pushed out. And tankless models' electric controls mean you'll also lose hot water during a power outage. **Up-front costs are high.** The tankless water heaters we tested cost \$800 to \$1,150, compared with \$300 to \$480 for the regular storage-tank types.

Tankless models need electrical outlets for their fan and electronics, upgraded gas pipes, and a new ventilation system. That can bring average installation costs to \$1,200, compared with \$300 for storage-tank models. **Tankless units might need more care.** During our long-term testing, an indicator on the tankless model warned of scale buildup. We paid \$334 for special valves and a plumber to flush out the water heater with vinegar. Many industry pros recommend that tankless models be serviced once a year by a qualified technician. Calcium buildup can decrease efficiency, restrict water flow, and damage tankless models.

This information taken from ConsumerReports.org
<http://www.consumerreports.org/cro/appliances/heating-cooling-and-air/water-heaters/tankless-water-heaters/overview/tankless-water-heaters-ov.htm>

Let's go House Hunting :)

It's always a great time to look at homes. If your thinking of a move immediate or even a few months down the road its always good to get out and see what different areas offer and what you get for your dollar.

www.homekeys.ca 905-706-0630

At Homekeys.ca Browse, Scroll and Click:

- 🔑 **Instant new Listing Alerts**
- 🔑 **Selling a Home?**
- 🔑 **Get listings in your inbox every morning**
- 🔑 **Instant update when houses in your area are selling**
- 🔑 **See what your home is worth**

\$\$ Top Dollar Results \$\$

Call for a Seller's Consultation

If your thinking of Selling your home within the next year, it's not too soon to talk about your strategy. Call me to schedule an initial consultation. It's never to early to get the ball rolling...

905-706-0630

Seller's Market Continues in Durham Region

Durham Region Association of REALTORS® (DRAR) President Sandra O'Donohue reported 1,471 residential transactions in June 2016. A slight increase compared to the same period last year. "Demand continues to exceed supply," stated O'Donohue. In contrast, there were 1,755 new listings in June 2016 compared to 1,796 June 2015; a 2.3 per cent decrease. "Inventory of available homes for sale has continued to increase buyer demand in Durham Region," added O'Donohue. The average selling price in Durham reached \$542,314 last month. In comparison, the average selling price was \$452,412 during the same period last year, which is a 15.8 per cent increase.

The overall number of available homes for sale and increasing prices are causing homes to sell in an average of 11 days compared to 16 days last year. "Durham Region has continued to see strong competition," explained O'Donohue. "This is an indication of consumer demand and, as a result, homes continue to sell quickly."

* The Canadian Real Estate Association, in co-operation with the Durham Region Association of REALTORS®



For a Quick and Easy FREE Home Evaluation call

LOIS LOGAN today!
Sales Representative

Direct: 905-706-0630

Lois@homekeys.ca

