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Tips for a Front Yard Retreat

Apart from padding out to get the morning paper or let the dog do its business, people often don't spend much time on their front porches. If you ask Toronto-based designer Karen Sealy, that's a huge waste. "Canadian summers are always too short," says Karen, "so when the weather's warm, we ought to take advantage of every square inch of outdoor space."

SET THE TONE AND LEND A SENSE OF PRIVACY: "Decor starts well before you step through the front door," says Karen. "It begins on the sidewalk." The porch, what she calls a "half-way space," as well as the exterior of the home, should give a taste of the interior. One way to achieve such a cheery exterior is by updating the colour of your home, which can easily be done with Spray Net.



REFERENCE THE SURROUNDINGS IN YOUR DECOR CHOICES: The wicker furniture set echoes the home's white and butter yellow facade, and its lattice detail emulates the original stained glass windows. The connection between the indoors and out is heightened with accessories in green, purple and pink jewel tones – a palette from mother nature's handbook – and bold floral patterns.

DECORATE WITH FLOWERS: Windowsills, both interior and exterior, make for ideal display spots. Here, an array of blooms is showcased in a collection of glass vases, bottles and jars. "Half of them came from Value Village and some are old Mason jars," says Karen. Each vessel holds a different blossom, which amounts to a look that's charmingly eclectic, befitting the rustic setting.



MAKE A STRONG ENTRYWAY AND CREATE ZONES: To create an entrance that beckons inward, Karen chose a classic black front door. "The dark shade grounds the light facade," she says. Matching accessories, such as the pendant light, mailbox and tall planters overflowing with greenery, lend the desired gravitas. White cladding frames the doorway on one side to create the illusion that the entry is centred (it actually sits to the left from the viewpoint of the stairs).

ENHANCE THE MOOD WITH LIGHTING: Don't let the setting sun mark the end of your evening – whether it's a great friend or a good book that's keeping you company. The sitting area gets a dose of ambience from a rustic branch lantern. "Pop in a citronella candle like this one to ward off bugs," says Karen, "or opt for a battery-powered LED version if you're going to leave it unattended."



BRING THE COMFORTS OF THE INDOORS OUT: "The more comfy, cradling elements there are, the more likely we are to use a space," says Karen, so don't be afraid to incorporate items like toss cushions or throws. Corralled in a basket, they can be easily pulled under cover when it rains.

Read full article: www.styleathome.com



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Market Statistics

I think it is important to know the current market statistics and mortgage rates—here is a snapshot of the current market statistics. To view the market statistics in greater detail please click [here](#). Together with my mortgage specialist we can find the home and the financing that work for you. For mortgage calculator click [here](#).

April 4 2018 -- Toronto Real Estate Board

President Tim Syrianos announced that Greater Toronto Area REALTORS® reported 7,228 residential transactions through TREB's MLS® System in March 2018. This result was down by 39.5% compared to a record 11,954 sales reported in March 2017 and down 17.6% relative to average March sales for the previous 10 years.

Summary of Existing Home Transactions				
Durham Region	New Listings	Active Listings	Avg. Sold Price	Avg. Days on Market
Durham Region	1,755	1,660	99%	18
Ajax	242	212	100%	15
Brock	42	59	96%	25
Clarington	322	281	100%	15
Oshawa	474	425	99%	16
Pickering	223	236	98%	19
Scugog	52	63	95%	41
Uxbridge	52	92	99%	30
Whitby	348	292	99%	17

The number of new listings entered into TREB's MLS® System totaled 14,866 – a 12.4% decrease compared to March 2017 and a 3% decrease compared to the average for the previous 10 years.

"TREB stated in its recent Market Outlook report that Q1 sales would be down from the record pace set in Q1 2017," said Mr. Syrianos. "The effects of the Fair Housing Plan, the new OSFI mandated stress test and generally higher borrowing costs have prompted some buyers to put their purchasing decision on hold. Home sales are expected to be up relative to 2017 in the second half of this year."

The MLS Home Price Index Composite Benchmark was down by 1.5% on a year-over-year basis for the TREB market area as a whole. The overall average selling price was down by 14.3% compared to March 2017.

While the change in market conditions certainly played a role, the dip in the average selling price was also compositional in nature. Detached home sales, which generally represent the highest price points in a given area, declined much more than other home types. In addition, the share of high-end detached homes selling for over \$2 million in March 2018 was half of what was reported in March 2017, further impacting the average selling price.

"Right now, when we are comparing home prices, we are comparing two starkly different periods of time: last year, when we had less than a month of inventory versus this year with inventory levels ranging between two and three months. It makes sense that we haven't seen prices climb back to last year's peak. However, in the second half of the year, expect to see the annual rate of price growth improve compared to Q1, as sales increase relative to the below-average level of listings," said Jason Mercer, TREB's Director of Market Analysis.

Terminology Tip

Mutual (shared) Drive: A strip of land shared by adjoining neighbours used as a joint driveway by both parties, created by an easement on each property.

Grandparent Clause: Is often associated with changes in zoning requirements where existing owners are permitted to continue a practice, such as a non-conforming use, that has been effectively ended through new zoning by-laws.