

# The checklist every home seller should have

Is it time to sell your current home? Whether you're moving to a larger space for your growing family or you want to downsize, selling your home can be a daunting decision. It is important to make solid decisions based on facts and not on emotion. Work with someone who can guide you every step on the way.

**Hire a professional:** Hire a real estate professional who can guide you through all the details in the ever changing market, someone who knows the values in your area and understands what needs to be done to get your home "show ready", staging if necessary and any touchups or home improvements that will help the sale.

**Ask questions:** When you are signing the listing documentation, ask questions to ensure you know what everything means, your real estate sales representative will be able to explain anything you don't understand.

**Include the facts:** It is important to include all of your home's details in the listing documentation, from the square footage to recent renovations to items that are or are not included in the sale price. Also remember to list any rental

## KATE'S KORNER



Royal LePage Real Estate Services Ltd.

items.

**Plan your open house:** Speak with your real estate sales representative about planning the dates you would like to have an open house, remember to secure your valuables and your personal documents to protect yourself and your property.

**Know your options:** When reviewing offers on your home, the details of the offers are confidential. In the case of multiple offers, your real estate sales representative is there to help you make the best choice.

**Know your budget:** Remember that there are closing costs associated with selling a home including real estate commissions, legal fees, and moving expenses.

**Plan ahead:** Does the closing date on the home you are selling align with the closing date of your new home, or can you consider moving a week earlier to avoid that moving day stress.

Contact Kate Vanderburgh, sales representative for Royal LePage Real Estate Services Ltd., Broker at 905-338-3737 or by email at [kate@katevanderburgh.ca](mailto:kate@katevanderburgh.ca)



## Eco-friendly renovations

Every year, the construction industry produces heaps of waste, which contributes to widespread pollution. Are you looking to transform one or more rooms in your home while leaving behind the smallest possible ecological footprint? Consider these seven eco-friendly tips for your upcoming renovation.

1. Deal with a specialized recycling company that will take your leftover scraps instead of sending debris and other waste to your local junkyard.

2. Buy synthetic gypsum (which is made from recycled materials) instead of standard brands. Not only is their quality identical, but synthetic varieties are also much more sustainable.

3. Choose paint that doesn't contain volatile organic compounds (VOC). For example, water-based paints with a matte finish are generally good choices.

4. Invest in types of flooring produced with materials that have been either recycled or extracted from forests protected under the Forest Stewardship Council (look for the letters "FSC"). Eco-friendly materials to consider include bamboo, concrete, cork and engineered wood products.

5. Prioritize plumbing fixtures (toilets, showers, faucets, etc.) that cut down on water waste.

6. Insulate your water heater to reduce heat loss and minimize condensation.

7. Carefully consider your choice of lighting. Opt for energy-efficient bulbs to lower your utility bills and carbon footprint. (NPT)



## KATE VANDERBURGH

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JEFF MONSINGER, Broker



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1295 OUTLOOK TERRACE  
\$1,199,900 - Glen Abbey



2089 INNKEEPER COURT  
\$1,439,900 - Glen Abbey

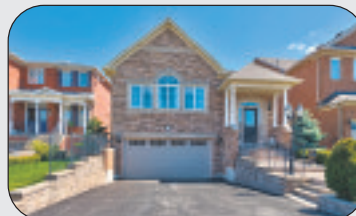


EXCLUSIVE LISTING

1136 PILGRIMS WAY  
\$1,788,800 - Glen Abbey



2274 ROCHESTER CIRCLE  
\$1,699,900 - Bronte Creek



1482 SANDPIPER ROAD  
\$1,059,900 - West Oak Trails



415 GOLDEN OAK DRIVE  
\$999,900 - Wedgewood Creek



OPEN HOUSE SAT & SUN 2-4

1378 BLACKBURN DRIVE  
\$739,900 - Glen Abbey



2194 OAK BLISS CRESCENT  
\$879,900 - West Oak Trails



#16 - 2614 DASHWOOD DRIVE  
\$549,900 - West Oak Trails

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Kate Vanderburgh Team consists of three Licensed Sales Representatives & one Broker

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