

The look of a house ready for listing

What should I do to the interior of my property, before I list it for sale?

Every room should look as spacious, bright, and warm as possible.

- Wash walls, ceilings, and trim. Consider painting with light, neutral colours. Repair cracks.
- Tighten loose knobs, towel racks, switch plates and outlet covers.
- Fix tight doors and windows, squeaky floorboards, and loose stair banisters.
- Clean and repair caulking around tubs and sinks. Fix leaky faucets; remove water stains.
- Clean and organize the basement and attic. This is a good opportunity to throw out all the bits and pieces that aren't going to be moved.
- Organize closets. Get rid of the clutter. Limit the number of items stored overhead or on the floor.
- Clean out kitchen cabinets, and remove clutter from countertops.
- Clean drapes, blinds, and curtains. Shampoo carpets, and wax floors.



KATE'S KORNER

Royal LePage Real Estate Services Ltd. Brokerage



- Now's a good time to spray for bugs.
- Arrange furniture to make rooms appear as spacious as possible.
- Remove any items being taken to the new home such as chandeliers and mirrors.

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

Top tips: recreational property

During the summer months, many Canadians in search of a little rest and relaxation flock to the country to buy the perfect recreational property. Yet, without the proper tools or guidance, their search can be anything but peaceful.

"There are often many little details to consider before pulling the trigger on a transaction that can seriously affect a prospective homeowner's enjoyment of recreational living," explains Todlynn MacPherson of Royal LePage Truro Real Estate. "For this reason, it is important that buyers think about what it is they truly want before looking for some fun in the sun."

Here are four factors to consider when looking for a recreational home:

Seasonality matters. Before searching for a recreational property, consider when you'd like to use it. While some properties are built for the summer months, others can be enjoyed all year round.

Keeping up with maintenance. Certain homes require more upkeep. Prior to making your decision, think about the amount of work that you are willing to put into maintaining a recreational property.

Location, location, location. A property is only as good as the enjoyment it brings. By purchasing a recreational property closer to home, prospective buyers are effectively able to use it more often, providing a greater return on their investment.

Hire an experienced realtor. Recreational properties are often purchased well outside of a buyer's area code. In order to get a lay of the land, it's highly recommended that potential owners seek the help of an experienced local real estate agent. Doing so will accelerate your search in finding the cottage of your dreams.



KATE VANDERBURGH

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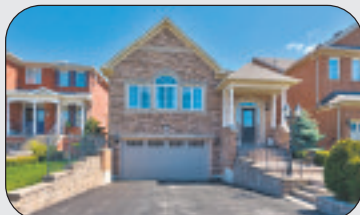
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1482 SANDPIPER ROAD

Ravine! 2+1 bed/3 bath bungalow, fin w/o bsmt w/1 bed + den apt. Deck o/looks pond/ravine. Hrdwd, FP & new carpet.

\$1,059,900



1295 OUTLOOK TERRACE

4 bed/2.5 bath, salt water pool, lrg deck, reno'd granite kit, w/island, b/i appl's, o/c main flr, 2 FPs, fresh paint & hrdwd t/o.

\$1,369,900



OPEN HOUSE SATURDAY 2-4

2089 INNKEEPER COURT

Huge pie lot (95' at back), backs onto park! Fresh paint, new 2nd flr carpet, u/d kitchen/baths, main flr den & tiered deck.

\$1,498,900



1148 TREETOP TERRACE

Upgraded 2 bed/2.5 bath, freshly painted & hrdwd t/o, wood stairs, both bdrms w/ensuites & w/i clsts. Private yard & patio.

\$669,800



2274 ROCHESTER CIRCLE

Ravine! Monarch 3500+sf, Indscpd, i/g sprnkrls, office, den, hrdwd t/o, gourmt kit, fin w/up bsmt, custom patio, cedar gazebo.

\$1,699,900



EXCLUSIVE LISTING

PILGRIMS WAY - GLEN ABBEY

5 bed/4.5 bath, 47'x131'x150'x65' lot, sun rm addtn, hdwd, pots, den, u/d kit, granite & SS. Fin bsmt, rec, wet bar & 2nd kit.

\$1,788,800

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