

# Buying your home in today's real estate market

Buying a home is a big decision whether it's your first home or you are a seasoned home owner. To help you make smart decisions, be informed, ask questions and work with a real estate professional who will put your interests first.

**Do your homework:** Get informed about the buying process, before it begins. Do you know who is representing you?

**Hire a professional:** Hire a real estate professional who knows your market, and has the experience and knowledge to guide you through the process. Find a real estate professional who has worked in your area.

**Get it in writing:** Your real estate professional will begin to work on your behalf, and a buyer representation agreement will outline your search area and how long it will be in effect. This is for your protection, as an informed consumer is a smart consumer.

**Keep budget in mind:** Remember to include legal fees, land transfer tax, mortgage insurance and utility hookups in your total cost.

Know the costs of a home inspection and home appraisal or survey.

Moving costs can vary based on volume, distance and whether you hire a professional mover. Have wiggle room in your budget to cover the cost.

**Protect yourself:** Make your offer conditional on mortgage financing and a home inspection. You can always remove these conditions if necessary.

**Home inspection for your protection:** Ask your real estate professional to recommend a qualified home inspector. You will need to find out about the age and condition of the home's systems, such as the plumbing and electrical. Have there been any leaks? Don't hesitate to ask questions.

**Be specific:** Make your offer as detailed as possible, outline what is included in the sale of the home, are there renovations that need to be completed? Don't leave any loose ends, get it all in writing.

**Plan ahead:** In the current marketplace, multiple offers are commonplace, if you encounter a bidding war, enter with a strategy. Set ground rules in advance about what you want from a home, what you're willing to spend and what conditions must be met. Once your rules are set, stick to them. A registered real estate professional can help you navigate the many steps and decisions involved.

The Kate Vanderburgh Team is committed to ensuring that all of their clients receive a personal and comprehensive strategy to reach your individual real estate goals, let them put their years of experience and professionalism to work for you.

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

## KATE'S KORNER



Royal LePage Real Estate Services Ltd.

# Room to grow: Create a custom space for your teenager

As your child grows into adolescence, so too will their need for personal space. While this may be cause for trepidation, it can create a unique opportunity to get to know them better.

Invite your teen to work with you to redesign their room. This shared project can be a creative and fun way to get in touch with their changing tastes, needs and personality. The time spent together will make it a worthwhile experience, while at the same time validating your child's desire for greater individuality and, eventually, a little more independence.

Here are some quick tips to achieve a room you'll both love:

1. Be ready to compromise on colour, within reason. Let your teen express their personality by selecting a palette that makes them feel comfortable and inspired. Brighten darker palettes with accessories to create pops of dramatic colour.

2. Let the décor grow up. Don't take it personally if

your teen wants to pack away sentimental childhood mementos. Box them up as a treasure they'll rediscover when they're older.

3. Consider soundproofing. Teens can be noisy, with music, online chats, video games and when hanging out with friends. Use a sound-proofing insulation for their walls, like Roxul Safe 'n' Sound. It will provide additional privacy you may both welcome.

4. Create organization. While their room may not stay perfectly tidy, increase the likelihood with easy-to-use storage solutions. Fabric bins, seating with storage, or a colourful hamper can cut down on the disarray.

5. Practice patience and good communication. One thing is certain: whether it's their room or their world, not everything will go to plan. Just like the terrible twos, you'll get through the taxing teen stage, as well. Teens may sometimes close their door, but they should definitely know that yours is always open.

[www.newscanada.com](http://www.newscanada.com)



## KATE VANDERBURGH

SALES REPRESENTATIVE

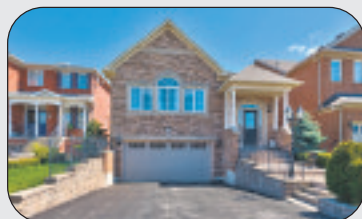
905 338 3737

[KATEVANDERBURGH.CA](http://KATEVANDERBURGH.CA)

JEFF MONSINGER, Broker



OAKVILLE | BURLINGTON | MISSISSAUGA | BRAMPTON | CALEDON



### 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.

**\$1,129,900**



### OPEN HOUSE SAT & SUN

### 1295 OUTLOOK TERRACE

4 bed/2.5 bath, salt water pool, lrg deck, reno'd granite kit, w/island, SS appl's, o/c main floor, 2 gas FPs, fresh paint & hardwood t/o.

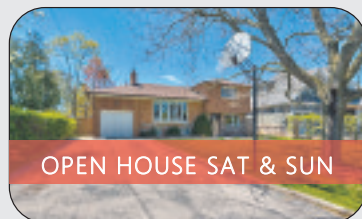


### EXCLUSIVE LISTING

### 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**



### OPEN HOUSE SAT & SUN

### 623 TRAFFORD CRESCENT

65'x150' lot! Live in, reno or build. 4 bed/2.5 bath, 4 lvl s/split, hrdwd, 2 FPs, fin bsmt, tiered deck, 8'x17' workshop w/elec.

**\$1,098,000**



### 2285 PATHFINDER DRIVE

Private ravine! Upgraded 3 bed/2.5 bath, hrdwd, eat-in kit w/SS appls & b/s. FR w/FP, o/c LR/DR, fenced yard w/large deck.

**\$799,900**



### GLEN ABBEY - FOR LEASE

4 bed/5 bath, 3450sf + fin bsmt! Main flr office, 2 FPs, hrdwd, u/g eat-in kit w/granite, SS appls & b/s. Rec rm w/wet bar.

**\$3,850/mth**

ROYAL LEPAGE REAL ESTATE SERVICE LTD., BROKERAGE



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

TOP 1% in CANADA