

# KAPELERIS REAL ESTATE INSIDER

**OUR COMMUNITY** / Your Source for Real Estate Info in MISSISSAUGA / April 4, 2014 - Vol 007

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**RE/MAX** Legacy Realty Inc.  
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BROKERAGE



## How To Play Safe During: **BIDDING WARS**

Continue reading on page 2...



**3 DAYS ON MARKET**

**522 Petawawa Cres**  
Double Dr.Entry Two Storey Foyer, Totally Renovated 4 Br Home Backing Onto Small Park, Tennis Court, And Skating Rink. Custom Design Kitchen, Longated Cupboards With Centre Island, Granite Counters & B/Splash,Ensuite Jaccuzzi Tub.



**Just Listed!! \$569,900**

**439 Wildgrass Rd**  
Beautiful Semi-Detached, 3 Br. Hardwood Floors Thru-Out. Renovated Kitchen, Quartz Countertop With Blk Bar. Fully Finished Bsmt. R/I Kitchen & 3 Pc Bathroom.



**ONLY**

**456 Apache Crt.**  
New listing(Exclusive)AMAZING 4 br. 2750 sq.ft.9ft. ceilings,open concept,double door entry,finished basement.Asking \$749.000 call now to view!



**JUST LISTED \$759,000**

**532 FEATHERGRASS**  
Totally renovated bungalow,new kitchen granite counters,new baths,hardwood thru-out,pot lights,fin. bsmt.sep.entrance.won't last call to view



**Excellent Condition!! \$569,900**

**5337 LUCAS**  
Immaculate 4 Br Home In Sought After Court Location. Hardwood Flrs Throughout. Open-Concept. Very Well Maintained, Convenient Location To All Amenities, Quick Access To Hwys.



**JUST LISTED \$884,900**

**4963 Maxine Pl**  
The "Whitney" Model Approx 3100 Sq Ft Much Sought After Location-Hardwood Floors Thru-Out-Huge Kitchen, Fam Room Open Concept, 4 Large Bdrms.

25 YEARS EXPERIENCE = RESULTS!

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KAPELERIS TEAM

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\* Not intended to solicit buyers or sellers currently under contract with brokerage.





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...Coming from the cover

## Whoever said “Opposites Attract”... Must have known Louis and Carmela Kapeleris

*When it comes to their real estate partnership, Louis and Carmela bring two very different approaches. He's a bit more calm and she's a bit more spirited. Carmela has a creative eye for detail while Louis has a mind for business. But it's the balance of their personalities that makes their relationship successful both personally and professionally. And it's the powerful combination of their different skill sets that makes them such a dynamic Real Estate team. Together, there's nothing Louis & Carmela can't achieve.*

*Whether you are looking to buy or sell a home in the near future or just want to stay in touch with the Kapeleris team, be sure to look them up online at:*

Facebook - <https://www.facebook.com/KapelerisRealEstate>

<https://www.facebook.com/IloveMississaugaOntarioCommunity>

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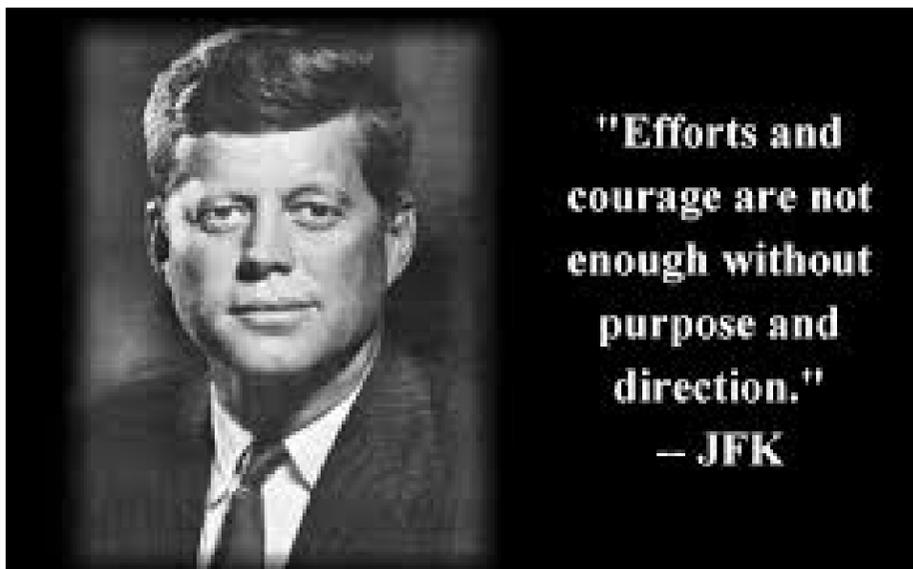
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KapelerisTV YouTube - <https://www.youtube.com/watch?v=qHmRcLOUHs4>



**LOUIS & CARMELA**  
KAPELERIS TEAM



**"Efforts and  
courage are not  
enough without  
purpose and  
direction."  
— JFK**

## How to play safe during bidding war .

Written by: Mark Weisleder, Toronto Real Estate Lawyer

Real estate markets in Toronto and Vancouver are still red hot with bidding wars driving up prices, mainly for detached homes under \$1 million. One reason is that listings are in short supply.

In at least one case, I know of, more than 20 offers were received and in others buyers are paying tens or hundreds of thousands of dollars over the asking price. What's worse, many buyers are putting in offers without any conditions, hoping this will help them clinch the deal.

In this kind of market, buyers can still protect themselves.

Don't bid without an inspection: In an environment of bidding wars, odds are that you will lose up to five times before you get the house you want.

Even if you make a bid without a condition, the home should be gone over by a home inspector before the bid. This can get expensive, since the average inspection report costs between \$350 — \$550, depending on the size of the house.

As such, you may pay up to \$2,500 in inspection fees before you get an accepted offer. In my opinion, when buying a million dollar property, this is a worthwhile investment. I have heard too many stories of people who bought without an inspection, only to discover major problems later.

Interview a few inspectors first: Doing so means you'll get an idea about what they look for when inspect a home. You may also be able to make an arrangement whereby if they do multiple inspections, the costs per inspection drops. The main things to watch for are the age of the furnace, roof, water penetration issues and the wiring. The inspector will also look for cracks, slopes in the floors and doors that do not close properly, which all could point to potential foundation issues.

Also read: Think carefully before suing your neighbour

The five bidder rule: I would consider backing out when there are more than five bidders on a home. You will likely seriously overpay for the home, based on the irrationality of the other bidders. Even if you win, there may be problems financing your purchase. Just because you may have qualified for a million dollar home, if your lender figures you paid too much, you will not get the loan you expected, which may result in your not being able to close your deal.

Inspections done by sellers: Some sellers have their own inspections and make the report available to buyers. It is dangerous to rely on this and not conduct your own. These seller's reports usually come with a disclaimer that it is for information purposes only, so you won't be able to sue anyone after closing if the information turns out wrong. You would have to prove the seller actively concealed major defects.

The 10 per cent effect: Foreign investors continue to love Canadian real estate as a safe haven. With the fall of the Canadian dollar, our houses just got 10 per cent cheaper in U.S. dollar terms. The focus tends to be condominiums, so don't expect a crash in the condo market any time soon.

When you are looking for a home, even at these prices, make sure you are close to public transit, and have good amenities around you. You are not a stock day trader, buying a home and selling it shortly afterwards for a quick profit. If you are buying for the long term and can afford the payments, you do not have to worry about any changes in the market or in interest rates — if you lock in your rate for an extended period.

Even when those around you are going crazy, be prepared and you can be successful, even in a bidding war.

Mark Weisleder is a lawyer, author and speaker to the real estate industry. You can contact Mark at [mark@markweisleder.com](mailto:mark@markweisleder.com)

**CALL US FOR FREE HOME EVALUATION 416-315-4949**



**MILTON \$639,900**

**108 Scott Blvd**

Gorgeous Heathwood Traditions home offering Hardwood floors, separate dining room, open concept design, eat-in kitchen, living room w/gas fireplace. 2nd floor family room w/balcony & laundry, Large Master bed with 5 pc ensuite & 2 closets.



**MILTON \$364,900**

**123 Mill St W**

Great location, close to school, amenities and a short walk to Fairy Lake. Well maintained 3+2 bedroom home. Terrific for large family, in-laws or nanny suite in lower level with walkout to yard, 2nd kitchen, Living area with fireplace, 3pc bath and laundry! Fenced Yard and more...call today!



**MILTON \$769,800**

**2196 Grand Blvd**

Welcome to Muskoka in the city, located in the community of cedar springs. Spectacular cottage built in 2003 backs on to river w/lrg deck, outdoor shower, hot tub, screened in sun deck and amazing treehouse. One of a kind home shows +10. 3 bedrooms + loft, open concept, centre stone fireplace, pine plank floors, chef's kitchen and much more!



**DOWNTOWN BRAMPTON \$399,800**

**14 Isabella Street**

You will love this exquisitely renovated home. Exposed brickwork, 9' ceilings and artistically installed hardwood flooring. Custom kitchen with high end fixtures. A must see. Stunning bathroom with clawfoot tub & separate shower. Newly installed deck perfect for entertaining. Walk to GO, Gage Park, PAMA, shops and more!



**DOWNTOWN BRAMPTON \$769,900**

**8 Elizabeth Street South**

Dutch Colonial Century home featuring fine workmanship. Custom kitchen featuring high end chef's appliances, quartz counters, travertine floors and large breakfast bar. Walk out to the 2 tiered deck and in ground swimming pool. Separate entrance to a fully renovated nanny suite. Walk to Gage Park, GO Transit, PAMA, shopping & restaurants.



**ORANGEVILLE \$499,800**

**200 Kingfisher Drive Unit 1**

1500 sq ft executive bungalow. Walk out to the deck and manicured lawns from the open concept great room. Over \$70K spent on upgrades such as 9' ceilings, gourmet kitchen with dual ovens, gas fireplace, hardwood floors and more. Basement nanny/in law self-contained suite with laundry.

**Advertise YOUR HOUSE HERE**



**DOWNTOWN BRAMPTON \$899,000**

**11 Etobicoke Dr**

Executive bungalow in park-like setting on approx. 1 ACRE of land with the Etobicoke Creek running thru. 3+1 bedrooms, large living/dining overlooking the gardens, oversized kitchen with granite, 2-tier deck and more. Walking distance to Gage Park, GO transit, shops and restaurants.

**"I've failed over and over and over again in my life... and that is why I succeed"**  
- Michael Jordan



**DOWNTOWN BRAMPTON \$409,000**

**19 Fraser Avenue**

3+1 bedroom bungalow on a 143' lot with countless upgrades. Renovated kitchen with stainless steel appliances. Huge master bedroom with wall to wall closet & sitting area. Separate nanny suite with renovated kitchen, bathroom, 4th bedroom and living/dining room. Walk to all downtown amenities.



**DOWNTOWN BRAMPTON \$368,810**

**8 Purple Finch Court**

Park Place executive complex within walking distance to GO transit. Professionally landscaped. 1820 sq ft home with a great floor plan! Tall ceilings welcome you into the great room which overlooks the modern kitchen & dining room. Large bedrooms, closets and bathrooms. Finished basement.



**DOWNTOWN BRAMPTON \$429,800**

**66 Joseph Street**

This 4+1 bedroom, 3 bath home is perfectly located for a family or professional wanting to work from home. Great opportunity for income potential. Oasis-like yard outdoors, open concept layout indoors with numerous windows to shower all levels in light. Walk to GO Transit.

**To get your home sold, call us now 416-315-4949**



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# Homes For Sale

FOR  
SALE



BRAMPTON

\$299,700

**89 Chipmunk Cres**

Alcan Design Homes Limited Built - "The Sheridan Manor" Four Bedroom, Two Storey Home. Original Home Owners Since 1967. Upgrades Over The Years Include Heated Inground Pool, Hot Tub, Bay Windows, Vinyl Siding, Garage Door, Balcony Off Master Bedroom, Washrooms On Second Floor. Property Is Being Sold On As "As Is Where Is" Basis By Estate Trustees.



POWER OF SALE

\$279,000

**1333 Bloor St 1504**

Great location, close to school, amenities and a short walk to Fairy Lake. Well maintained 3+2 bedroom home. Terrific for large family, in-laws or nanny suite in lower level with walkout to yard, 2nd kitchen, Living area with fireplace, 3pc bath and laundry! Fenced Yard and more...call today!



POWER OF SALE

\$739,900

**15 Lauderhill Rd**

Great Opportunity, Best Location, 4 Bedroom Detached With 4 Washroom, Separate Family Room And Living Room, Hardwood Floor, Oak Stairs, Home Has Been Extensively Customized With Top Quality Upgrades.



MISSISSAUGA

\$399,900

**3911 Ponderosa Lane**

Cute As A Button! 3 Bedroom Semi With Parking For 3 Cars In Driveway. Brand New Broadloom Throughout. Bright Ground Floor With Open Concept Layout. Dining Room Has Walkout To Backyard With Cedar Deck, Hot Tub And Garden Shed. Kitchen Has Tasteful Updated Backsplash And Flooring. Finished Basement With Separate Laundry Room.



MISSISSAUGA

\$419,786

**3230 Apricot St**

Beautiful Home On A Premium Lot. Excellent For A Professional/Retired Couple Or First Time Buyer\*\*Large Fenced Backyard. Walkout To Large Deck. Professionally Finished Basement W/Pot Lights & Laundry Room\*\*Close To 401, 403, Shopping Centres.



MISSISSAUGA

\$634,900

**537 Warhol Way**

Absolutely Gorgeous 4 Bedrooms Detached Home Court Location With 2 Bedrooms Basement Apartment. Currently Rented At \$800 And Tenant Willing To Stay Or Leave. This Beauty Has Hardwood Floor All Over, Oak Stair Case, Large Kitchen, W/O To Well Maintained Yard, Gas Fire Place, Main Floor Laundry With Access To Double Garage,.



MISSISSAUGA

\$599,850

**3736 Partition Rd**

Excellent Opportunity For First Time Buyers Or Investor! One Of The Most Beautiful Homes In The Lisgar Community! This Home Features 9' Ceilings On Main Flr, 3 Spacious Bedroom (Was 4 Bedroom Converted To 3), 2nd Floor Family Rm W/14' Cathedral Ceilings, Open Concept Living & Dining Rm.



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CALL US NOW  
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BRAMPTON

\$184,500

**4 Dayspring Circ 3313**

1 Bedroom Plus Den, Looks Very Good. Property Being Sold As Is. Less Than 5 Years New Condo Unit In Desired Location.



MISSISSAUGA

\$550,000

**7006 Hickling Cres**

potless, Well Cared For 3Br Det. Home With Ingr Pool. Reno'd Kit, Brkfst Area, W/O To Pool. Granite Ctr, Marble Bkspsh, California Ceiling. Hw In Dr & Fam Rms. French Doors In Dr To Foyer & Kit. Bow Window. 3Br's Have Laminate Flr. Reno'd 4Pc Main Bath. All 4 Bath Reno'd Or Updated.



MISSISSAUGA

\$ 489,900

**34 Cosmo Crt**

Vales Of Castlemore Beauty! Mattamy Built Corner Home In Prestigious Area Situated On A Quiet Street. Boasting Over 4,000 Sq. Ft. With An Open Concept Layout. This 4 Bedroom Property Offers Functionality Featuring: Maple Cabinetry W/ Granite Counter Top, 2 Gas Fireplaces, 2 Oak Staircases, Generous Great Rm + Family Rm, Main Floor Den, Large Eat-In Kitchen With W/O To Deck.



MISSISSAUGA

\$ 869,800

**3284 Grassfire Cres**

Rarely Does A Home Of This Caliber Come Along! Nestled Amongst Towering Mature Trees On A Beautifully Landscaped Lot In Prestigious Applewood Hills.



# HOMES FOR SALE

## MEADOWVALE

**Detached**  
23 Available  
**Semi**  
11 Available  
**Condo Town**  
16 Available  
**Condo Apt**  
5 Available

## CITY CENTRE

**Detached**  
0 Available  
**Semi**  
1 Available  
**Condo Town**  
7 Available  
**Condo Apt**  
441 Available

## HURONTARIO

**Detached**  
21 Available  
**Semi**  
7 Available  
**Condo Towns**  
14 Available  
**Condo Apt**  
91 Available

## PORT CREDIT

**Detached**  
22 Available  
**Condo Towns**  
8 Available  
**Condo Apt**  
19 Available

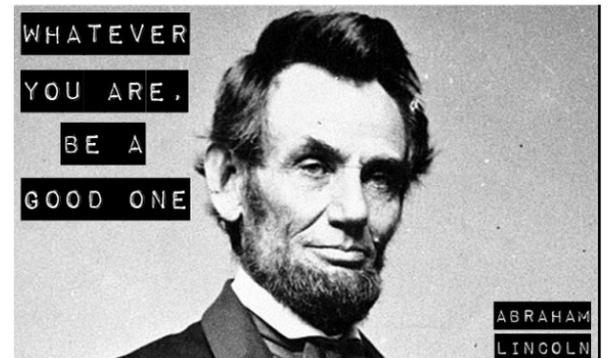
## ERINMILLS

**Detached**  
35 Available  
**Condo Towns**  
20 Available  
**Condo Apt**  
16 Available

## STREETSVILLE

**Detached**  
11 Available  
**Semi**  
3 Available

**CALL US TODAY FOR ANY OF THESE HOMES 416-315-4949**



## HAIRLOSS

According to the American Hair Loss Association, two-thirds of men will experience hair loss by the age of 35. But women are also affected, making up 40% of all hair loss sufferers. Affecting self-image and emotional well-being, the condition has been a difficult one to treat. But a new study brings hope - in the form of human hair-follicle-generating stem cells.

Researchers from the Perelman School of Medicine at the University of Pennsylvania have published results of their study in *Nature*, where they describe the method by which they were able to convert adult cells into epithelial stem cells (EpSCs).

Although using stem cells to regrow hair follicles has been a potential technique for combatting baldness, until now, nobody has been able to produce enough of these cells.

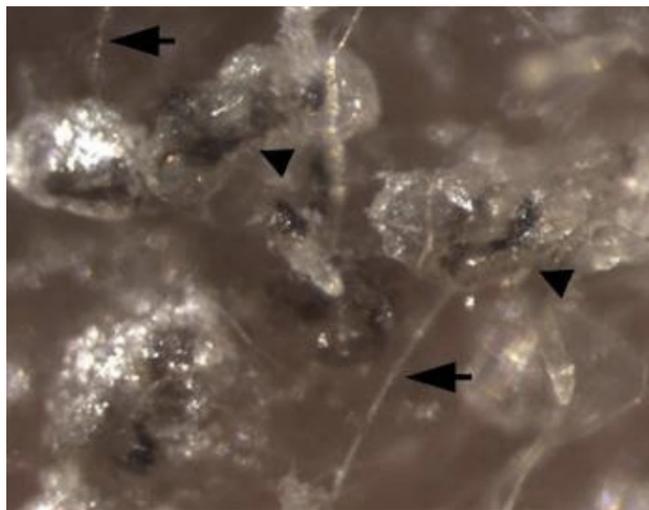
The team says they are the first to achieve this result in either humans or mice.

Led by Dr. Xiaowei "George" Xu, associate professor of pathology and laboratory medicine and dermatology at the University of Pennsylvania, the scientists started their research by using human skin cells called dermal fibroblasts.

How did the team produce the cells?

The researchers converted the human skin cells into induced pluripotent stem cells (iPSCs) by adding three genes. These iPSCs are able to change into any cell types in the body, so the researchers converted them into epithelial stem cells, which are normally found in a part of hair follicles.

Using techniques from other research teams to convert iPSCs into keratinocytes - a main cell type in the top layer of the skin - Dr. Xu and colleagues showed they could "force" the iPSCs to make large



quantities of EpSCs by controlling the timing of growth factors the cells received.

When they implanted these EpSCs into mice, the cells regenerated cell types of human skin and hair follicles, and also created recognizable hair shafts, which the team says shows promise for eventually regrowing hair in humans.

In 18 days, 25% of the iPSCs converted into EpSCs, which were then purified using the proteins expressed

on their surfaces, the team notes.

Technique 'not yet ready for humans'

After mixing the human-derived EpSCs with dermal cells from mice, the team grafted them onto the skin of the mice and produced a functional human epidermis - the outermost layers of the skin.

The hair follicles that were produced from this, notes the team, were structurally similar to human hair follicles.

Dr. Xu says that this "is the first time anyone has made scalable amounts of epithelial stem cells that are capable of generating the epithelial component of hair follicles," adding that the cells could aid in wound healing, cosmetics and hair regeneration.

However, these cells are not yet ready for use in humans because the team has only solved one part of the equation. A hair follicle contains both epithelial cells and a certain kind of adult stem cell called dermal papillae.

Dr. Xu explains:

"When a person loses hair, they lose both types of cells. We have solved one major problem, the epithelial component of the hair follicle. We need to figure out a way to also make new dermal papillae cells, and no one has figured that part out yet."

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KAPELERIS TEAM



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# Sudoku

1		9				2	5	
				7		6		3
	2		1			8		
3	5	6			4			9
		2	9	8				
	8					5		
	6	1	3					5
		3	7					6
5				6				

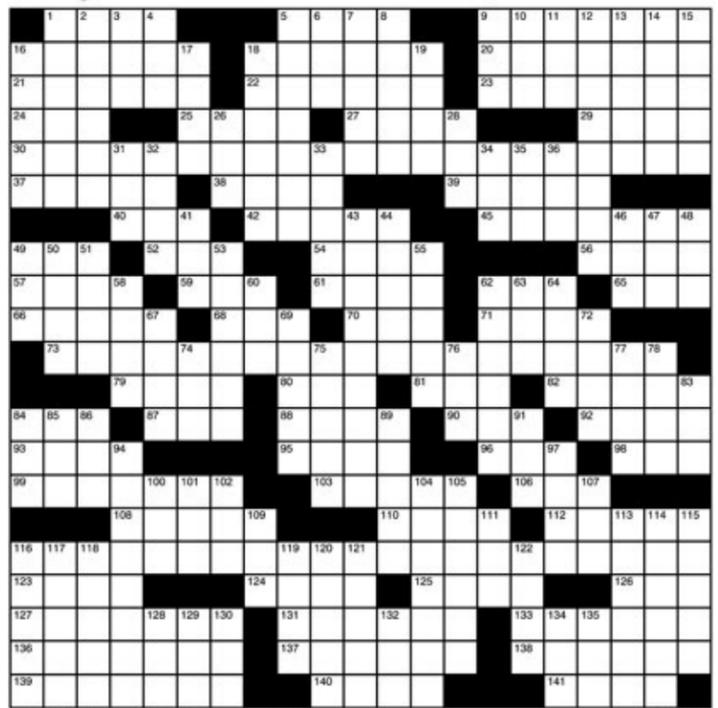
# Crossword Puzzle

## Witty

Edited by Linda and Charles Preston

### ACROSS

- 1 Birthday candle holder
- 5 There ain't nothin' like one!
- 9 Snatched
- 16 Truly high
- 18 One of a tropical bunch
- 20 Not favorable
- 21 Required
- 22 Turkish pilgrims' inn
- 23 Business big shot
- 24 IRS concern
- 25 SE Kansas town
- 27 Comic Johnson
- 29 "Moonstruck" star
- 30 With 116 and 127 Across: a wit's remark
- 37 French composer Franck
- 38 Yoke pair
- 39 Heartless
- 40 Fido's foot, e.g.
- 42 A potato center
- 45 Type of nuclear reactor
- 49 Fall guy
- 52 Fond du \_\_\_\_\_, WI
- 54 Quiz
- 56 Clinton alma mater
- 57 Buttery spread
- 59 Stallone, to friends
- 61 Jazz singer James
- 62 York youth
- 65 Three no trump, e.g.
- 66 Silvery fish
- 68 Charged atom
- 70 Slippery one
- 71 Measure of land
- 73 12 Down's witty group
- 79 Japanese indigenous group
- 80 Dove sound
- 81 Turf
- 82 Actress Shirley
- 84 It goes with humbug
- 87 Gen. Robert E.
- 88 Mortar holders
- 90 Marry
- 92 "\_\_\_\_\_ But the Lonely Heart"
- 93 I cannot tell \_\_\_\_\_
- 95 Enough: arch.
- 96 Actor Torn
- 98 Earnings
- 99 Scorn
- 103 Checkups, for short
- 106 Kettle's companion
- 108 Cow feature
- 110 Speck
- 12 Bounds' partner
- 16 30 Across, cont.
- 23 Region
- 24 Honolulu isle
- 25 Essayist Charles Lamb
- 26 Go wrong
- 27 End of quote
- 31 Most discourteous
- 33 Ornate style
- 36 Heavenly love boat?
- 37 Is sparing
- 38 Coupled
- 39 Teeters



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3/30/2014

- 140 Remain
- 141 Reiner and others

### DOWN

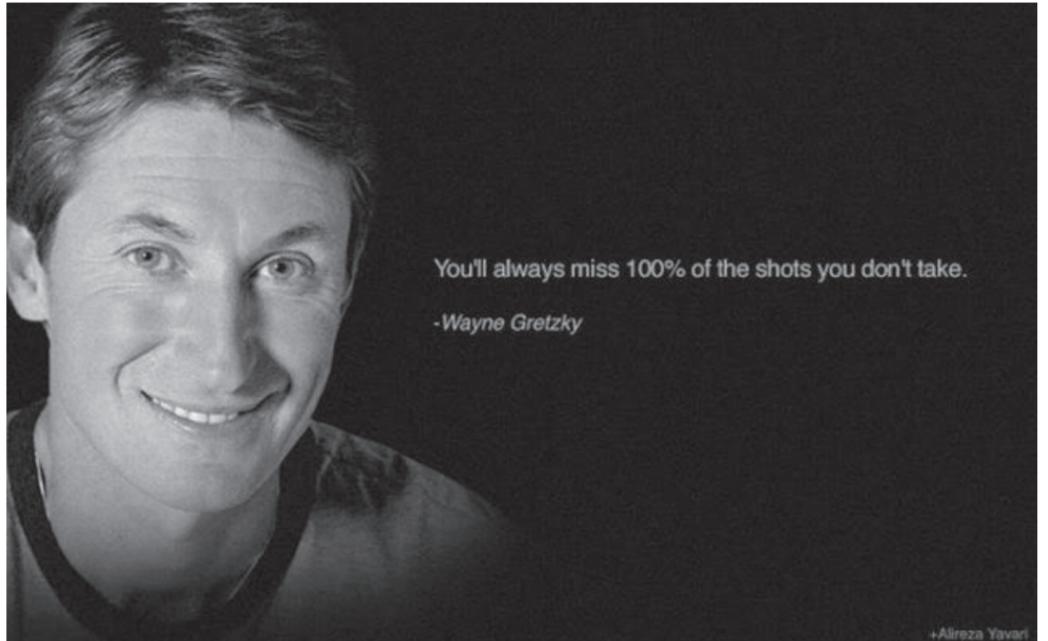
- 1 Adhere
- 2 Peaks
- 3 Josh
- 4 Ship's course, say
- 5 Harmed
- 6 Collection of stories
- 7 Corday's victim
- 8 First month, to Pedro
- 9 Shapely leg; sl.
- 10 Suggested vitamin amt.
- 11 Median: abbr.
- 12 Wit Robert \_\_\_\_\_
- 13 Astronomer Tycho
- 14 "Melrose" and "90210" star
- 15 Moline manufacturer
- 16 Caper
- 17 Redact
- 18 Neil Simon's "\_\_\_\_\_ Blues"
- 19 Aleutian island
- 26 Native American: var.
- 28 Cousin to et al.
- 31 Breach
- 32 Type of exam
- 33 Related on mother's side
- 34 Globe
- 35 Muff material sometimes
- 36 Golf peg
- 41 Had been
- 43 Against usual beliefs
- 44 Path lead-in
- 46 Small amount
- 47 Younger Manning
- 48 Visibly embarrassed
- 49 Mayday!
- 50 \_\_\_\_\_ mater
- 51 Strip the rind
- 53 73 Across, for example
- 55 Sloping rock mass
- 58 Gymnast Korbut
- 60 Thou, updated
- 62 Climbing device
- 63 Perform
- 64 Dull and dreary
- 67 Work hard
- 69 Wall recess
- 72 Poetic black
- 74 Opposite of SSW
- 75 Nary a soul
- 76 At this point in time
- 77 In the \_\_\_\_\_: in on
- 78 Sicilian spouter
- 83 \_\_\_\_\_, you!
- 84 Jackson hit, 1987
- 85 Boxing great
- 86 Word on a towel
- 89 Suitor
- 91 Chip partner
- 94 Instructs
- 97 Marco \_\_\_\_\_
- 100 B'nai B'rith gp.
- 101 Wedding words
- 102 Fish gatherer
- 104 Freedom from vanity
- 105 One gets a rise from these
- 107 Daytime social
- 109 17th Greek letter
- 111 Tropical cuckoo
- 113 Collect on a surface
- 114 Costs and charges
- 115 Church leaders council
- 116 Heavy cardigan jacket
- 117 Wipe out
- 118 Succinct
- 119 Cornstalk units
- 120 Closes
- 121 Taxpayer's worry
- 122 Camping cover, e.g.
- 128 Sweet as apple cider girl
- 129 Part of NYC
- 130 Office holders
- 132 Bambi's aunt
- 134 Rower
- 135 Labor org.

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9	8	2	3	4	6	5	1	7
1	6	7	9	5	2	8	3	4
3	4	5	1	8	7	6	2	9
5	1	4	7	2	3	9	8	6
2	3	6	4	9	8	7	5	1
8	7	9	5	6	1	3	4	2
6	9	8	2	3	4	1	7	5
4	5	1	8	7	9	2	6	3
7	2	3	6	1	5	4	9	8



## How gardening can help overcome 'blues'

Scientists have revealed that gardening can help in treating the 'blues' as it is now being increasingly used as an effective therapy to help drug addicts, soldiers with post-traumatic disorders and stroke victims.

Sir Richard Thompson, president of the Royal College of Physicians, said that more doctors should promote gardening therapy, which not just benefits the patients, but also creates

"huge potential savings for the NHS", the Independent reported.

The researchers have also said that just looking at a garden has been scientifically proven to improve recovery time and patients do much better after surgery if they look at "green things".

Thompson said that the positive effects of gardening include, exercise, vitamin D from sunlight and home-grown food.

Alyson Chorley, from horticultural charity Thrive, said that gardening can benefit everyone, regardless of age or ability and people who have suffered from strokes can improve their mobility by getting their muscles moving.

Chorley added that the activity also improves mental health by providing a sense of purpose and achievement and can reduce feelings of isolation and low mood. (ANI)

## Spring Cleaning Checklist for the Exterior of Your Home

Celebrated every year on April 22, Earth Day is the largest environmental event in the world. More than six million people including nearly every school-aged child participate in an Earth Day activities in their own communities. It is a valuable reminder to respect the environment and do what we can to protect our planet. So this year on Earth Day, be sure to pledge an act of green. Even at home, there are ways to take part in the world's most celebrated environmental event. Try these environmentally friendly tips that will also save you money on your energy bills:

- Cool down your house with a ceiling or electric fan and open up the windows at night. Ceiling fans cost about 1 cent for two hours of use, compared to 67 cents to a dollar for central air. Use your AC only when necessary and be sure to turn it off when you're going to

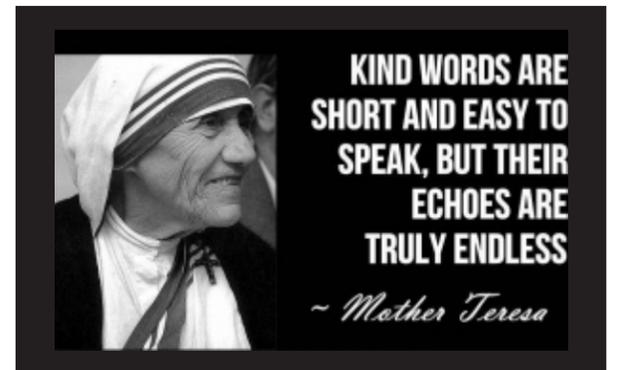


be away from home for long periods of time.

- Invest in a programmable thermostat. It will automatically adjust the temperature in your house, saving you energy while you're away or sleeping.
- Increase your attic insulation to a higher R-value. Products (like one called Roxul RockFill) are applied by simply spreading it over existing insulation. An upgrade of this

kind will keep your house cool in the warm weather and take the stress off your air conditioning unit.

- Check the tightness on your refrigerator seal by closing the door on a piece of paper. If it's held in place, the seal is still good, if not, it's time to replace the seal or fix the door's alignment.
- Only do laundry when you have full loads. If you have smaller loads, make sure to use the correct settings and if you only have a couple of items, wait it out or wash them by hand.



## Recipe - CHICKEN GARLIC

This is one of the easiest recipes to make, and one of the most tempting to eat. Adjust the garlic down if it's not a favorite, and the classic tastes of lemon and oregano will still make this dish uniquely Greek.

Cook Time: 1 hour, 40 minutes

Total Time: 1 hour, 40 minutes

Ingredients:

- 3 1/4 - 3 3/4 pound chicken, cut into quarters
- 3 1/2 pounds of potatoes
- juice from 2-3 medium lemons
- 2 teaspoons of salt
- 1 heaping tablespoon of oregano

- 1/2 teaspoon of pepper
- 8 cloves of garlic, finely chopped
- 1/2 cup of olive oil
- 1 1/2 cups of water

Preparation:

Preheat oven to 355°F (180°C).

Rinse the chicken and pat dry. Peel the potatoes and cut into quarters, lengthwise. Salt and pepper the chicken and potatoes. Transfer chicken to a roasting pan, and add

potatoes, on and around the chicken. Add oregano, garlic, olive oil, and lemon juice, distributing evenly across the pan. Add water and roast uncovered at 355°F (180°C) for a total of 1 hour and 40 minutes. Half way through (50 minutes), turn the chicken.



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TESTIMONIALS

**Chris and Valerie Gonsalves**

Dear Carmela, Valerie and myself were very happy with your professionalism and sincerity. You were also very approachable, and kept us motivated while our home was in the market. I must say that we were very happy with your advertising and marketing plan. We would most certainly recommend you to our friends and family. Thank you and God Bless.

**Sam and Teresa Buccieri**

Louis and Carmela, just a note to express our thanks and appreciation for the successful sale of our home which sold only in four days. Being first time sellers we were a bit nervous but your advice, professionalism and expertise put us at ease and made for a very positive experience. Louis was always there to answer any questions or concerns we had at any given time. We would definitely recommend the Kapeleris Team to family and friends. We wish you continued success!!

**Vicky & Kosta Mangos**

Dear Louis: Thank you for the wonderful job you did as our agent! We were so impressed by the professionalism demonstrated by you. You certainly know your market. From the first day, we had several showings and lots of interest from potential buyers. You were able to show us feature sheets so that we had similar homes to compare to and your knowledgeable feedback put our minds at ease. Our condominium sold in 5 days!!! We would recommend you to friends and would use your expertise again in the future.

**Joseph & Patricia Abdool**

We would like to thank you for all your hard work on our behalf. Your professional counselling combined with your sincere caring for us was so appreciated, as it was a difficult time for us. You made it very smooth and as problem free as possible. We would definitely recommend you again & again.