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JACKIE NIXON

Broker

877-623-6002



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Not intended to solicit those currently under contract with a brokerage.

# Opening The Door To Your Next Home

Fall 2019

## Home Maintenance Tips For This Fall

While you soak up the remaining sun before the cooler weather actually starts, here are a few fall home-maintenance tips so your home is ready when the temperature finally drops below 20C for good.



### Checklist:

- ◆ **INSPECT YOUR ROOF:** When fall's rains (and winter's snows) arrive, few things make the season more miserable than a leaky roof. Experts recommend doing a visual inspection of your roof, either from the ground with binoculars or heading up there with a ladder. Look for bent, cracked or missing shingles and replace them. If there are a lot of those, and you know your roof is old, consider having it replaced. It may be costly, but so is water damage from leaks.
- ◆ **CLEAR YOUR YARD:** You won't be getting much use out of your backyard, so fall is a good time to remove things that won't do well when the snows come. Move or cover backyard furniture that you know won't react well to the cold and snow. Your lawnmower doesn't like those conditions either, so move all outdoor tools inside.
- ◆ **INSPECT YOUR HOME'S EXTERIOR FOR CRACKS:** Walk around and have a look for cracks or gaps. Take a good look at doors, windows, and entry points of wires or cables. Sealing these off will save you headaches later. Don't delay too long in doing so, as caulking is best done before it gets too cold.
- ◆ **GET READY TO TURN UP THE HEAT:** You've prepped the outside of your home against the rigors of the cold, now it's time to focus on keeping the interior toasty. Change out the air filter on your furnace (and stock up on spares), and call in an inspector to give the system a once-over, as well as check for signs of carbon monoxide buildup. Next, check all your heating ducts and vents for dust build-up, and peek inside to see if anything fell into them over the past season. Every bit of extra clearance helps.
- ◆ **GUARD AGAINST DRAFTS:** Having a warm home isn't much of a boon if you're losing heat through poor insulation. Check your window and door seals for drafts when the weather gets cool enough. Seal any cracks with caulk or weather stripping.
- ◆ **CHECK YOUR HUMIDIFIER:** Winter air is dry, and that has its own effects on your home's infrastructure. If your home is equipped with a humidifier, it'll need annual maintenance as well. Clean out the filter, or replace it if it's too encrusted. Give the equipment as a whole a good cleaning also.
- ◆ **GIVE A THOUGHT TO HOME SAFETY:** While you're giving your home its seasonal overhaul, take the time to make sure it's safe for its inhabitants. Check your smoke detectors to see if they are in working order (you should have one on each floor), and check your fire extinguisher. If you need to replace it, now's a good time to do so. Winter blackouts are a fact of life in Canada, so if you own an emergency generator, test it out (but be sure not to do so in an enclosed area, as fume build up can be hazardous or deadly).



Full article: [www.TheWeatherNetwork.com](http://www.TheWeatherNetwork.com)

## ***Your Complimentary Current Market Analysis***

As your Neighbourhood Realtor I am always happy to provide you with a comparable market analysis of your property. So please do not hesitate to call. I will be happy to assess the current market value of your home and talk about any Real Estate queries you may have.

It's always a pleasure! Contact Jackie Nixon 905-623-6000



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## My Commitment To You:

*As your Real Estate Representative, I promise to provide you with personal attention and excellent service before, during and after any transactions have been completed.*

*I am committed to being your real estate agent!*

*If you, your friends or family members are looking to buy or sell a home, I would be pleased to provide a free, no-obligation market analysis. Please call me and let me know how I can help!*

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# Opening The Door To Your Next Home

## Market Statistics

GTA REALTORS® Release September 2019 Stats

Toronto Real Estate Board President Michael Collins announced that Greater Toronto Area REALTORS® reported 7,825 sales through TREB's MLS® System in September 2019. This result represented strong year-over-year sales growth of 22% compared to 6,414 sales reported in September 2018. It is important to note, however, that sales remain well-below the record September 2016 peak of more than 9,800 sales.

On a preliminary seasonally adjusted basis, the September 2019 sales level remained in virtually the same as the August 2019 result.

The supply of listings continued to be a concern in September 2019, with new listings down by 1.9% year-over-year to 15,611. We have experienced multiple months this year wherein the annual rate of sales growth outpaced the annual rate of new listings growth, resulting in the overall number of active listings at month-end being well-below last year's levels. This speaks to tightening market conditions and an accelerating annual rate of price growth.

The annual rate of price growth in September reached the highest point so far in 2019. The MLS® Home Price Index (HPI) Composite Benchmark was up by 5.2% on a year-over-year basis in September. The average selling price for all home types combined was up by a similar annual rate of 5.8% to \$843,115.

On a preliminary seasonally adjusted basis, the September 2019 average selling price was up by 1.2% compared to August 2019.

Read the full market report visit [www.JackieNixon.com](http://www.JackieNixon.com)



## Recipe of the Month — Hot Spiced Apple Cider

Nothing beats back a chilly day better than a steaming mug of hot spiced apple cider. This recipe is great as it calls for fresh apple cider and pure maple syrup. Start with only 6 strips each of the orange and lemon peel, and adjust to taste.

**Prep: 5 m Cook 10 m Ready In 15 m**

### Ingredients:

- ◆ 6 cups apple cider
- ◆ 1/4 cup real maple syrup
- ◆ 2 cinnamon sticks
- ◆ 6 whole cloves
- ◆ 6 whole allspice berries
- ◆ 1 orange peel, cut into strips
- ◆ 1 lemon peel, cut into strips

### Directions:

- ◆ Pour the apple cider and maple syrup into a large stainless steel saucepan.
- ◆ Place the cinnamon sticks, cloves, allspice berries, orange peel and lemon peel in the center of a washed square of cheesecloth; fold up the sides of the cheesecloth to enclose the bundle, then tie it up with a length of kitchen string. Drop the spice bundle into the cider mixture.
- ◆ Place the saucepan over moderate heat for 5 to 10 minutes, or until the cider is very hot but not boiling.
- ◆ Remove the cider from the heat. Discard the spice bundle. Ladle the cider into big cups or mugs, adding a fresh cinnamon stick to each serving if desired.



Compliments of Jackie Nixon RE/MAX Rouge 905-623-6000

RE/MAX Rouge River Realty Ltd, Brokerage, with offices in Toronto, Ajax, Whitby, Oshawa, Bowmanville, Newcastle, Colborne