

Summer 2020

Opening The Door To Your Next Home



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Broker

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Levelling up your garage

Raise your hand if your garage is filled to the brim with bikes, Christmas décor, remnant pieces of lumber, power tools, or that old barbecue “you’ve been meaning to throw away.” If you’re in the majority of garage owners, chances are you couldn’t park the car in there even if you tried.



Levelling up your garage is an excellent way to add additional square footage of organized and usable space to your home, which is especially beneficial for houses that don’t have basements. Imagine what you could do with all that extra space! Whether you convert it to a room or simply give it a good clean to use for storage, a functional garage is on many homeowner’s wishlists.

Use the Walls: Keep the floor clear of clutter by making use of garage walls. Install shelving to store sports equipment, tools and bins. Use broom racks to hold rakes, shovels, and of course, brooms. Hooks can be used to hang everything from bikes to garden hoses. Once everything is up off the floor, you’ll instantly feel like you’ve doubled your space.

Don’t forget the ceiling: For garages with ample ceiling heights, the ceiling can be utilized for storage as well. Hang bikes, ladders, even sliding storage bins to maximize space. Just note, before installing this type of storage solution make sure you have a safe way of retrieving items, whether it be a step stool or a helpful neighbour.

Floors make a world of difference: Chances are your garage has a concrete floor that is dusty, dirty, stained, and full of cracks. Take your floors to the next level by adding an epoxy coating. When used to coat concrete flooring it can add stability and endurance to the surface—no more worrying about shock, heat, chemicals, or water. The bonus of epoxy is it comes in a variety of finishes and colours, so you can select a style that matches your own. Not to mention epoxy floors are very easy to clean; simply mop or use your garden hose to clear dirt and debris away.

Convert it into a mancave: Need a place to chill? The garage is the place to be! Convert your unused space into a year-round mancave by insulating the walls, adding flooring, and weather-proofing the door. Install a TV. Televisions are not just for binge-watching Netflix and catching up on the news, they have become an important tool as any in the garage. If you are an avid DIYer, TVs can be a place to stream tutorials or look up project instructions.

Swap the doors: Doors are the most important and overlooked feature of any garage. For homes that have attached garages, they are often the first thing a visitor sees when they arrive, contributing to the overall curb appeal of your home.

Full article: www.realtor.ca

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Market Statistics

GTA REALTORS® Release June 2020 Stats: Toronto Regional Real Estate Board President Lisa Patel announced that Greater Toronto Area REALTORS® reported 8,701 sales through TRREB's MLS® System in June 2020. This result represented a very substantial increase over the May 2020 sales result, both on an actual (+89%) and seasonally adjusted basis (+84%), and was only down by 1.4% compared to June 2019.

Summary of Home Transactions in Durham Region				
	New Listings	Active Listings	Avg. Sold Price	Avg. Days on Market
Durham Region	1,857	1,282	101%	15
Ajax	249	134	101%	10
Brock	41	48	97%	21
Clarington	350	251	101%	18
Oshawa	449	282	101%	15
Pickering	228	194	101%	15
Scugog	69	83	99%	28
Uxbridge	84	69	100%	25
Whitby	387	221	101%	12

Year-over-year growth in sales was reported in some areas and market segments. Especially notable were the detached and townhouse market segments in the GTA regions surrounding the City of Toronto. New listings were up slightly on a year-over-year basis by 2.1%. However, active listings on TRREB's MLS® System at the end of June 2020 were down by 28.8% compared to June 2019. Growth in new listings will need to outstrip growth in sales for a number of months before active listings approach last year's levels.

The MLS® Home Price Index Composite Benchmark was up by 8.2% year-over-year in June. The average selling price for all home types combined was \$930,869 – up by 11.9% compared to June 2019. The actual and seasonally-adjusted average selling price was also up substantially compared to May 2020, by 7.8% and 9.8% respectively.

Average and benchmark selling prices were up year-over-year for all major home types. The strongest average annual rates of price growth were experienced in the detached and semi-detached market segments in the City of Toronto at 14.3% and 22% respectively. This, coupled with the fact that average selling price growth outstripped growth in the MLS® HPI benchmarks, points to a resurgence in the higher-end market segments.

Read the full market report visit www.JackieNixon.com

Recipe of the Month — Easy 5-Ingredient Key Lime Pie Bars

The perfect summer dessert is here! With just a few simple steps, you'll be with your family enjoying these bars in no time! And the cookie crumble crust...yum!

Ingredients

- 1 roll (16.5 oz) Pillsbury™ refrigerated sugar cookies
- 1 container (16 oz) frozen whipped topping, thawed
- 2 cans (14 oz each) sweetened condensed milk (not evaporated)
- 5 to 6 large limes (3/4 cup lime juice and 2 tablespoons grated peel)
- 2 containers (6 oz each) Yoplait® Original yogurt Key lime pie



Directions

- Heat oven to 350°F. Cut dough into 1/2-inch slices; place slices on ungreased large cookie sheet. Bake 18 to 20 minutes or until golden. Cool completely, then break cookies into gallon-size resealable food-storage plastic bag. Seal bag, and finely crush cookies with rolling pin.
- Pour finely crushed cookies into large bowl; stir in 1 cup of the thawed whipped topping. Press mixture into ungreased 13x9-inch (3-quart) glass baking dish.
- In large bowl, mix condensed milk and lime juice; beat with electric mixer on medium speed until thick and smooth.
- Fold remaining whipped topping and yogurt into milk mixture. Spoon onto cookie crust. Top with grated lime peel. Cover and refrigerate about 8 hours or until completely set. Cut into 5 rows by 4 rows. Cover and refrigerate leftovers.

Source: Pillsbury.com

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