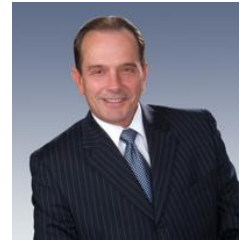


Ernie MacMaster



Ernie MacMaster's Newsletter – April, 2014

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Hello and welcome to my April, 2014 Newsletter. Each edition of this newsletter will contain a variety of information regarding buying and selling a property and properties currently available. Call on my experience, know how and complete extensive knowledge of our marketplace. View great free Real Estate tips on buying, selling, staging, moving and testimonials from hundreds of satisfied customers on my website at www.erniemacmaster.com!

Virtual Tours, Slide Shows, Photos & Feature Sheets for all my listings can be viewed at www.erniemacmaster.com

More Listings Needed for My Clients / Buyers

Contact Me For A *FREE* Property Evaluation

Did You Know...

"It is the greatest personal reward for me as an agent to receive a referral from a past customer or to do repeat business with a client."

In all my years as a Real Estate Professional dating back to 1980, I've been through many cycles. But one thing has remained constant: When hired by someone to perform a service, you must give 100% of yourself to provide that service.

Allow me to provide you with the same Award Winning Service.

Just Listed and SOLD Over Asking Price:

150 Holmcrest Trail Listed For \$649,900



SOLD Over Asking Price:

22 Irvine Road Listed For \$779,900





Spring Maintenance Tips:

- Check your furnace, air exchanger and air conditioner filters, and clean or replace them if needed.
- Check and clean your range hood filters on a monthly basis.
- Make sure all indoor and outdoor air vents (intake, exhaust and forced air) are clear of snow and debris.
- From the ground or any overlooking windows, check your roof for missing or damaged shingles. Have any damaged ones repaired.
- Check the condition of caulking around windows and doors. Replace as necessary.
- Test ground fault circuit interrupter(s) on electrical outlets each month by pushing the test button, which should cause the reset button to pop up.
- Consult your hot water tank owner's manual and follow its recommendations for testing the temperature and pressure relief valve to ensure it isn't stuck. If you are unsure, consult a plumber.
- Shut down and clean the furnace humidifier, and close the furnace humidifier damper on units with central air conditioning.
- Have your fireplace or wood-stove and chimney cleaned and serviced as needed.
- Clear all drainage ditches and culverts of debris.
- Check smoke, carbon monoxide and security alarms, and replace their batteries.
- Clean all windows, screens and window hardware. Repair any holes in screens or replace them if necessary.
- Open the valve to the outside hose connection once any danger of frost has passed.
- Examine the foundation walls for cracks, leaks or signs of moisture, and repair them if required.
- Repair and paint fences as needed.
- Make sure your sump pump is operating properly before the spring thaw sets in, and ensure the discharge pipe allows water to drain away from the foundation.
- Re-level any exterior steps or decks which may have moved due to frost or settling.
- Clean any debris from eavestroughs and downspouts, reattach any sections that are loose, and make sure they are securely attached to your home and that the flow of water discharges away from your foundation.
- Have well water tested for quality, and test for bacteria every six months.
- Carry out any spring landscaping and, if necessary, fertilize young trees.

Client Testimonials:

"Dear Ernie and Aly,

A brief note to express our appreciation for the excellent job the team did in selling our house.

From our initial meeting with Ernie on January 23, through the engineering inspection, photographing the virtual tour, agent's open house and general open house to closing the sale, above asking, on February 5 was less than two weeks. The speed of this process and the very satisfactory outcome were due to Ernie's hard work and professionalism and, frankly, exceeded our highest expectations.

It is accepted wisdom that selling one's house is one of the most stressful experiences to which we humans can be exposed, but that stress can be mitigated by working with the best available professionals right from the start and that was certainly our experience in working with you both. We have a new appreciation for how hard real estate professionals work. Thank you and we wish you continued success in the future."

Jack and Sandy Gibson, 22 Irvine Road - April 2, 2014

"Special thanks for your patience (over 2 years) and all your encouragement and support along the way! Your team is effective and dedicated. We really enjoyed the stager (Alison Overington) and your solid advice and guidance with preparing our home for sale. It took a while, but at the end of the day, the final sale of 270 Koning Court and the time it took both exceeded our expectations and we are thrilled with the final result. Best wishes to you for your continued success. You both deserve it!"

Rick and Marion Basserman, 270 Koning Court

"I would like to thank you for looking after the sale of my home recently that closed on October 31st. Your expertise, patience, support and knowledge made the whole experience less stressful. There was always a personal touch. You spent unlimited time with me which was beyond anything that I expected. I would highly recommend Royal LePage for selling or buying a house. My family and I will remember this as a positive experience."

Sandy Ferris, 66 Tilley Drive

"I would like to thank Aly Buckingham and Ernie MacMaster for their skillful help in selling my house. Their expertise and professionalism from beginning to end was greatly appreciated. Staging really does work for the seller and the buyer. A beautiful virtual tour and pictures emerged from that effort. The 'Open House' was a success and Aly outdid herself in the way she handled the offers and the agents in the last stage of selling my house. I would recommend both Aly and Ernie to anyone thinking of selling their properties now or in the near future. You will not find anyone else so accommodating and down to earth."

Norah Bonner, 6 Clearlake Avenue

"We would like to thank Both Aly and Ernie for all their knowledge and guidance throughout our selling experience. Not having any experience with the real estate business since our purchase 41 years ago, we needed all the help we could get and the two of you came through beautifully. Because of your suggestions and help, we were successfully able to sell within a week above the asking price. What more could anyone ask? Thank you both again!"

Wayne and Janet Shaw, 49 Wichey

Know What You Can Afford:

Knowing your affordable price range will bring your house hunting into focus. How much of a house you can afford depends on three things:

- How much you can afford for the monthly mortgage payment
- How much of the down payment you have available
- The amortization, or length of time required to pay off the loan, assuming interest rate does not change

An important step in securing mortgage financing is the credit check. As a routine part of the application process, the lender will order a copy of your credit bureau report. Because a credit report contains information about you, you have a right to inspect a copy of it. Your personal credit report is compiled by Canadian credit bureaus from various sources. The report shows information generally going back six to seven years, including personal information such as your name, address, date of birth and Social Insurance Number. It also includes historical data such as current and previous addresses, current and previous employers, and public records like bankruptcies, liens or judgments. Most importantly, your credit report contains your credit card, mortgage and loan payment information.

GREATER TORONTO REALTORS® REPORT LATEST MONTHLY RESALE MARKET FIGURES

TORONTO, April 3, 2014 – Toronto Real Estate Board President Dianne Usher announced that Greater Toronto Area REALTORS® reported strong year-over-year increases in TorontoMLS home sales and the average selling price in March 2014. Home ownership affordability, backstopped by low borrowing costs, continued to be a key factor underlying this growth.

A total of 8,081 sales were reported in March 2014 – up by 7.2 per cent in comparison to March 2013. Sales growth was much stronger in March compared to the first two months of the first quarter. Sales for Q1 as a whole were up by three per cent compared to the first three months of 2013.

“Sales activity in the GTA accelerated last month. Compared to last year, a greater number of buyers found affordable home ownership options, as evidenced by sales growth for all major home types. Against this backdrop, however, overall inventory at the end of March remained lower than last year. This means competition between buyers increased, which is why the average selling price continued to climb,” said Ms. Usher.

The average selling price for March 2014 sales was \$557,684 – an increase of almost eight per cent compared to the average reported for March 2013. The average price for the first quarter of 2014 was up by 8.5 per cent year-over-year.

“With borrowing costs remaining low, and in fact declining, strong home ownership demand will continue to butt up against a constrained supply of listings. Strong price growth will be the result for the remainder of 2014. If the pace of price growth experienced in the first quarter is sustained, TREB may revise its outlook for the average selling price,” said Jason Mercer, TREB’s Senior Manager of Market Analysis.

Summary of TorontoMLS Sales and Average Price March 1 - 31

	2014			2013		
	Sales	Average Price	New Listings	Sales	Average Price	New Listings
City of Toronto ("416")	2,978	\$597,401	5,625	2,826	\$560,661	5,470
Rest of GTA ("905")	5,103	\$534,506	9,204	4,711	\$491,180	9,148
GTA	8,081	\$557,684	14,829	7,537	\$517,232	14,618

TorontoMLS Sales & Average Price By Home Type March 1 - 31, 2014

	Sales			Average Price		
	416	905	Total	416	905	Total
Detached	1,011	2,926	3,937	898,332	644,237	709,487
Yr./Yr. % Change	6.5%	8.8%	8.2%	6.8%	9.3%	8.3%
Semi-Detached	303	556	859	658,429	436,630	514,867
Yr./Yr. % Change	1.0%	0.0%	0.4%	8.7%	8.4%	8.6%
Townhouse	304	958	1,262	483,639	404,664	423,688
Yr./Yr. % Change	2.7%	10.6%	8.6%	7.7%	9.2%	8.5%
Condo Apartment	1,331	554	1,885	384,865	290,637	357,172
Yr./Yr. % Change	6.9%	14.5%	9.0%	5.1%	4.3%	4.6%

Greater Toronto REALTORS® are passionate about their work. They are governed by a strict Code of Ethics and share a state-of-the-art Multiple Listing Service. Over 38,000 TREB Members serve consumers in the Greater Toronto Area. TREB is Canada’s largest real estate board.



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