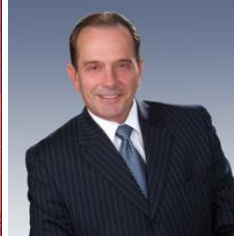


*Ernie MacMaster*



## ***Ernie MacMaster's Newsletter – August, 2014***

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Hello and welcome to my August, 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](http://www.erniemacmaster.com)!

*Virtual Tours, Slide Shows, Photos & Feature Sheets for all my listings can be viewed at [www.erniemacmaster.com](http://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.*

**SOLD OVER ASKING PRICE:**

**28 Satchell Boulevard**



**SOLD OVER ASKING PRICE:**

**150 Holmcrest Trail**





## Home Buying & Selling Pitfalls



The real estate market can be complicated for first-time home buyers and sellers. There is a lot of information to navigate and decisions to make. Test your knowledge below and learn the facts and fiction about home buying and selling.

When choosing a real estate professional to work with, you can assume that everyone working in your area will offer the same types of services.

Fiction: Ontario has over 65,000 registered real estate professionals, with a broad range of approaches to the buying and selling process. Meet with a few representatives before settling on one, and make sure you feel comfortable with them and their approach to the process. Also be sure to get references to learn about others' experiences with the salesperson.

Signing a buyer representation or listing agreement with a brokerage doesn't stop you from working with another brokerage at the same time.

Fiction: When you sign a buyer representation or listing agreement with a brokerage, it is a legally binding contract that commits you to working with that brokerage, and no other brokerage, for an agreed amount of time. That's why it's important to make sure you understand and support all the details in your agreement, and that everything you have discussed verbally is put in writing.

Having an open house can come with risks if you're not mindful.

Fact: Holding an open house is a great way to increase exposure to potential buyers. But the potential for theft or damage is there. Planning is vital. Communicate early and openly with your registered real estate professional about how the open house will work. Discuss having a sign-in sheet for visitors, and remove all medications, portable electronics, small valuables and identification from every room in your home.

### ***What home improvements get the best return on my investment?***

Kitchens and bathrooms are the biggies. Followed by windows, flooring, decorating, roof and furnace upgrades.

A swimming pool does not earn you more money. If you are putting in a pool consider it to be for your own family's enjoyment and not a serious asset. Don't forget the power of a sparkling clean home, landscaping and a good driveway. We only get one chance to make a good first impression.

### ***Making Your Dream Home A Reality***

Buying a home can be a bit overwhelming. There's so much to think about and do. So, it's important that you have someone you can trust to make the process as smooth as possible and offer expert advice.

Since 1980, I have been helping people find their dream homes and guiding them every step of the way – from determining what you can afford and showing you homes that match your wants and needs to presenting an offer and closing the sale.

**Visit my Website at [www.erniemacmaster.com](http://www.erniemacmaster.com)!**



## ***Home Staging Tips:***

Homebuyers decide whether or not to look inside a house by the appearance of your home's exterior.

Paint or wash the outside of your home. Check your gutters and chimney and make necessary repairs.

Keep your lawns trimmed and flower beds weeded.

Use urns to define walk spaces and ensure that window boxes are full of healthy all-season plants.

### **Corinne and Tony Racioppa - 28 Satchell Blvd.**

"It has been said that moving is right up there with death and divorce as an extremely stressful event. My husband Tony and I support that statement wholeheartedly.

We decided to downsize after 27 years in the same home. To state we are collectors would be an understatement. Many of our items have travelled with us from home to home in the last 47 years.

I called Alyson Buckingham as I knew her from the area and always had the utmost respect for her work. She referred me to her colleague Ernie MacMaster and that was a lucky day for us.

We met with him but then did not make a decision for at least another month. During that time we received one email from Ernie thanking us for allowing him to come into our home. He left us alone to make this very difficult decision. We love our current home but realized the need to downsize at this time in our lives. We appreciated his nonintrusive manner while we made this decision.

When we began this 'adventure' Ernie gave us his suggestions for how the house would look and sell. Believe me, there were many days when he would visit the ensuing insanity and as calm as could be say 'how's it going?' Needless to say he often got a negative response but he kept coming back and supporting us. We had a tremendous amount of work to do to present our house the way it is done today. There were plenty of days that my husband and I did not think we could do it. But despite what Ernie thought he always supported us and recommended individuals to help us.

We finally completed our tasks and the house went on the market. We began to worry and of course called Ernie every five minutes for something or other. He never sounded like we were bothering him and always had the right answer.

Our house sold very quickly over asking price. We were shocked and of course pleased. Tony and I know that even though the amount of work we did helped a great deal in the success of the sale of our house, we would be kidding ourselves if we did not realize that most of it was due to Ernie's expertise in real estate, his ability to deal with clients in a calm and easy way and his hard work ethic that brought this event to its successful conclusion.

We don't think we would ever do this again but if we did we would call Ernie. We plan to give his name to anyone who may be looking for a professional, intelligent, and supportive agent.

Ernie made what could have been the worst weeks of our lives not only tolerable but actually enjoyable.

We want to thank Royal Le Page, Alyson Buckingham but most of all Ernie MacMaster for all their help in this endeavour."



## ***Summer Maintenance Tips:***

The warm summer months are upon us and most of us have finished spring cleaning and the de-cluttering of our homes. However, did you know that there are steps that homeowners should take to protect their investment? The summer months are the best time to get these tasks completed.

**Below is a list of items that should be tended to:**

- **Clean and check range hood filters over stoves on a monthly basis.**
- **If necessary, use a dehumidifier to keep the humidity in the basement at or below 60%.**
- **Check basement pipes for condensation or dripping.**
- **Refill floor drain in the basement if it doesn't have enough water.**
- **Run water in fixtures that aren't used on a regular basis (i.e. laundry tub, spare bathroom sink and tub or shower).**
- **Deep clean carpets and vacuum the bathroom fan grille.**
- **Clean the duct connected to the dryer by unplugging the dryer and disconnecting the duct connected to the dryer. Then take your vacuum and clean the duct.**
- **Check windows, door hinges and garage door openers for smooth operation and lubricate if necessary.**
- **Make sure water is not leaking into your house along the electrical conduits.**
- **Check all paint and caulking.**
- **Repair driveways and walkways as needed.**

***I will work for you as your professional sales representative to sell your house for the highest possible price and to provide you with 'How to' tips to prepare or stage your home for selling using my extensive background to make this a smooth and pleasant experience.***