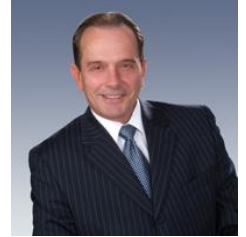


*Ernie MacMaster*



## ***Ernie MacMaster's Newsletter – December, 2013***

**Signature Realty Brokerage - 8 Sampson Mews Unit 201, Toronto, ON. M3C 3M9**

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Hello and welcome to my December, 2013 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: 4 D'arcy Magee Crescent**



**SOLD: 11 Charles Tupper Drive**





### 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 regrettably, 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.

## Cooking A Turkey:



**Step 1:** Thaw it. If using a frozen turkey, thaw in its original plastic wrapper **in the fridge**. Allow for **five hours per pound**, or per 500 g.

**Step 2:** Season it. Prepare the turkey by removing giblets and neck. Rinse and wipe the cavity; sprinkle with salt and pepper or stuff lightly using skewers to fasten skin over the cavity.

**Step 3:** Roast it. Place turkey, breast side up, on rack in roasting pan. Brush with melted butter or oil. Tent loosely with foil. Roast in 325°F (160°C) oven for about 20 minutes per pound (500 g) or until juices run clear when turkey is pierced and when thermometer inserted into thickest part of thigh registers 180°F (82°C) for a stuffed turkey or 170°F (77°C) for an unstuffed turkey. Remove tent for last hour of roasting.

**Step 4:** Cover and leave it. When turkey is done, transfer to warm platter. Tent with foil and let stand for 20 to 30 minutes. This allows time for juices at the surface of the bird to distribute evenly throughout the meat.

**Step 5:** Carve turkey. Eat and enjoy!

## Home Staging Tips:

When it comes to selling your home, there's one thing to keep in mind: people don't buy houses, they buy homes. Your goal is to make it easy for potential buyers to picture themselves living in your home. The act of grooming and decorating a house to properly showcase its features and make it more attractive is referred to by industry experts as home staging. Ask me for more information.

## ***Client Testimonials:***

"We wanted to take the opportunity to thank both Aly and Ernie for the excellent and professional service you offered. It was nice to see how well you coordinated your services and worked so efficiently as a team which was especially helpful to us in our circumstance. Ernie, you were very helpful and patient when asked to go above and beyond especially while Aly was on vacation and you were handling all business.

It was especially refreshing to be treated with respect and honesty through the whole process. Your dedication was much appreciated. It is with pleasure that we will certainly refer you to all of our friends, family and colleagues when/if they require real estate services in the future."

### **Marc and Lorraine Germain, 1676 Goldenridge Road**

"Aly and Ernie, what can we say? How do we begin to thank you both? We received first class service and are ever grateful for your help in selling our homestead in Guildwood. Our sincere regrets for not thanking you for the quick sale of our home and also the gift you sent to us last Christmas. We are settling into our new home and of course being close to the family is great. Our neighbours are still in awe re the sale. They all have your business cards and hopefully it will drum up some business for you. We are very grateful to you both for your hard work and professionalism and wish you both all the best!"

### **Jan and George Lake, 10 Avonmore**

"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 always 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**

# ***Recent Sales:***

**882 Baylawn Dr., Pickering**



**33 Dunwatson Dr., Toronto**



**23 Haviland Dr., Toronto**



**101 Acheson Blvd., Toronto**



**270 Koning Court, Toronto**



**6 Clearlake Ave., Toronto**



**54 Cockburn Dr., Toronto**



**68 Tilley Drive, Toronto**



**126 Ridgewood Rd., Toronto**



**59 Blakemanor, Toronto**



**1744 Ada Court, Pickering**



**66 Tilley Drive, Toronto**



**714 Pebble Court, Pickering**



**1640 Goldenridge, Pickering**



**54 Linderwood Dr., Toronto**

