

Ernie MacMaster



Ernie MacMaster's Newsletter – June, 2014

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

Tel.: 416-443-0300 email: emacmaster@trebnet.com

Hello and welcome to my June, 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.

SOLD OVER ASKING PRICE:

28 Satchell Boulevard



SOLD OVER ASKING PRICE:

150 Holmcrest Trail





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.



Selling Checklist

Whether you're moving to accommodate your growing family or looking for a smaller space to be your empty nest, selling your home is a big decision. To help you make smart decisions, it's important to think with your head and not your heart. The Real Estate Council of Ontario (RECO) shares their tips for being home smart when you're looking to make the sale.

Shop around. Don't be tempted to hire the first real estate professional you meet. Make sure the fit is right, check their references and visit the RECO website to confirm their registration.

Understand what you're signing. Before you sign a listing agreement with the brokerage, ensure you know what it means, how long it will be in effect and what the different clauses mean. Ask questions and seek independent legal advice if you'd like a second opinion.

Show the facts. Include all your home's details in the listing, from the square footage to recent renovation: to items that are and aren't included (water heater, appliances, drapery, etc.).

Know your options. When reviewing offers on your home, the details of the offers will remain confidential between you and your real estate professional. You may get multiple offers, and your real estate professional is there to help you make the best choice.

Budget accordingly. Remember that there are closing costs associated with selling a home: real estate commissions, legal fees, moving expenses, and more.

Visit my Website at www.erniemacmaster.com!



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.

APPRECIATION IN FIRST QUARTER OF 2014

Upward pressure on prices continues as multiple-offers reach new heights

TORONTO, April 8, 2014 – The Royal LePage House Price Survey released today showed robust year-over-year price appreciation in the first quarter for standard two-storey homes and detached bungalows with both rising 6.8 per cent to \$716,698 and 4.1 per cent to \$589,250 respectively. Standard condominiums posted a more modest increase of 1.5 per cent to an average price of \$364,979.

“Homes in the detached category are flying off the shelf in the densely urban regions of Toronto,” said Gino Romanese, Senior Vice President, Royal LePage. “Insufficient inventory to match the high demand for centrally located homes – especially for the quintessential two-storey family home – has led to the upward pressure on prices in the last quarter.” In addition to scarce inventory, demographic factors are also at play in the current market dynamic, with a noticeable influx of members of the Echo Generation looking to buy their first detached home.

“Multiple-offers are nothing new in recent history when it comes to quality family homes in this city, and the last quarter was no exception,” added Romanese. “However, with the weather now taking a turn for the better, we are starting to see more listings roll in, with a more fulsome surge of inventory expected after the Easter weekend, which should be most welcome news for buyers.”

How To Choose A Great Real Estate Agent:

- Past Performance - a Solid track record
- Proven results (numerous testimonials)
 - Complete knowledge of local market
 - Full time commitment in industry
- Royal LePage is the largest Canadian Real Estate Company
 - Visit my Website at www.erniemacmaster.com!
- You deserve the best. Call me for an evaluation of your home.



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.