

Ernie MacMaster



Ernie MacMaster's Newsletter – June, 2015

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Hello and welcome to my June, 2015 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:

29 Muir Drive, Toronto



SOLD OVER ASKING PRICE:

91 Fanfare Avenue, Toronto





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.

Client Testimonials:

Dear Ernie,

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

Dear Ernie,

"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

Dear Ernie,

"It is not often in life that we have the opportunity to have not one but two successful business dealings separated by some twenty three years but that has been our history. The impression that you, Aly left with me was significant and lasting and which made you the only choice for the "last hurrah." You have been so much more than a real estate agent to me and I refer of course to your generosity and valuable advice many years ago that helped me stay on course with investing. I thank you very much for all of that along with your community service given so freely over so many years. All the best to you and yours."

Brian, 23 Haviland Drive



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.

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.**



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 renovations 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.

Expect the unexpected. Does your closing date on the sale align with when you'll be moving into your new home? Have a contingency plan in place in case the dates don't match up.

Visit my Website at www.erniemacmaster.com!

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.