

Ernie MacMaster



Ernie MacMaster's Newsletter – June, 2016

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Hello and welcome to my June, 2016 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 - 944 Wingarden Crescent, Pickering



Sold - 599 Park Cres., Pickering



8 Tips For Cooking The Perfect Steak

- 1. Vacuum-sealed steaks stay fresh longer***
- 2. Leave steak in the fridge just until you're ready to cook***
- 3. Pat steaks dry with paper towel before seasoning and cooking***
- 4. Prick marinating steaks all over with a fork before they marinate.***
- 5. Let cooked steaks rest on a wire rack.***
- 6. If you don't see the thickness you want, buy a whole roast***
- .7. If you tend to overcook steak, choose thicker cuts***
- 8. Choose the right thickness.***



Thinking Of Purchasing A Recreational Property?

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.

Recreational properties provide the perfect way to escape the hustle and bustle of the city and spend time with family and friends. Not only that; a cottage, chalet, cabin or piece of lakefront property is also a smart, long-term investment. Because you won't likely live near these vacation properties, it's important to work with a real estate agent who is familiar with the market. Since we have over 16,000 agents from coast to coast, we've got you covered.



Making Your Dream Home A Reality

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Thinking of Selling Your Home?

- **First impressions count**

Like a first date or job interview, the first impression of your home is the most important. Walking into a home with fingerprinted screen door windows or cluttered entranceways, can influence the potential homebuyer's decisions. Likewise, strong odours can ruin a sale, so pay close attention to pet, cooking and cigarette smells in your home. Light delicately scented candles or have cookies baking when showing.

- **Curb appeal**

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. In winter ensure your driveway and walkways are clear of ice and snow.

- **Create the illusion of space**

To make your home seem more spacious, it is key to de-clutter and re-organize. Start by removing excess furniture to make rooms feel more open and replacing any items that are not appropriately sized for the room. Clean and organize your closets and remove excess clutter from all areas of your home. Strategically placed mirrors can also help to create the illusion of more space.

- **Modern choices**

Ensure that the décor of your home is modern and tasteful. Use neutral tones on your walls and floors and add colour with removable items such as throw pillows or bedding. Steer away from too many personal touches to create a minimalist and contemporary space, remember less is best!

- **Doggie don'ts**

"Love me, love my pets", doesn't apply when selling your home. Take your pets with you when your house is being shown, or at least keep them outside. Pets under foot will quickly put a damper on an otherwise positive showing. While making sure that your house is odour-free and spotless applies to everyone, pet owners need to take special care.

- **Beautify your backyard**

Don't forget about your backyard. A house showing doesn't always end at the backdoor. Beyond size and layout, potential buyers can also be influenced by the state of your yard. Keep the lawn, hedges and flowerbeds manicured. Buy exterior storage containers to hide gardening tools, kids toys and pool supplies. Lastly, interested buyers may decide to look inside

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.