

*Ernie MacMaster*



## ***Ernie MacMaster's Newsletter – June, 2018***

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Hello and welcome to my June, 2018 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 - 330 McCowan Road 1915, Toronto**



**SOLD - 2044 Blue Ridge Cr., 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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## ***5 Thrifty DIY Fix-Ups To Help Sell Your Home***

When preparing your home for the market, it's great to know there are some relatively inexpensive improvements that can make a big impact with buyers.

A few well-placed pieces of décor and a clutter-free home are simple things you can do on a budget to bump up interest in your home. Once the fundamentals of a well-maintained home are taken care of, these easy initiatives can seal the deal.

**Clear the decks.** Counter space is extremely important for buyers. Be sure to store kitchen and bathroom items off the counters. Purchase storage baskets in several different sizes to help you clear the decks in a hurry and minimize clutter.

**Brighten up storage spaces.** Closets and cupboard space are important selling features. You can make the most of what you have by purging unused items and painting a light colour inside cupboards and closets. Adding battery-operated lighting is also an inexpensive way to brighten a dark closet.

**Replace interior room doors.** Quickly and inexpensively brighten hallways and rooms by replacing interior doors and hardware. New white panelled doors and hardware can quickly freshen the home. Look for sales at your local building centre.

**Tear up dingy broadloom.** You may be pleasantly surprised by what's underneath. Even if you don't like what you see, replacing broadloom is one of the most economical improvements you can make when you consider overall return on your dollar.

**Paint.** Even high-end interior paints are a bargain when you look at what can be achieved with a fresh new finish. Opt for neutral colours in matte or eggshell finishes to camouflage flaws in walls. Trim is best handled with a white shade of satin, semi-gloss or high-gloss finish.

## ***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](http://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.