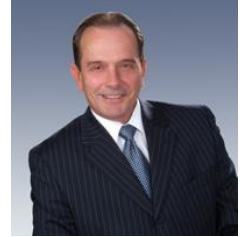


Ernie MacMaster



Ernie MacMaster's Newsletter – October, 2013

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Hello and welcome to my October, 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!

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: 4 D'arcy Magee Crescent



SOLD: 11 Charles Tupper Drive



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

Real Easy Pumpkin Pie Recipe:



Ingredients

- 19-inch (23 cm) Pie Crust
- 1-3/4 cups (425 mL) pumpkin puree
- 1 cup (250 mL) packed brown sugar
- 3/4 cup (175 mL) evaporated milk
- 2 eggs, beaten
- 1 tsp (5 mL) cinnamon
- 1/2 tsp (2 mL) nutmeg
- 1/4 tsp (1 mL) ground ginger
- 1/4 tsp (1 mL) salt

In bowl, whisk together pumpkin puree, sugar, evaporated milk, eggs, cinnamon, nutmeg, ginger and salt. Pour into pie shell. Bake in bottom third of 425°F (220°C) oven for 15 minutes. Reduce temperature to 350°F (180°C); bake for 30 minutes longer or until knife inserted in centre comes out clean. Let cool on rack.

Selling Tips for Your Home

Keep it clean:

Look at your home as though you're seeing it for the first time. Is every room neat, spotlessly clean, dusted and uncluttered? Steam clean carpets and wax floors. Wash walls, heating and A/C vents and light fixtures. Pay special attention to your bathroom and kitchen - make sure that tile grout is mildew free and baseboards scrubbed. Clean the refrigerator and stove as well as the washer and dryer (inside and out).

Lose the clutter:

Have a yard sale or donate old furniture, clothing and knick-knacks to charity. Organize shelves, put away items and purge your home of unnecessary items. Make sure that your kitchen and bathroom counters are free of small appliances and personal effects.

De-personalize your home:

Although experts advise us to make your home "anonymous", so that buyers can envision it as their potential home, I favour some personal touches! Put away most family photos, sports trophies, collectibles, kick-knacks, and souvenirs. This will also help to remove clutter and create more space.

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

