

*Ernie MacMaster*



## ***Ernie MacMaster's Newsletter – October, 2015***

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

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Hello and welcome to my October, 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](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.***

**FOR SALE: \$998,988**

**60 Boydwood Lane , Toronto**



**60 Boydwood Lane , Toronto:**

***Your Search Is Over!! Lovingly Maintained By The Owner Since 1972. This Home Features 4 Bedrooms + A Second Floor Laundry. Formal Sunken Living Room & Separate Dining Room Overlooking The Living Room. The Family Size Kitchen Has A Pantry & Oversized Window To View The Backyard. There's A Walkout To A Private Courtyard From The Large Family Room. The Basement Is Finished With A 3rd Gas Fireplace. Totally Turn Key - Simply Move In & Enjoy***



## **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.

### ***What home improvements get the best return on my investment?***

Kitchens and bathrooms are the biggies. Followed by windows, flooring, decorating, roof and furnace upgrades.

A swimming pool does not earn you more money. If you are putting in a pool consider it to be for your own family's enjoyment and not a serious asset. Don't forget the power of a sparkling clean home, landscaping and a good driveway. We only get one chance to make a good first impression.

**Visit my Website at [www.erniemacmaster.com](http://www.erniemacmaster.com)!**

## ***Cooking A Turkey:***



**Step 1:** Thaw it. If using a frozen turkey, thaw in its original plastic wrapper **in the fridge**. Allow for **five hours per pound**, or per 500 g.

**Step 2:** Season it. Prepare the turkey by removing giblets and neck. Rinse and wipe the cavity; sprinkle with salt and pepper or stuff lightly using skewers to fasten skin over the cavity.

**Step 3:** Roast it. Place turkey, breast side up, on rack in roasting pan. Brush with melted butter or oil. Tent loosely with foil. Roast in 325°F (160°C) oven for about 20 minutes per pound (500 g) or until juices run clear when turkey is pierced and when thermometer inserted into thickest part of thigh registers 180°F (82°C) for a stuffed turkey or 170°F (77°C) for an unstuffed turkey. Remove tent for last hour of roasting.

**Step 4:** Cover and leave it. When turkey is done, transfer to warm platter. Tent with foil and let stand for 20 to 30 minutes. This allows time for juices at the surface of the bird to distribute evenly throughout the meat.

**Step 5:** Carve turkey. Eat and enjoy!

## ***Home Staging Tips:***

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).

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.

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.

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## ***Fall Maintenance Tips:***

The early fall is an excellent time of the year to do an exterior check-up on your home so that any necessary repairs or maintenance can be completed before winter arrives.

- ***Check all your exterior wood trim, particularly around window and door openings.***
- ***Where required, scrape and paint all exterior wood trim.***
- ***Exposed wood will eventually deteriorate, resulting in wood rot and water leakage.***
- ***Check the caulking around exterior window and door openings.***
- ***Recaulk where you notice deterioration.***
- ***Replace any damaged weather stripping to ensure that your home is energy efficient and water tight.***
- ***Do a quick check of your roofing shingles. Repairs are more easily completed when the shingles are still soft and pliable in the early fall.***
- ***While you're looking at the roof, check the flashings around the chimney and plumbing stacks. The flashings help protect those transition areas from water penetration.***
- ***Check for flashings that have lifted, cracked or separated and could allow water entry.***

***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.***