

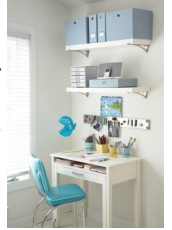


Delivering the Keys to Your Future

August 2013

Maximize Storage in Seemingly Modest Spaces

You likely have high hopes for your home, regardless of size—especially for its capacity to hold everything you own. It may feel like all your household problems would be solved if only you had another cabinet, closet, or built-in. Even if you constantly yearn for bigger, sometimes all you really need is better.



This is where you get to stretch your creativity instead of your square footage by making what's already in place feel new and improved. There are countless tricks to make the most of your home's storage potential. Start by editing your current belongings to ensure what remains is truly useful or meaningful to you.

Kitchen Magician. There is an organizing gadget for every cabinet and drawer, so there is no need to splurge on custom storage. Space savers include everything from spice racks and extra shelving, to cup hooks and utensil trays. Start with a few of these little helpers to find out what works best for you. Decorative items such as bread tins and fruit bowls make for a pretty and practical presentation on your countertops. Select a uniform color for a more cohesive look.

Bathroom Savvy. Pedestal sinks may be aesthetically pleasing, but they leave a lot to be desired in the storage department. Unfortunately, a medicine cabinet will only get you so far. Consider utility carts that create easy access to your toiletries. Or, you might add a narrow ledge along the wall for glass jars filled with cotton balls and Q-tips. A small trunk can be used to hold towels and rolls of toilet tissue.

Family Friendly. A family room or den has the potential to get messy in no time. Invest in multipurpose pieces, such as a coffee table with several levels and drawers for your remotes, whenever possible. Storage ottomans provide extra seating and surface space. Employ a contemporary media cabinet that is compact and ideal for television and stereo equipment.

Bedroom Stretch. If a spacious closet isn't part of your daily reality, there are other alternatives. For instance, a coat rack or hall tree works wonders in a bedroom without taking up too much floor space. The same can be said for decorative hooks that hold purses, hats, and jewelry. Wall-mounted magazine racks can be used to stash your reading materials. Occasional tables, stools, and lightweight chairs are easy to move around to suit your evolving needs.

A Warm Welcome. Wherever you enter your home, whether through a side door, main entrance, or the garage, it's essential to have a convenient and easy-to-find place to drop your belongings. If your hallway is too tight for the average bench, opt for a slim console table instead; top it with a tray to hold keys, mail, and other essentials, and tuck some baskets beneath for scarves and shoes.

No matter the size of your home, you don't have to gain actual space to live large. An organized home gives the illusion of more room while making it easier to find everything in a pinch.

Source: www.yourhomeandlifestyle.com



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Market Statistics —

August 2, 2013 -- Greater Toronto Area REALTORS® reported 8,544 residential sales through the TorontoMLS system in July 2013. Total sales were up by 16% compared to July 2012. Over the same period, new listings added to TorontoMLS and active listings at the end of the month were up, but by a substantially smaller rate of increase compared to sales.

“Last month’s sales represented the best July result since 2009 and was the third best July result on record. Despite recent increases in average borrowing costs, home buyers are still finding affordable home ownership options in the GTA,” said Toronto Real Estate Board President Dianne Usher.

“We are a year removed from the onset of stricter mortgage lending guidelines and many households who put their decision to purchase a home on hold have reactivated their search. An increasing number of these households are getting deals done,” continued Ms. Usher.

Reflecting tighter market conditions, the average selling price for July sales was up on a year over-year basis by 8% to \$513,246. The low-rise market segment continued to be the driver of overall price growth. It should be noted, however, that the average condominium apartment price was also up by more than the rate of inflation on an annual basis. The MLS® Home Price Index (HPI) was also up on a year-over-year basis for all major home types.

“We are forecasting continued average price growth for the remainder of 2013 and through 2014 as well. Months of inventory for low-rise homes remains near record lows, suggesting that sellers’ market conditions will remain in place in the second half of 2013.” said Jason Mercer, TREB’s Senior Manager of Market Analysis.

For full report, visit www.MichaelDennison.ca

Summary of Existing Home Transactions in Durham Region

	New Listings	Active Listings	Avg. Sold Price	Avg. Days on Market
Durham Region	1,418	1,699	98%	24
Ajax	250	239	99%	20
Brock	34	126	94%	74
Clarington	216	273	99%	21
Oshawa	357	321	98%	21
Pickering	192	213	98%	25
Scugog	54	111	97%	50
Uxbridge	50	146	96%	35
Whitby	265	270	98%	24

Featured Listings



Norman G Powers School District

Oshawa \$325,000
 Tribute Home, Open Concept



Whitby \$479,900
 Completely updated throughout!



Toronto \$649,900
 4 Bedroom home on double lot



Oshawa \$1,250,000
 Major downtown property available