

Working and Living in Durham

Darlene Breault



I treat each of my clients as if they are my only client!



As the holiday season fast approaches I wanted to take a moment to thank everyone who has supported me throughout the year. A very big thank you to my clients and to those of you who have referred your family and friends to me. It is very much appreciated and I thank you for your trust in me. I wish you and yours a very joyous and Merry Christmas, Happy Hanukkah, and Happy Kwanzaa!

Looking forward to a happy, healthy and prosperous 2014 for all!

Darlene



Top tips to bring down home heating bills this winter

With temperatures taking the inevitable dip this winter, households in Ontario will be doing what they can to prevent their energy bills from heating up.

According to Ontario's Independent Electricity System Operator, Winter 2013/2014 represents a period of forecasted peak demand, with an average daily need of 3,000 megawatts more than in late September, 2013.

So how do you keep those nasty winter bills in-check?

"Beyond the well-known benefits of making the switch to a natural gas-powered furnace, there are plenty of other ways to help keep the savings in your pocket," says Matthew Gibson, a spokesperson for the Ontario Natural Gas Alliance. "Even during the coldest months, managing home heating in a thoughtful way can result in reasonable bills."

According to experts, there's a basic list of to-do's to ensure Old Man Winter doesn't raid your pocketbook:

Give Your Home An Energy Once-Over

Conducting an annual energy audit will help reveal spots around your home that are either guilty of leaking warm air to the outside or using more energy than necessary. For example, leaving bathroom exhaust fans on for too long will only serve to draw warm air outside the home. Programmable thermostats will also realize savings for energy conscious households.

Think H-2-O

What may surprise many is that water heating is the second largest use of energy after space heating (20 per cent vs. 60 per cent, with appliances tracking in third at approximately 15 per cent). Ensuring pipes are insulated to prevent unnecessary heat loss, installing low-flow toilets and showerheads and using cold water for laundry can all help reduce your monthly energy bill. For those seeking further savings and efficiency, natural gas water heaters are an ideal choice (Ontario residents who use natural gas to heat their homes are already saving up to \$400 per year).

Rack It Up

An indoor clothing rack for drying offers the same benefit as a summer clothesline: that of having no cost at all. Zippers won't snag, colours won't fade and bills won't sting as much, considering that dryers are often among the top energy users in any home. If space is tight, a natural gas-powered clothes dryer is also a great option, offering savings of over 75 per cent, just by switching.

For more information, visit cleanandaffordable.ca



Source: www.newscanada.com

As your Neighbourhood Realtor I am always happy to provide you with a comparable market analysis of your property. So please do not hesitate to call. I will be happy to assess the current market value of your home and talk about any Real Estate queries you may have. It's always a pleasure!



THANK YOU

6th Annual KELLER WILLIAMS ENERGY TURKEY DRIVE



One of the core values and reasons I joined Keller Williams Energy is their commitment to making a difference in the community, their slogan is "Give Where You Live". We are well underway on our 6th annual

Turkey Drive. We have met our goal to support 1500 local families which equates to approx 6000 people, in need this Christmas with a Turkey basket and Trimmings! I would like to thank each and everyone of you for your generous support this year!

Market Statistics

- "Growth in sales was strong for most home types in the Greater Toronto Area. Sales growth was led by the single-detached market segment followed by condominium apartments. Together, singles and condos accounted for almost three-quarters of total GTA transactions," said Toronto Real Estate Board President Dianne Usher.
- The average selling price for November 2013 TorontoMLS transactions was \$538,881 – up by 11.3% in comparison to the average of \$484,208 reported for November 2012. The MLS® Home Price Index (HPI) Composite Benchmark was up by 5.7% over the same period.

Full Market Watch Report is available at www.ListedByDarlene.ca

Summary of Existing Home Transactions in Durham Region

	New Listings	Active Listings	Avg. Sold Price	Avg. Days on Market
Durham Region	900	1,277	98%	26
Ajax	141	145	98%	22
Brock	17	90	96%	67
Clarington	149	192	98%	28
Oshawa	241	254	98%	26
Pickering	114	176	97%	26
Scugog	40	103	96%	39
Uxbridge	34	123	97%	35
Whitby	164	193	98%	20

Community Events

Johnny Reid

When: Dec 12 2013, 7:30-10:30pm
Where: General Motors Centre

Kedron Candy Cane Christmas

When: Dec 13 2013, 6:30-8pm
Where: Kedron Park

Keller Williams Energy 6th Annual Turkey Drive

When: Dec 14 2013, 12am-2pm
Where: Oshawa Community Health Centre

Free Winter Festival To Benefit The United Way And Cornerstone Community Association

When: Dec 21 2013, 9:30-11:30am
Where: Children's Arena, 52 Arena St

The Nutcracker

When: Dec 21 2013, 3-5pm
Where: Oshawa Little Theatre, 62 Russett Avenue



Sudoku



Fill in the blanks so that each row, each column, and each of the nine 3x3 grids contain one instance of each of the numbers 1 through 9 .

	9	4			8			
		7			1	3		
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6				9				2
9				1		7	3	
3			8		2			
	8		7			4	1	
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	3	9	1				7	

For solution visit www.ListedByDarlene.ca



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