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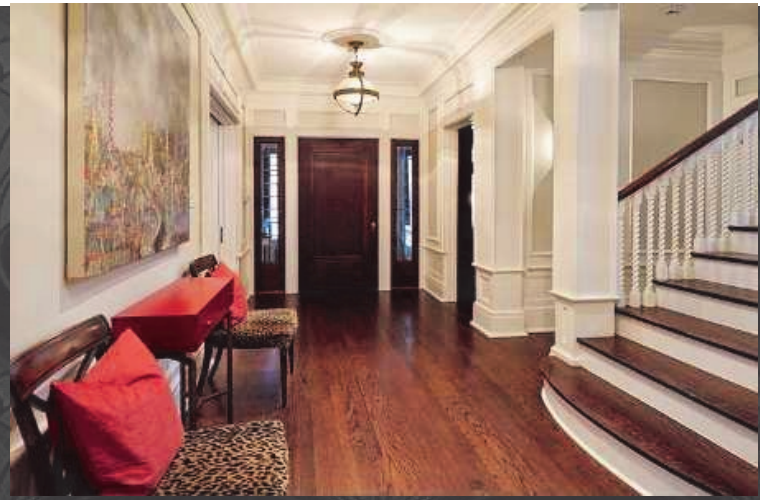
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...On YOUR BLOCK

Find Out What Your Home Is Worth

As your neighbourhood Realtor, I will be happy to assess the **Current Market Value** of your home and talk about any **Real Estate queries** you may have.

It is always a pleasure!

Please do not hesitate to call.

**289.690.4750 or
905.723.5944**



Not intended to solicit those already under contract with a brokerage

5 Tips To WINTER Clean Your Home

Many of us start feeling that urge to deep clean our homes once spring rolls around. In fact, the "Spring Cleaning" ritual is practically hard-wired into most homeowners' minds. But think about this...why spend so much time cleaning right when the weather turns nice? Why not do it now, when we're stuck indoors anyway?

Snow and rock salt is tracked inside every day from your kids and family, the fireplace is circulating ashes, the heat's running constantly, and with no open windows, all that dust is just hovering around. Having a deeply cleaned home is great for your abode and your psyche, and doing your cleaning in the winter is a great change of pace for most people - especially if you follow some sort of weekly house cleaning schedule. There are plenty of ways to cheaply clean your home, so here are some ideas to help get you started.

1. **Clean Your Furnace:** Change your furnace filter once a month. This helps in making your home more energy efficient, and keeps your air cleaner. Look at the furnace itself, if it's coated in dust and grime, or if there are dust bunnies circulating around underneath, make sure to vacuum them up.
2. **Deep Clean Your Carpet and Floors:** Salt collects in between every carpet fiber, and the hardwood floors take on an unpleasant whitish sheen from melting salt water. To combat this, take the time to steam clean your carpet and scrub the floors. If you don't have a place for snowy boots and shoes, put out a couple of cookie sheets (the kind with the raised edge) for them to drain by the door. This will help keep that mess off the floors.
3. **Dust:** Homes get very dusty in the winter because the air is so warm and dry. Dust your home's surfaces from top to bottom to help keep the dust to a manageable level. Don't forget ceiling fan blades, the tops of window moldings, and the tops of books - all of which are often overlooked and can collect dust easily. Also, give your lighting fixtures a good dusting. Dust easily collects on them during the winter too, and can make your indoor light look dingy. This will make a big difference in brightening things up. Many people also opt to get their home's air ducts professionally cleaned. This will not only drastically reduce the amount of dust, germs and allergens floating around, but it can also help your furnace run more efficiently.
4. **Clean the Windows:** If you have a fireplace or burn candles, your windows likely sport a thin film of soot on the inside, which can block precious sun. Give all your windows a good wipe down. Use vinegar mixed with water, and it works great.
5. **Clean the Kitchen Ceiling:** Not Kidding!! Your kitchen ceiling likely has a film of funk on it without you realizing it, mainly from all the moisture, fumes and smoke resulting from cooking. The same goes for the walls, especially those around the stove. Mix a small amount of mild dish soap in a bucket of warm water and gently scrub with a sponge, using only a minimum amount of water (not enough to drip). Of course, if you notice any discoloration or streaking, stop immediately.

Final Thoughts: Deep cleaning your home is great for you both mentally and physically. You get great exercise, and it feels wonderful to be in a clean and bright house.

Source: www.MoneyCrashers.com, By Heather Levin

Current Market Statistics >>>

Strong Start in 2015

February 4, 2015 -- Toronto Real Estate Board President Paul Etherington announced a strong start to 2015, with robust year-over-year sales and average price growth in January. Greater Toronto Area REALTORS® reported 4,355 home sales through the Toronto MLS system during the first month of the year. This result represented a 6.1% increase over January 2014. During the same period, new listings were up by 9.5%.

Summary of Existing Home Transactions in Durham Region

	New Listings	Active Listings	Avg. Sold Price	Avg. Days on Market
Durham Region	884	857	99%	26
Ajax	138	104	99%	20
Brock	28	59	98%	52
Clarington	159	160	99%	28
Oshawa	208	161	99%	23
Pickering	109	112	99%	30
Scugog	39	67	95%	54
Uxbridge	38	63	97%	61
Whitby	165	131	100%	20

"The January results represented good news on multiple fronts. First, strong sales growth suggests home buyers continue to see housing as a quality long-term investment, despite the recent period of economic uncertainty. Second, the fact that new listings grew at a faster pace than sales suggests that it has become easier for some people to find a home that meets their needs," said Mr. Etherington.

The average selling price for January 2015 home sales was up by 4.9% year-over-year to \$552,575. The MLS® Home Price Index (HPI) Composite benchmark was up by 7.5% compared to January 2014.

"Home price growth is forecast to continue in 2015. Lower borrowing costs will largely mitigate price growth this year, which means affordability will remain in check. The strongest rates of price growth will be experienced for low-rise home types, including singles, semis and town houses. However, robust end-user demand for condo apartments will result in above-inflation price growth in the high-rise segment as well," said Jason Mercer, TREB's Director of Market Analysis.

To view the full Market Watch Report, visit www.TorontoRealEstateBoard.com

Community Events in Durham

10th Annual Heart to Heart Gala

When: February 28, 2015 from 6:00pm to 12am
Where: Deer Creek Golf & Banquet Facility,
2700 Audley Rd. N.

Durham Bridal Showcase

When: March 1, 2015 from 12:00pm to 4:00pm
Where: Sikorski Hall, 1551 Stevenson Road N,
Oshawa, ON

Blood Donor Clinic

When: March 7, 2015 from 8:00am to 1:00pm
Where: Oshawa Permanent Blood Donor Clinic,
1300 harmony rd north, Oshawa, ON

If you have an event you would like advertised in next months newsletter please feel free to email me the details.

Terminology Tips

AGENT

A person or entity that is licensed under the applicable real estate board(s) to represent a party in a real estate transaction.

AGENCY

A relationship in which one party (agent) acts for or represents another (principal) under the authority of the latter. Agency involving commercial property should be in writing, such as list-



For more information on the process of buying or selling a home, contact Lauren at 905-723-5944



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