

# HOME CONNECTION

WITH

LINDA SORICHETTI



April 2017

Your Real Estate Consultant for Life!

Check it out !! >>>



## Community Events in Durham

### 2017 Easter Egg-stravaganza

When: April 16, 2017 11:30am to 2:00pm

Where: Oshawa Municipal Airport

1200 Airport Blvd., Oshawa

### Westminster United Church Giant Indoor Yard Sale

When: April 22, 2017 8:00am to 1:00pm

Where: Westminster United Church

1850 Rossland Road E., Whitby

### Oshawa BABY & KID SHOW

When: April 23, 2017 11:00am to 4:00pm

Where: LVIV Hall

38 LVIV Blvd., Oshawa

### Oshawa Art Assoc. 4th Spring Art Festival

When: April 28-30, 10am- 5pm

Where: Camp Samac Inside Council Hall

275 Conlin Rd. E., Oshawa

Contact Linda for more info on events!!



Enter  
To Win

This month's draw is your chance to win two tickets to the **Movies!**

For a chance to win email your name and number to [Linda@LouisBradica.com](mailto:Linda@LouisBradica.com)

## Get your house spring ready with tips

- 1. Check your gutters and downspouts:** Whether you did this in the fall after all the leaves fell or not, there's a good chance your gutters and downspouts need some care after the build-up of ice and snow. Do a perimeter check from the ground to make sure nothing has come loose or detached from the house. Get out the ladder and check for any clogs and make sure water is making its way out of the downspouts (and away from your foundation). Do a visual check of your chimney and the shingles on your roof during this process to see if there is any damage.
- 2. Fix cracks:** Cracks that may have occurred in your foundation, walkways, and patio during the winter months are a welcome sign for water to get in your house and cause damage. Fill these as soon as you can and avoid paying for repairs after the spring rain. Make sure your patio and walkways are sloping away from your house so water does not pool near your foundation.
- 3. Caulk, repair windows:** Just like cracks, gaps between your windows can let water (and critters) inside. Scrape off any old caulking and replace. Also check any wood trim or sills for signs of decay and repair or replace as needed. As a bonus this will also help keep drafts out and your energy bills down.
- 4. Move wood, junk away from your house:** That stack of firewood/junk you had up against the house all winter needs to be moved. It's damp and will be the perfect breeding ground for a variety of insects. Have bugs breed now and you'll be bothered by them until next winter.
- 5. Inspect your air conditioning unit, outdoor faucets, lights:** Having your air conditioning unit inspected by a certified professional before turning it on for the season is not only a good safety measure, but could also help prolong the life of the unit. It's also wise to make sure your outdoor faucets, receptacles, and lighting are not damaged. If you have a gas barbeque you did not use over the frigid months you should have that inspected as well.
- 6. Don't forget the inside:** While you're eager to get outside, spring is also the perfect time to replace or clean your furnace filter, check your smoke and carbon monoxide detectors check your dryer vent for lint build-up, and have your fireplace cleaned.



Source: [www.globalnews.ca](http://www.globalnews.ca)

## Your Mortgage Solution



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**I Get it Approved!**

Not intended to solicit those already under contract

## Featured Properties>>>



## Help!

We keep on selling all of our listings!  
Thinking of making a sale?  
Call me today, so we can put a SOLD sign on  
your property!



## Market Stats>>>

### Tight Market Conditions Continue in March

April 5, 2017 -- Toronto Real Estate Board President Larry Cerqua announced that Greater Toronto Area REALTORS® reported 12,077 residential sales through TREB's MLS® System in March 2017. This result represented a 17.7% increase compared to the 10,260 sales reported in March 2016. For the TREB market area as a whole, annual sales growth was strongest for condominium apartments and detached houses.

### Summary of Existing Home Transactions in Durham Region

	New Listings	Active Listings	Avg. Sold Price	Avg. Days on Market
Durham Region	1800	679	115%	7
Ajax	300	120	116%	6
Brock	26	23	102%	16
Clarington	309	121	115%	7
Oshawa	521	162	116%	7
Pickering	186	65	114%	7
Scugog	50	33	104%	19
Uxbridge	55	32	106%	19
Whitby	353	123	116%	6



Brought to you each month by  
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## Recipe of the Month>>> Mini Cheesecakes

With spring trying desperately to poke through the gardens I thought I would include a spring themed recipe this month. I made these this past weekend for friends and I am pleased to say they cleared the plate. If you are looking for a nice light treat these cheesecake bites are the perfect mix.

### Ingredients

- ◆ 1 cup Graham Wafer Crumbs
- ◆ 3/4 cup plus 2 Tbsp White Sugar (divided)
- ◆ 3 Tbsp Butter - melted
- ◆ 3 pkgs Cream Cheese, softened to room temperature
- ◆ 1 tsp Vanilla
- ◆ 3 Eggs
- ◆ 1/2 cup Coconut
- ◆ 54 Mini Candy Coated Easter Eggs
- ◆ 18 Paper Cups Liners



### Directions

- ◆ Heat oven to 325\*. Mix together melted butter, 2 Tbsp white sugar and graham wafer crumbs. Press into the bottom of 18 lined cupcake tins.
- ◆ Mix together softened cream cheese, white sugar and vanilla until smooth. Add in 3 eggs, one at a time, mixing well between each one.
- ◆ Spoon over crusts and bake at 325\* for 25 - 30 minutes, until the centre is almost set.
- ◆ Cool in fridge for 2 hours. Top with coconut and mini Easter eggs.