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RE/MAX
 REALTY
SPECIALISTS
 Inc., Brokerage.



REAL ESTATE CORNER
 By Lynn and John Drewry

**BOOMERS AND SENIORS
 DEALING WITH YOUR STUFF**

In our previous article you had developed a financial plan so you know how much you can afford. You have also acquired the services of a Realtor® in whom you trust and have explored the housing options open to you. Now you have to think about selling your house. That brings you to several areas you have to deal with such as preparing your house for sale and figuring out what to do with all those things you have accumulated over the years. Most of which you will not need in your new home and lifestyle. This article focuses on dealing with your STUFF!

The first step is to decide what to keep, sell and toss to make your house as saleable as possible. You will need your Realtor® to help you with these decisions which mostly involve de-cluttering, updating and decorating.

De-cluttering doesn't just include removing the boxes in the basement, but excess clothing, furniture, books, etc. Remember what you think is valuable might not be to anyone else. First you might contact family and friends and invite them to take (or buy) those items too good to throw out. More valuable items you might consider advertising in the Independent or posting on Kijiji or Craigslist. Then you might consider a garage sale. The remainder is likely destined for Goodwill, Waste Wise or landfill. There are services that will pack everything and cart it away to whatever location you decide and they will also store your 'keepers' until you are ready to move. All you have to do is make the decisions.

Updating and some decorating might involve removing wallpaper, a fresh coat of paint, cleaning up the gardens, anything to make your house sell quickly and for the highest price. Your Realtor can help with both by providing someone to pack and take most of it away, as well as a Home Stager to assist with the decorating process to help your house sell for the highest price. Neither of these has to cost a lot!

For some people this is the hardest part of changing lifestyles. Sometimes our belongings overwhelm us. A Realtor can make this process much easier.

This is the fourth of a series of articles on Boomers and Seniors and Downsizing. We encourage you to send your questions and ideas for future articles to lynn@lynnandjohn.ca or call 905 873-0440.

Lynn is a qualified Accredited Seniors Agent. John is a Real Estate Broker and Chartered Accountant (FCA). Lynn and John work and live in Georgetown. They are sales representatives with Re/Max Realty Specialists Inc., Brokerage.

**DOWNSIZING TO PERFECT BUNGALOW!!
 PRIVATE LOT - FIN W/O BASEMENT**



- The one you have been waiting for!
- Wonderful private lot 2-levels of Decks
- 4 Bedrms 3 Bathrms ++ Fin W/O Bsmnt
- Great Inlaw or Teen/Grown Kids Potential
- Hardwood, Moulding, Pot Lights, Skylight
- Open concept w/Kit open to Family room
- Spacious Master, w/i Closet & Ensuite
- Upgrades include: Shingles 2010, Hardwd
- Garage Drs, Pot Lights, Vinyl Windows
- 2-car Garage & long Interlock Drway
- W/o w/4th Bdrm, 3pc Bthrm, Pot Lights
- Rec rm, Games rm, Fireplace, Workshop

TESTIMONIAL

Dear Lynn and John,
 Joan and I are delighted with the service you gave to us on our recent moving project.

On the selling end, your wise council on pricing, preparation, and staging was invaluable and resulted in a very quick sale at the price we wanted to achieve.

On the buying end, Lynn's energy, enthusiasm and patience was a boon. It served to keep us motivated when it seemed we could not find a suitable home to buy.

In conjunction with John's eye for detail and business knowledge the pair of you make a formidable team. We have no hesitation in recommending you to friends and neighbours.

David and Joan

ROYAL LEPAGE
ROYAL CITY REALTY
 INDEPENDENTLY OWNED AND OPERATED BROKERAGE

Heather Morison
 Broker & CLHMS
 DIRECT: 905 873 4266
 OFFICE: 519 853 9924

Circa 1860 Stone House
 Once in a while a very special house comes on the market and this one is it! Original woodwork and pine floors have been restored in this 4 bedroom home, a "Williamsburg" theme accents the principal rooms, the perennial gardens are an absolute delight and the private setting, backing onto the river, is exquisite! Offered at \$599,900.

Private Ravine Lot
 This charming, updated 4 Bedroom, 2 Bath, Brick 1-1/2 Storey home is set on a double wide mature treed lot overlooking the ravine and "Black Creek". Hardwood floors, original baseboards, woodwork, double pocket doors and cranberry stained glass transoms are just what you would expect in a "Regency Cottage" but the garage/workshop and double drive shed are a bonus! Offered at \$299,900.

Elegant Rancher
 Enjoy country living close to town in an elegant, upgraded open concept brick bungalow, with brick fireplace & crown mouldings in the great room, cherry & granite kit. and master retreat with sunken sun rm & spa-like bath. The newer metal barn plus 6 ac. of trees & meadows complete your "ranch". Offered at \$897,000.

ROYAL LEPAGE
ROYAL CITY REALTY
 INDEPENDENTLY OWNED AND OPERATED BROKERAGE

Jennie Stanhope
 Sales Representative
 DIRECT: 519-362-4148
 OFFICE: 519 853 9924

Looking for a Conservation Lot?
 Then this is it. Immaculate family home plus unfinished walkout basement. Amazing landscaped lot overlooking conservation park with screened in gazebo, large deck, pergola, perennial borders, patio and water feature. Only \$499,900. Don't wait to view!!

Renovated Historic Home
 Circa 1895 home in picturesque Everton backing onto the Eramosa River. 4 bdrms, eat-in kit., hardwood floors and original trim make this home a must see. Just over half an acre. Quickly call Jennie, Mike or your agent to view. Asking \$424,900.

Want Country Living in Town?
 Well here it is!! Renovated & improved century home on stunning double lot in "downtown core" of Rockwood. 5 bdrm family home with huge living room master bdrm addition plus all the charm of 'yester year'. Quickly call Jennie, Mike or your agent to view. Asking \$489,900.

#1 Broker in Acton
 Real Estate Centre Inc., Brokerage
1-800-834-5516
*based on mls sold statistics 2010.

\$264,900
VIEW OF THE LAKE!
 Solid, 3 bedroom, detached home where all the major work has been done. Entire family can enjoy fishing steps from your backyard!

\$236,900
LIVE OR INVEST
 Upgraded one bdrm, 730 sq. ft. condo in an exclusive building in the heart of Milton. Upgraded bathroom. Walkout to patio. Excellent location close to all amenities. Ideal for first time buyers, empty nesters & investors.

\$409,900
UPGRADES GALORE!
 Stunning family home located on top of a hill in an idyllic neighbourhood backing onto a greenbelt with clear views & wooded trails...extensive landscaping...hardwood floors t/out, oak stairs, upgraded gourmet kitchen, family room w/fireplace, interlock patio plus much more!

\$409,900
BEST OF COUNTRY LIVING
SOLD
 An opportunity to own a custom 3 bedroom bungalow on a beautiful .65 acre private treed lot only seconds from town. Hardwood floors, fireplace, 2 walkouts plus much more!

\$354,900
LOCATION! LOCATION! LOCATION!
SOLD
 Great location, extensive landscaping, large lot, home features hardwood floors, prof. fin. bsmt w/pot lights, i/lock stone patio plus large 40 ft lot backing onto the park!

\$284,900
YOUR FAMILY WILL LOVE IT!
SOLD
 Immaculate 6 bedroom, 3 bath, open concept end unit with numerous upgrades. All at a great affordable price!!!