

Say You Saw It In . . . The Independent & Free Press Real Estate Digest

Realtor advice: preparing your home for an open house

This article is provided by local realtors and the Ontario Real estate Association (OREA) for the benefit of consumers in the real estate market.

An effective marketing plan for selling your home can include holding an open house for prospective buyers. Here's some advice you should follow to attract a buyer.

It is best for you and your family to leave the home during an open house. Your presence could be distracting for various reasons. Potential buyers may rush their visit to avoid disturbing you. They may be hesitant to comment on your home while you are there, and generally feel more relaxed if the owner is not present.

Open houses are usually held on a weekend afternoon so you may have to plan ahead what you will do with the time. Your realtor may also suggest you temporarily remove any dog, cat or other family pets from the property since their presence could also be distracting.

Before an open house, you'll want to put your home in tip-top shape. Your realtor will be able to give you suggestions on sprucing up your property and making it more appealing to buyers.

A few precautions will also ensure your open house is a secure and enjoyable experience for everyone:

- Remove or lock away valuable such as jewelry, cameras, compact discs, valuable coins and currency.
- Attend to any potential hazards - electrical wires crossing open areas, sharp table or counter top corners, slippery stairs and walkways, fragile items that can be easily damaged.
- In poor weather, provide a place for over-shoes, boots, umbrellas and coats.

- Avoid cooking food with strong odors such as fish. The scent of fresh-brewed coffee, homemade bread and cookies, on the other hand, can be very welcoming.

Use this handy check list to assess what needs cleaning, mending or changing before the big day:

Floor coverings: Are they dirty or stained? Worn or damaged? Is there hardwood under carpeting that can be restored?

Walls, ceilings, baseboards: Any fingerprints or stains? Any holes, nails, tape residue? Are they all neutral or complimentary colors?

Doors: Do they squeak? Are the handles secure and work properly? Any stains or other damage?

Windows: Are they clean and crack free? Do they open easily? Are the coverings clean and also easy to open?

Lighting: Is there sufficient light? Any broken switches; exposed wiring?

Pet areas: Are these clean, organized and odor free?

Kitchen and bathrooms: Are countertops organized? Are all sinks and faucets working properly?

Other rooms: Have all areas been thoroughly vacuumed and dusted? Has all clutter, including excess furniture, been collected and removed? Are books, toys, clothes all neatly stored? Do mirrors look clean? Are window coverings open?

Outside the home: Are decks, pools, walkways and driveways clean, clear of clutter and in good condition? Do fence and other gates open easily? Are the lawns mowed, walkways clear of snow, leaves removed, trees pruned, gardens weeded, hedges trimmed?

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RE/MAX BLUE SPRINGS REALTY (Halton) CORP.

NEW PRICE



PARK AREA OF GEORGETOWN

This home is gorgeous. The extensive use of wood throughout provides coziness & warmth. Features include eat-in kitchen with a good size pantry. Formal L/R with built-in bookcases & a formal D/R. The family room is spectacular with a brick woodburning FP & lots of windows & patio doors showing the private backyard that looks onto trees. MBR is large with a four piece ensuite (separate shower stall) & a roughed-in sauna. Over 2,000 sq. ft. of living space. This home is listed for \$269,000. Vendor motivated. Call Dave Krause* to view.



BUNGALOW IN GEORGETOWN

Looking for a starter or retirement home? This 3 bedroom brick bungalow is located within walking distance of schools & shopping. Features of this home include roof 2 yrs. old, main washroom renovated 2 years ago, hardwood floors in the LR, DR, hallway & bedrooms on the main floor, 4th bedroom with 4 pc. washroom on lower level. Fenced yard, breakers, some new windows. Priced at \$177,000. Call Dave Krause* to view.

RAVINE SETTING GEORGETOWN SOUTH

NEW

Gorgeous 3200 sq. ft. 2 storey brick home having a prof. fin. bsmt. & backing onto a ravine. \$50,000 - \$60,000 have been spent on upgrades. Features of this home include lots of hardwood floors, ceramics, broadloom, 3 gas fireplaces. Lots of windows, crown moulding, pot lighting, French doors, beautiful family room with 18 ft. ceiling, 9 ft. ceilings on main floor in the other rooms. Built in oak entertainment center in family room. Gorgeous kit., 2 bedrooms in basement, one has a 3 pc. ensuite which would lend itself beautifully for that teenager. Priced at \$389,000. Call Dave Krause* to view.



GORGEOUS SIDESPLIT WITH LARGE LOT

This three bedroom brick & vinyl sidesplit is finished from top to bottom & located in the quaint Village of Hillsburgh. Features of this home includes: large principal rooms, lots of pine wainscoting, some new broadloom, freshly decorated, kitchen overlooks family room that has a FP with a wood burning insert & walkout to a large fenced backyard which is professionally landscaped. The rec room is also finished. The driveway & flower beds are all interlock stone & are beautiful. This home shows "Pride of Ownership" and is priced at \$179,900. Call Dave Krause* to view.

NEW PRICE



OPEN HOUSE
Sat. October 3, 2 - 4 PM
117 PARKEDGE, ROCKWOOD
Directions: Hwy 7 west to Rockwood, turn left on MacLennan & follow signs WELCOME TO ROCKWOOD

This gorgeous 2 storey home in the quaint Village of Rockwood is situated in an established neighbourhood. Features include eat-in kitchen, walkout from D/R to a large fenced backyard. Beautiful family room with gas stove & skylight. Three good size bedrooms. Main washroom has skylight. Access to double car garage from this home. CVAC. Close to Conservation park. Listed for ONLY \$194,900. Call Dave Krause* to view.

NEW PRICE



CHARACTER & CHARM...

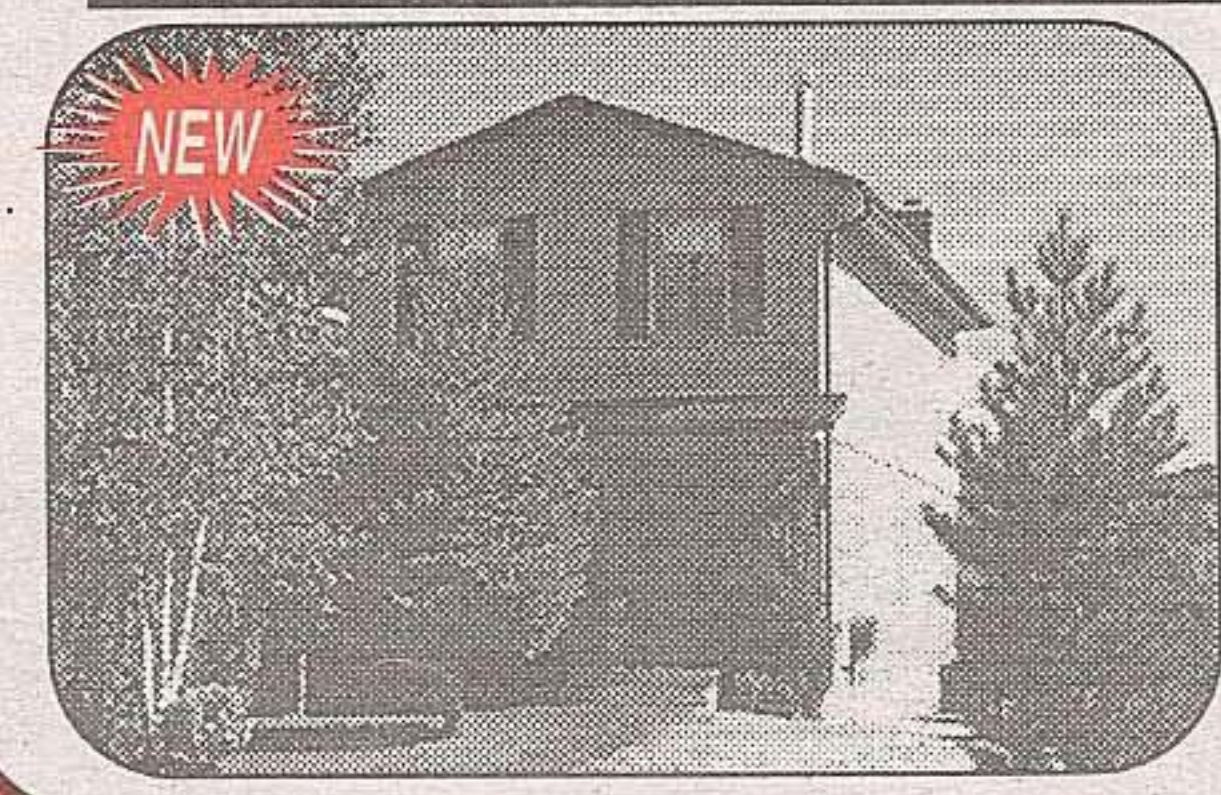
ooze from this 3 bdrm., two storey home located in Georgetown. Lots of wood, high baseboards, original trim, screened in front porch/verandah & gas FP in the living room makes this home a cozy hideaway. Features of this home include most new windows, new pine kitchen 2 years old, most new drywall, mid-efficiency gas furnace and big backyard with a good size shed. Priced at \$184,900. Call Dave Krause* to view.



Call **Janis Garel*** or **Dave Braida*** Sales Reps.
(519) 853-2086 Toll Free 1-888-833-1945
RE/MAX BLUE SPRINGS REALTY (Halton) CORP.



OPEN HOUSES SUNDAY, OCTOBER 4



2-4 P.M.
9 MATTHEW COURT, ACTON
Directions: Main St. N. over RR Tracks to Hill St. E. to Danville North to Matthew.
(Look for the signs.)
 Reduced to \$149,900 this fine 3 bedroom home has a brand new gas furnace, fireplace in living room. Separate entrance to basement with rough ins for kitchen & bathroom plus lots more. Cheaper than rent.



1-4 P.M.
7166 REGIONAL ROAD
Directions: Hwy. 401 to Hwy. 25 North to Regional Road 12 West (Just South of Acton) to property. (Look for the signs.)
 Excellent example of Turn of the Century architecture with numerous upgrades incl. furnace & roof. Two staircases, lots of woodwork. Tin walls, 4 car garage/shop, original stone barn on a private 4 acre parcel. Asking \$279,900.

27 ACRES
 Numerous building sites on this property Erin Township. Just north of 24. Design & build your own hobby farm. Asking \$119,900. Call Dave* or Janis*.

GET INTO THE BAR & BEVERAGE BUSINESS
 Only \$29,000 or less will let you purchase this established bar business which includes all kitchen equipment, dishes, tables, chairs, pool table, TV's etc. Call Dave* for details.

NEW
SPARKLING BUNGALOW WITH POOL
 This three bedroom bungalow beauty is just waiting for you. Gleaming hardwood floors, newer windows, roof & furnace + gas F/P & central vac. Inground Pool + much, much more. Call Dave* or Janis* for further details.

12 ACRES VACANT LAND
 This one has it all. Large frontage, stream, pond, lots of trees. Erin township south of Highway #24. Asking \$89,900. Call Janis* or Dave* to view. RMAC97-216

NEW
SOLD
FANTASTIC FAMILY HOME
 Lovely 4 bedrooms, in town on huge lot. Super eat-in country kitchen, gas fireplace in living room. Main floor family room and more. Call Dave* or Janis* for details. Offered at \$???,???. 98-125

Happy Birthday Jarod

Call **Janis* & Dave*** for a **FREE** Evaluation Of Your Home

NEW
PHASE II TOWNHOUSE
 Acton townhouse, great location, backs onto private wooded area. Walkout basement, new broadloom and freshly painted throughout. Includes all appliances. Only \$109,900. Call Janis* or Dave* 853-2086.