

Getting your house ready to sell It all starts with curb appeal

If you're thinking about putting your home on the market, you need to do everything you can to make sure it's a perfect ten before the For Sale sign goes up.

Today's homebuyers are busy people who are rarely interested in spending time or money to carry out major repairs or improvements when they move in. To help you get the best price and sell your home as fast as possible, Canada Mortgage and Housing Corporation (CMHC) has a number of tips on how you can get your house ready to sell:

- First, stop thinking of your house as the home you love and start thinking about it as a product that's about to enter a highly competitive market. Prospective homebuyers aren't looking to buy your home, they are looking for a place they can call their own. So take a long, objective look at your home's strengths and flaws, and identify any areas where a little effort or elbow grease could make a big difference.

- A good place to start is with your home's curb appeal. The curb is where

buyers make their first impressions, so make sure that impression is a good one. Remove any clutter from your yard. Repair cracked or uneven driveways and walkways. Make sure your lawn and flowerbeds are healthy and well tended. Also, ensure your windows, walls and doors are clean and freshly painted.

- Next, check the roof, chimney and exterior walls. If any repairs are required, carry them out yourself or hire a qualified contractor to do the work for you.

- Inside, make sure potential buyers are greeted with a clean, clutter-free and well-lit interior, preferably with a fresh coat of paint on the walls and trim. Eliminate any unpleasant odours, and make sure all the lights are on and that doors and windows open and shut properly.

- In the kitchen and bathrooms, thoroughly clean all appliances, sinks, tubs and toilets, and give fixtures a good shine. Repair leaks and drips, and clean the cabinets, mirrors, light switch plates and cupboard handles.

- In the living room, family room, bedrooms and den, keep furniture and family memorabilia to a minimum. This will help potential buyers to imagine their own belongings in the space, while also ensuring an easy flow of traffic through each room.

- Make sure your foundation and basement are structurally sound and free of cracks or water leaks. If you use the basement as storage, try to clear it of as much



clutter as possible, or at least organize as best you can.

- In the garage, carport or shed, get rid of any broken, useless or discarded items. If there are oil stains on the floor, try removing them with a strong cleaner.

- Last but not least, if you have an agent, the best thing you can do to help them make the sale is to leave when the home is being shown. This will help prospective buyers imagine the house as their home ñ not yours.

For more information or a free copy of the About Your House fact sheet Getting Your Home Ready to Sell, or other fact sheets on buying, maintaining or renovating your home, ask CMHC at 1-800-668-2642 or visit www.cmhc.ca. For more than 60 years, CMHC has been Canada's national housing agency, and a source of objective, reliable housing expertise.

OPEN HOUSE SAT/SUN 2-4PM



45 MORNINGSIDE DR.

Detached brick 3 bedrooms, 3 bathrooms. Unfinished bsmnt! Open concept family room with fireplace! Ceramics in foyer and kitchen. CAC. Attached garage.



www.JamesOman.com

JAMES OMAN*

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POOL

1/2 ACRE LOT WITH POOL!!
IN TOWN - WOW! \$374,000

Incredible treed lot is over 300 feet deep. 3 bedroom sidesplit with fabulous kitchen addition. Finished basement, hardwood floors. Quiet street in dynamite location. 06-449-30

Call *Elizabeth Doell** to view this home.



NEW

ABSOLUTELY AMAZING SEMI!
ONLY \$269,900

Renovated from top to bottom inside and out this gorgeous home is huge!! Located on a quiet residential street in Acton overlooking treed ravine and mature trees featuring 2 baths, main floor laundry, hardwoods, ceramics, massive kitchen, family room, fenced rear yard and so much more! It's a beauty! 06-451-90

Call *Elizabeth Doell** for more information.



NEW

MAGNIFICENT HOME - SUPERB
LOCATION! \$899,900

Overlooking Blue Springs Golf course this 4000+ square foot home is beautifully appointed throughout! 4 bedrooms, walk-out basement, quality finishes, stunning hardwoods, triple bay garage and an incredible loft space too! Wonderful stone walks and patio, multiple decks all located in Halton's finest Estate.

Contact *Elizabeth Doell** for your appointment to view this exclusive property.

**2 VACANT LOTS
OVERLOOKING
GREENBELT AND RAVINE
WOW!**

Vacant lots starting at \$119,900.
2 lots available.

Located on quiet crescent overlooking ravine/greenbelt. Buy now, build in the spring.

Call *Elizabeth Doell** for details.

RENTALS

1 & 2 bedrooms rentals in historic building in Rockwood. \$800 + utilities.

Call *Elizabeth Doell** for details.



LAST LOT AVAILABLE IN EXCLUSIVE
ESTATE! 5.4 ACRES! \$359,900

Fabulous lot located close to town, just north of the Glen. Pond, trees and rolling land surrounded by 40 acres private parkland exclusively owned by the property owners in this wonderful small development. Act today, this is an opportunity of a lifetime. 05-668-VL

Call *Elizabeth Doell** for more information.

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DOUG MEAL, *Sales Rep.

905-877-5211

RE/MAX REAL ESTATE CENTRE



NEW

**3 BEDROOM UPGRADED
TOWNHOUSE \$189,900**

Open concept, main floor kitchen, living/dining area with walkout to back deck. Ceramics, laminate and newer carpet. Garage plus one space = two parking spots. Close walk to shopping and GO train.



**QUIET STREET
\$212,000**

2 bedroom condo townhouse on quiet dead end - walk to shopping and GO Train. Extra large master bdrm with big walk-in closet. Lots of upgrading done. Door to upgrade from house. Finished basement. Call Doug* for more details.



**TOWNHOUSE - GREAT
BACKYARD \$209,900**

3 bedroom townhouse with rear balcony deck off kitchen, also walkout from basement to rear patio, lots of trees. Call Doug Meal* for more details.



**QUIET MATURE AREA
\$289,900**

3 bedroom cottage style home - well maintained - lots of new upgrades - great for gardener or for summer entertaining with garden-shade trees, patio & deck. Call Doug Meal* for additional details.

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