

Your Home **SOLD** GUARANTEED, or We'll Buy It!*

IN CASE YOU MISSED IT ...



Brought to you by

(647) 360-6433



www.SeeTorontoAreaHomes.com

*some conditions apply

HERE'S HOW TO REFRESH YOUR HOME THIS SPRING

Springtime should be an inspiring time for you. Inspiration can often give way to the desire to create a fresh look for your home. But busy schedules don't always accommodate the traditional deep cleaning that everyone associates with springtime. If you find yourself short on time, here are ideas to freshen up elements of your home with some easy visual changes and tidying up.

🏠 Starting with your entry, your home's first impression will improve by washing down the front porch and adding a new doormat. Decluttering the entry hall or mudroom of any remnants of winter by adding attractive storage bins is an easy way to freshen up the space you and your visitors first see.

🏠 Rotate some of your décor and use the addition of flowers and plants to any area of your home to give it that fresh springtime feeling. The change of the season is the time to create a new centerpiece for your table. This can be as simple as having a fruit bowl or houseplant be your new inspirational theme. Table clutter seems to disappear when you have an attractive centerpiece.

🏠 You will find that lightweight cleaning will brighten up the interior of your home and complement other suggested visual tweaks. Take some time to clean light bulbs, lamps and mirrors. Your mood will brighten up as the inside spaces of your home lighten up.

Give me a call, and I will help you create a plan so you can enjoy freshening up your home with other no intimidating fine-tuning ideas.

DO THESE THINGS IN APRIL TO PREP FOR A STRESS-FREE SUMMER

🏠 April is the month to set the wheels in motion to get your home ready for a carefree summer. Summer is one of the best times of the year, so by doing some simple preparations now, you will be able to enjoy those times without any homeownership worries.

🏠 Start your prep by checking the tool shed to make certain that your yard maintenance tools will be up and running for the summer months. Be sure the lawn mower engine has new plugs, a new air filter and a fresh tank of gas. Sharpen the blades of the mower and all of your gardening tools.

🏠 An efficient AC will be your best friend when you crank it up, so schedule a springtime preventative maintenance tune-up. If it's determined that your AC has limited life expectancy, then be prepared and get an estimate for a new unit.

🏠 Don't let pests ruin your summer fun. Seal up any openings that could allow insects to take refuge in warmer weather. Before it gets too hot, check your attic for signs of animals that may have taken up residence there during the winter.

🏠 April also signals a good time to tend to bird feeders. To keep rodents away and to safeguard the birds of summer from disease, dismantle your feeders and give them a deep sanitizing. Do this for any birdbaths, and clean up under the feeders as well.

🏠 Since summer can bring heavy rains that can lead to water damage, make April your time to check if winter left behind any roof or gutter damage. Examine the basement for any leaks or cracks, and take time to create water diversions away from your foundation on the outside of your home.

Call or email me for other springtime prep ideas so you can have a stress-free summer. I am always here to help.

HOMEOWNERS:

ARE YOU READY TO FIND YOUR DREAM HOME?

- Before buying, let's get you top dollar for your current home.
- Our team of professionals will assist you in selling your home for top dollar
- We will invest the money & time in our marketing to specifically target qualified sellers that can get you the most for your home.
- We're experts at finding listed & unlisted homes that match our buyer's criteria. Simply tell us what you are looking for & we will find it.
- Our VIP Home Finder Service is Free of Charge and enables you to look at properties that are not yet on the market.
- Call, Text **647-360-6433** today and our team will help you in everything Real Estate Relative.



SHOULD I STAGE MY HOME?

Even though staging your home takes time and planning, it will be worth the effort and the cost. You want your home to stand out when you list it so it can have every advantage of getting the best possible price in the shortest amount of time.

Staging communicates to buyers that your home is well taken care of and increases the likelihood of getting a good offer. When you stage your home, it takes away your personality and markets it in a more neutral way. A staged home is more inviting to a buyer and also helps define spaces and room sizes. Every room will have a purpose, and buyers can more easily visualize themselves living in your home.

A competitively priced home that has also been staged to appear move-in ready will help justify its listing price. Successful staging will give your home an edge over the competition without having to compromise on price. A positive first impression will motivate selling agents, who will put your home at the top of their list when showing properties to their clients.

WHAT ARE THEY SAYING ABOUT THE TOWSNEND TEAM!

If you aren't using Elite Realty Group, you are playing yourself. I talked to Roger about selling and within two weeks we were on the market. He made the whole process simple and any direction on what to do before we went live was super clear. Roger and Taleeba made the process of selling a breeze. I trusted them completely and they proved their skill in this field. They negotiated the deal to something I couldn't image. - **Brianne Manuel**

Experienced, effective, and professional. Roger helped us buy our first home. Definitely recommend! - **Yu Gao**

Michael Lau is an amazing realtor , he has helped our family find our dream home , very knowledgeable of what is going on in the market , he was available to his clients and work very efficiently , stress free when you work with Michael , you tell him what you are looking for and he will deliver . Also he does care for his clients, he is very patient and as always open to changes to your schedule. He made our experience very enjoyable. Thank you again Michael for helping us secure our dream home! - **Julia Valera**

Absolutely fantastic experience with Anthony! It was my first time using the services of a realtor and he instilled great confidence in the process. He's been prompt, thorough, and patient with all of the questions and follow up requests. Highly recommend Anthony! - **Amy Alexander**

Taleeba was incredible. She helped me and my family find housing in a very competitive rental market. She is fast, thoughtful, humble and willing to do all she can to help! I would recommend Taleeba to anyone looking for a home. I can't wait to call her when I am ready to buy a home. - **Cody Dujon**



SCAN AND FIND HOMES IN YOUR AREA

CARROT CAKE COOKIES



INGREDIENTS

(1 1/2 sticks) butter, softened

1 c. packed brown sugar

1/2 c. granulated sugar

2 large eggs

1 tsp. pure vanilla extract

1 1/2 c. all-purpose flour

1 tsp. baking soda

1 tsp. ground cinnamon

1/4 tsp. ground nutmeg

1/2 tsp. kosher salt

1 c. packed shredded carrots

3/4 c. unsweetened shredded coconut

1/2 c. raisins

2c. old-fashioned oats

Cream Cheese Glaze

1c. powdered sugar

1oz. cream cheese, at room temperature

4tsp. milk & 1/4 tsp. pure vanilla extract

* Preheat oven to 350° and line a baking sheet with parchment. In a bowl of an electric mixer, beat butter and sugars until light and fluffy. Add eggs, one at a time, until incorporated, then add vanilla. In a separate bowl, whisk together flour, baking soda, cinnamon, nutmeg, and salt. Add dry ingredients to butter mixture until well-combined.

* Stir in carrots, coconut, raisins, and oats and mix until just combined.

* Scoop 1" rounds of dough onto baking sheet. Bake until golden, 15 to 18 minutes. Let cool.

* **Cream Cheese Glaze:** Beat together cream cheese, powdered sugar, milk, and vanilla until combined. Drizzle glaze over each cookie and let harden before serving.

Enjoy!

WEALTH BUILDING CORNER



28 AMBOISE CRES



115 SATURN RD



50 DESANTIS DR



60 LOCOMOTIVE CRES



NORTH YORK



WORTH READING



A Beginners Guide to Seasonal Eating that Doesn't Cost the Earth

Tish Weinstock

Vogue

One way you can help the environment while also providing yourself with a delicious, healthy diet is to switch to "seasonal eating." Focus predominantly on food harvested from your local area in the season it is traditionally harvested, the same way humans did for millennia before global mass production and transportation took over. Head to *Vogue* for some pointers on how, where and why to begin. More:<https://tinyurl.com/worth0422c>



Buy a Home: Step by Step

Houselogic

Getting onto the property ladder for the first time is a daunting step that can be overwhelming if you don't know the processes. Houselogic provides a useful and insightful infographic to assist those thinking about making their first move, starting with deciding to buy a house before moving through what actions to take and who to turn to at each stage. More:<https://tinyurl.com/worth0322c>

HOMEOWNERS:

WOULD YOU SELL YOUR PRESENT HOME
IF YOU FOUND YOUR DREAM HOME?

Our exclusive VIP Home Finder system helps Buyers find the **PERFECT** home. Simply tell us exactly what you're looking for and we will find it.

We invest the time and marketing dollars to specifically target the neighbourhoods you are interested in to find you the perfect home, including homes that are not yet listed for sale or available to the public.

This mean you'll know about these unlisted homes before other buyers allowing you to negotiate the best price possible. So if you've considered a possible move, call to discuss our VIP Home Finder Service Today.

Call/Text Us Now!
647-360-6433
to get your search started!

BROUGHT TO YOU FREE BY THE TOWNSEND TEAM

	9							
		2	7		6		5	
		7	1			4		
	4				7		6	3
	7	3	6		5	2	1	
2	6		3				9	
		5			3	9		
	8		9		4	1		
							8	

Sudoku instructions: Complete the 9 × 9 grid so that each row, each column and each of the nine 3 × 3 boxes contains the digits 1 through 9. Contact us for the solution!



HOW TO EAT&ENJOY THE HEALTHIEST FOODS ON THE PLANET

Now that we're a few months into the year, if you're someone who made a resolution to eat healthier in 2022 but are running out of ideas for dinner ingredients, you're not alone.

Here are four of the healthiest foods on the planet and the best way to enjoy them in a meal.

❖ **Spinach:** Lauded as one of the most nutrient-packed superfoods on earth, this one is a no-brainer. It's low in calories and high in vitamins, energy and folate, so it is an essential part of a delicious healthy diet.

❖ **Avocado:** Another superfood that is as substantial and satisfying as it is healthy. It's full of monounsaturated fats (the healthy kind) and vitamin B6 and can be prepared in a number of exciting ways.

❖ **Lentils:** A favourite of many vegans and vegetarians, lentils are high in fibre and protein and are often used in place of meat in certain dishes.

❖ **Raspberries:** If you have a sweet tooth, there are plenty of delicious healthy options for you, not least the raspberry. Filled with vitamin C, iron, calcium and many antioxidants, they're an excellent dietary addition for a healthy body.

Find Out What Your Home Is Really Worth



FREE, Quick Online Home Evaluation

VISIT

myhomesprice.ca

Instant update when your neighbours are selling!



VISIT: www.IamNosy.ca

Be A Nosy Neighbour

REFER YOUR FRIENDS, NEIGHBOURS, ASSOCIATES OR FAMILY MEMBERS CONSIDERING MAKING A MOVE:

You can text **647-360-6433** and include the name and contact info of someone you know considering a move and we will follow up with them.

You can pass along our business card to them. We have enclosed one here for that purpose.

You can go to www.SeeTorontoAreaHomes.com and forward the link to someone you know is considering a move

Of course you can call us directly at **647-360-6433**