

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



DON'T MAKE THESE 4 FOYER FAUX-PAS WHEN DECORATING

The first space a visitor sees is your entryway. It creates the first impression of your home, so don't allow a crowded and dark foyer to turn off your guests or prospective buyers. Why not take advantage of January being International Creativity Month to refocus your attention on creating an inviting entryway? Here are some design features that could take you in the wrong direction when trying to create an inviting foyer for your home.

1. Placing a side table that's too large in your entry will eliminate the feeling of spaciousness. Living room furniture usually doesn't work in the entry due to its size. Shop for smaller-proportioned furniture for this space.

2. Insufficient lighting or walls that are too dark are not good for first impressions. Lighting plays a big role in how inviting your entryway will be. Be sure you have lighting from the ceiling and bright walls and décor.

3. Having no place to sit to remove shoes is a common mistake. Consider an attractive bench that isn't imposing.

4. Clutter isn't a desirable thing to view in an entry. Use some imagination in creating a place to hang keys and stash your mail so they look like they belong.

Visitors and prospective buyers will form immediate opinions of your home by how you design your entryway. We have been in many homes and can share what design elements can complement your foyer. Call or email us today. We're always here to help.

WATCH OUT FOR THESE 5 DECLUTTERING MYTHS

With spring around the corner, this is a good time to start planning to purge your home. To have your decluttering efforts be a success, you need to know that there is a wrong way and a right way to declutter your home. Check out these myths before you proceed to purge and organize.

🏠. You don't need a plan of attack before proceeding with your organizing. To avoid being overwhelmed, have a checklist so you can manage the project at hand. Tackle one room at a time with a list of tasks for each room.

🏠. You only should keep things that make you happy. If you keep essential items and those that bring you joy, you can more easily differentiate between those things you should keep and those that you should discard.

🏠. Dwelling on what stays does not make for a successful declutter. It is better to take a few extra moments to think about what goes than to have regrets later. A good rule of thumb for a debatable item is that if you haven't used it in a year, then it's probably worthwhile to discard it.

🏠. Stock up on organizing supplies before you begin. When it comes down to it, these supplies don't help you purge. Do your sorting and purging before you decide how to set up your storage.

🏠. Decluttering is a task that only needs to be done once or twice a year. In reality, minimizing your belongings should be done on a maintenance basis. After your initial purge, go through your home once a week to put things back where they belong and make decisions to get rid of things that no longer have a place in your life.

Call or email today for more resources and information to assist your decluttering efforts.

Great Ideas for Quick, Easy Fixes That Will

Help Your Home Sell **GET MY FREE GUIDE!**

Perhaps this is the first time you're planning to sell your home or maybe you've done this a few times before, in this guide, you'll find great tips on how to get top dollar for your home.

Make it easier by requesting my *Free Guide*,

Reach out to **647-360-6433** and we'll send it right out to you.





WHAT IS A PRELIMINARY TITLE REPORT?

A preliminary title report is at the heart of most real estate transactions and has details relating to the condition of title for each parcel of real estate. It will verify ownership, reveal any liens and encumbrances and identify easements. These title search elements are found in county property records.

Once the information is gathered, it sets forth the conditions for which the title insurance company will issue a title insurance policy. A preliminary title insurance report is usually run once a real property sale opens escrow.

The preliminary report will also outline exclusions that would not be covered under the title insurance policy. The exclusions section of the report is important because it informs all parties of problems before a sale will close. Unpaid taxes, liens, unrecorded easements and judgments will be "clouds on the title" that will have to be resolved prior to change of ownership and before a title insurance policy can be issued.

THANK YOU FOR YOUR SUPPORT!



SCAN AND FIND HOMES
IN YOUR AREA

CREAM OF MUSHROOM SOUP



INGREDIENTS

- 4 tablespoons butter
- 1 tablespoon oil
- 2 onions diced
- 4 cloves garlic minced
- 1 1/2 pounds fresh brown mushrooms sliced
- 4 teaspoons chopped thyme divided
- 1/2 cup dry red or white wine
- 6 tablespoons all-purpose flour
- 4 cups low sodium chicken broth or stock
- 1-2 teaspoons salt adjust to taste
- 1/2-1 teaspoons black cracked pepper
- 2 beef bouillon cubes, crumbled
- 1 cup heavy cream or half and half
- Chopped fresh parsley and thyme to serve

*Heat butter and oil in a large pot over medium-high heat until melted. Sauté onion for 2 to 3 minutes until softened. Cook garlic until fragrant, about 1 minute.

*Add mushrooms and 2 teaspoons thyme, cook for 5 minutes. Pour in wine and allow to cook for 3 minutes.

*Sprinkle mushrooms with flour, mix well and cook for 2 minutes. Add stock, mix again and bring to a boil. Reduce heat to low-medium heat, season with salt, pepper and crumbled bouillon cubes.

*Cover and allow to simmer for 10-15 minutes, while occasionally stirring, until thickened.

*Reduce heat to low, stir in cream or half and half. Allow to gently simmer (do not boil). Adjust salt and pepper to your taste. Mix in parsley and remaining thyme.

WEALTH BUILDING CORNER



68 HOLLYWOOD HILL



100 NORTON AVE



242 IRWIN ST



302 VAN DUSEN AVE



PRE-CONSTRUCTION
FREEHOLD TOWNS



Instant update when your
neighbours are selling!

VISIT: www.IamNosy.ca

Be A Nosy Neighbour

WORTH READING



11 Tips and Tools to Help Build Work & Life Balance from a Freelance Editor

Thao Thai

Mother Untitled

With smartphones, laptops and tablets, we've come into an age in which people can work from home or on the move. However, being able to work anywhere, anytime has blurred the line between when to switch off and when to be checking our emails. This article shares tips for making sure you properly balance your work and life commitments. More:

<https://tinyurl.com/worth0122a>



For the Exhausted and Overwhelmed

On Being

If you're emotionally drained from the strains of life right now, On Being has a wonderful resource centre for podcasts to help you reflect and unwind. To hear pieces on the importance of silence, the power of imagination or the appreciation of beauty, switch off the screen and listen to some soothing audio that'll get you into a place of mindful reflection during your break. More: <https://tinyurl.com/worth0122c>

BROUGHT TO YOU FREE BY THE TOWNSEND TEAM

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

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!



FEED YOUR SOUL THIS NEW YEAR WITH CREATIVE HOBBIES

Finding a hobby you love and want to put your energy into can be difficult, as sometimes it feels like there aren't enough hours in the day to start something you actually want to finish. Taking on a creative hobby can work wonders for your mental wellbeing. Here are a few we recommend tying into your New Year's resolutions.

Baking: Whoever said cooking wasn't a creative hobby never made anything delicious! Are you a fan of flavour?

Learn Photography: How many times have you wanted to capture a moment and felt like you lost it? Plus, at the end of the year, you can put together an album of all you've taken.

Write: You don't have to see yourself as a famous author to take up the skill of writing. Taking a few minutes to journal every morning can help to alleviate stress, ground you in your mornings and help you tap into your feelings.

Start a garden: Get your fingers green by starting a garden this year! With the time we've all spent indoors, it's time to get back out there and get in touch with nature. Starting a garden isn't only good for the soul; you can reap the rewards, literally! When you plant seasonal fruits and vegetables, your kitchen will always be full.

Find Out What Your Home Is Really Worth



FREE, Quick Online Home Evaluation

VISIT

myhomesprice.ca

NOT READY TO CALL ME?

Text your address to
647-360-6433

to find out what your home will sell for *today!*

You will get no phone call, just a text!

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**