

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

IN CASE YOU MISSED IT ...

Brought to you by

(647) 360-6433

www.SeeTorontoAreaHomes.com



The TownSend Team

*some conditions apply



4 WAYS TO BRING TRANQUILITY INTO YOUR HOME

Your home is more than just a place to hang your hat, eat and sleep. A home is a place of refuge where you should feel safe and accepted. It also can be your sanctuary, a place where you feel you belong. Here are four ways to bring tranquility into your home and make the most of it being your sanctuary.

🏠 Create that perfect spot to chill.

Decorate a small space with bright wall coverings and add some furniture so you have a tranquil place to lie back, meditate or just listen to some relaxing music. Your escape could also be a tropical paradise on a patio filled with plants and a small waterfall.

🏠 Conquer the clutter that produces physical and emotional chaos. Construct attractive storage bins at your front door to keep things easily organized.

🏠 Lots of natural light will be the best contributor to adding tranquility to your home. It improves your mood, boosts productivity and also highlights your interior design details.

🏠 The location and exterior of your home can offer a place to decompress. A good walkable location offers more activities, like bike riding and walking to a park. A nicely landscaped yard will encourage you to go out and embrace the power of plants and the warmth of the sun.

🏠 I can help you escape the craziness of everyday living by suggesting ways to customize elements of your personal lifestyle so you can successfully bring tranquility into your home. Please give me a call.

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

🏠 May 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 toolshed 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.

🏠 May 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 May 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.

BROUGHT TO YOU FREE BY THE TOWNSEND TEAM

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| | | 7 | 1 | | | 4 | | |
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| | | 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!



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



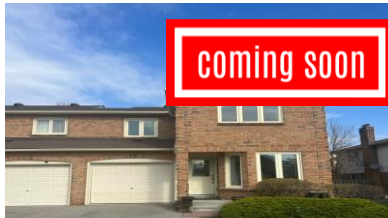
145 DEAN PARK



133 SPROULE DR



OSHAWA



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WHAT THEY ARE SAYING ABOUT THE TOWNSEND 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**

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**

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 means 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.

THE TOWNSEND TEAM
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**YOUR
HOME
SOLD**
GUARANTEED REALTY®
Our Name is Our Promise

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!

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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.

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