

JUST SOLD

Recently in your neighbourhood



Sold in 6 Days



Sold in 12 Days



Sold in 14 Days

See your
home Listed
HERE!

HOME SELLERS

Find Out What Your Home is Worth Online

Visit : www.FindYourHomePrice.com

Or Call **604.593.5055**

If you are ready for the adventure of selling your home and starting a new chapter in your life, congratulations! It's going to be great and some work, but still great.

**HERE ARE THE FIRST SIX STEPS
YOU CAN TAKE TO GET YOUR
HOME READY FOR SALE.**

STEP 1 Pack Up, Pick Up

Pack up pictures, knick-knacks, books, files, decorations, out-of-season clothing, old purses, and sports equipment. That includes extra sets of anything, including dishes, pans, vases, glasses, lamps, supplies and linens. Sell, store, or trash. You might even love this minimalist living.

STEP 2 Clean. And Clean Again

Nothing sells like a clean house. That means corners, drawers, cabinets, and all fixtures. Detail!

STEP 3 Fix up. Inspect, Paint and Replace as needed

Floors, walls, baseboards, molding, light fixtures. Don't forget the landscape. Clean and tidy. At this point, you might wonder about professional staging. You've seen it on TV: An earnest home stager backs up a moving truck filled with fine furniture and clever decor and suddenly the house is remade. People ooh and aah at the pretty picture it makes. This is actually true. According to the Real Estate Staging Association, professionally staged homes sell five to six times faster. Real Estate agents have heard plenty of skepticism about this from buyers who already are overworked getting their homes ready for sale. You might think your decor will already make people say ooh and aah but experience says no. Your listing will bring people from outside your social circle who may not see home design your way. Neutral colors and fabrics help sell a home.

STEP 4 Plan to Open Your House to Visitors

Be ready to show your house. That means packing up the kids and pets when it is time. Make that plan early.

STEP 5 Get an Inspection and Spill Your Secrets

Get an inspection before you put your home on the market to uncover problems. You might have to fix some things, but it's better than stalling your home sale. Be prepared with a list of things about the house that the inspection might miss, but you know of. For example, that crack in the cement deck that is covered with the lovely plant platform. List it.

STEP 6 Hire a Full-service Real Estate Agent

You have enough to do without trying to suddenly learn another profession. Experience pays in home sale price.



LIST WITH SONNY 604.593.5055

CONTACT **SONNY** TODAY FOR A **FREE MARKET EVALUATION**

*This communication is not intended to cause or induce breach of an existing agency agreement.

THE REAL
ESTATE
REVIEW
AUGUST 2017

SONNY BHINDER
HOME SELLING TEAM

604.593.5055

www.SonnyBhinder.com



**CELEBRATE
CANADA 150**



Canada's national holiday is celebrated on July 1.

Canadians across the country and around the world show their pride in their history, culture and achievements. It's been a day of celebration, where many festivities are held across the country, since 1868.

The Creation of Canada Day

July 1, 1867 | The British North America Act (today known as the Constitution Act 1867) created Canada.

June 20, 1868 | Governor General Lord Monck signs a proclamation that requests all Her Majesty's subjects across Canada to celebrate July 1.

1879 | A federal law makes July 1 a statutory holiday as the "anniversary of Confederation," which is later called "Dominion Day."

October 27, 1982 | July 1, "Dominion Day" officially becomes Canada Day.

The Celebrations Start

July 1, 1917 | The 50th anniversary of Confederation. The Parliament buildings, under construction, are dedicated to the Fathers of Confederation and to the courage of Canadians who fought in Europe during the First World War.

July 1, 1927 | The 60th anniversary of Confederation. The Peace Tower Carillon is inaugurated. The Governor General at the time, Viscount Willington, lays the cornerstone of the Confederation Building on Wellington Street.

From 1958 to 1968 | The government organizes celebrations for Canada's national holiday every year. The Secretary of State of Canada is responsible for coordinating these activities. A typical format includes a flag ceremony in the afternoon on the lawns of Parliament Hill and a sunset ceremony in the evenings, followed by a concert of military music and fireworks.

July 1, 1967 | The 100th anniversary of Confederation. Parliament Hill is the backdrop for a high-profile ceremony, which includes the participation of Her Majesty Queen Elizabeth II.

2010 | Festivities on Parliament Hill receive a royal treatment when Her Majesty Queen Elizabeth II and His Royal Highness the Duke of Edinburgh join the festivities to celebrate Canada's 143rd anniversary.

2011 | Their Royal Highnesses Prince William and Catherine, the Duke and Duchess of Cambridge, participate in Canada Day festivities on Parliament Hill on the occasion of Canada's 144th anniversary.





- Double Centurion Awards, 2011, 2015
- Centurion Awards, 2009, 2012, 2014, 2015, 2016
- Medallion Club Awards, 2008 - 2011, 2013 - 2017

- #56 Realtor in Century 21 Canada
- Top 200 Realtors in North America (APREP)
- Hall of Fame Award

INTEREST RATES

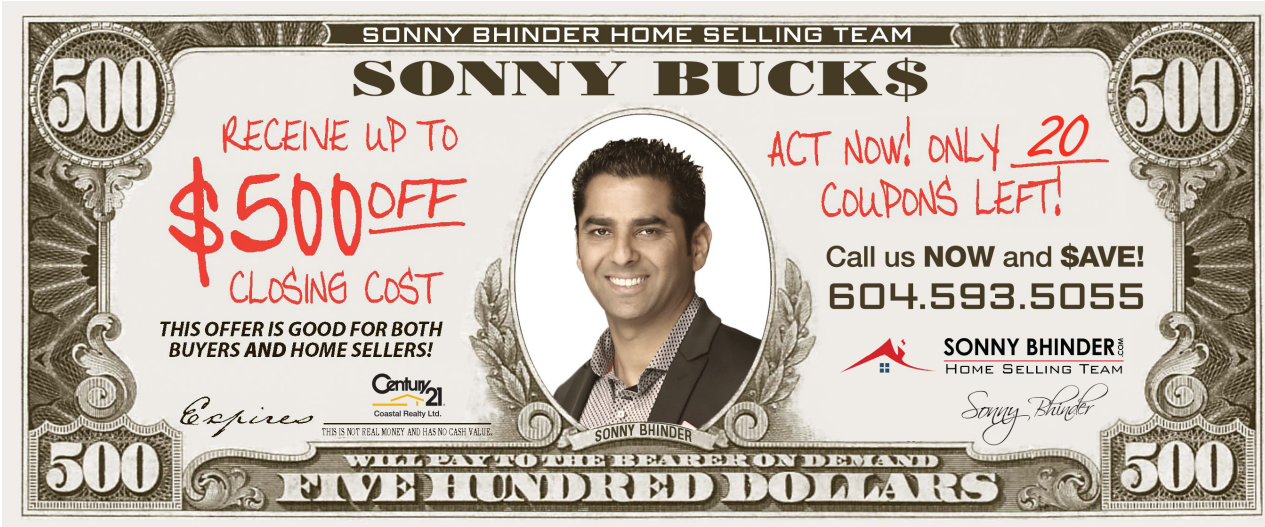
HOW THEY EFFECT MORTGAGE PAYMENTS

Average Home Price	\$ 850,000		\$ 850,000	Monthly Difference	\$ 86.24
20% Down Payment	\$ 100,000		\$ 100,000		
MTG Amount	\$ 680,000		\$ 680,000		
Interest Rate - Fixed	2.19 %		2.44 %		
Monthly Payment	\$ 2,575.09		\$ 2,661.33		
Average Townhouse Price	\$ 500,000		\$ 500,000	Monthly Difference	\$ 50.73
20% Down Payment	\$ 100,000		\$ 100,000		
MTG Amount	\$ 400,000		\$ 400,000		
Interest Rate - Fixed 5 Year	2.19 %		2.44 %		
Monthly Payment	\$ 1,514.76		\$ 1,565.49		

* Based on conventional mortgage.
* Based on 30 year amortization.
* Rates subject to change without notice.

* Conditions may apply.
* Depending on qualifications.

TO MAKE IT EASIER ON YOUR POCKET, ENCLOSED IS OUR \$500 GIFT VOUCHER



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5

Tips for Buying
in a Tight Market

1

Determine and
stick to a budget

2

Identify desired
neighborhoods and
home wants vs. needs

3

Be ready to make
a decision quickly
on a home

4

Bid competitively

5

Work with a member
of the National Association
of REALTORS®

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ASSOCIATION of
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