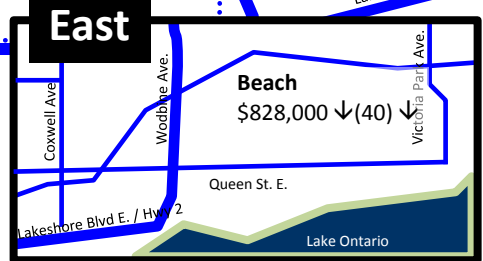
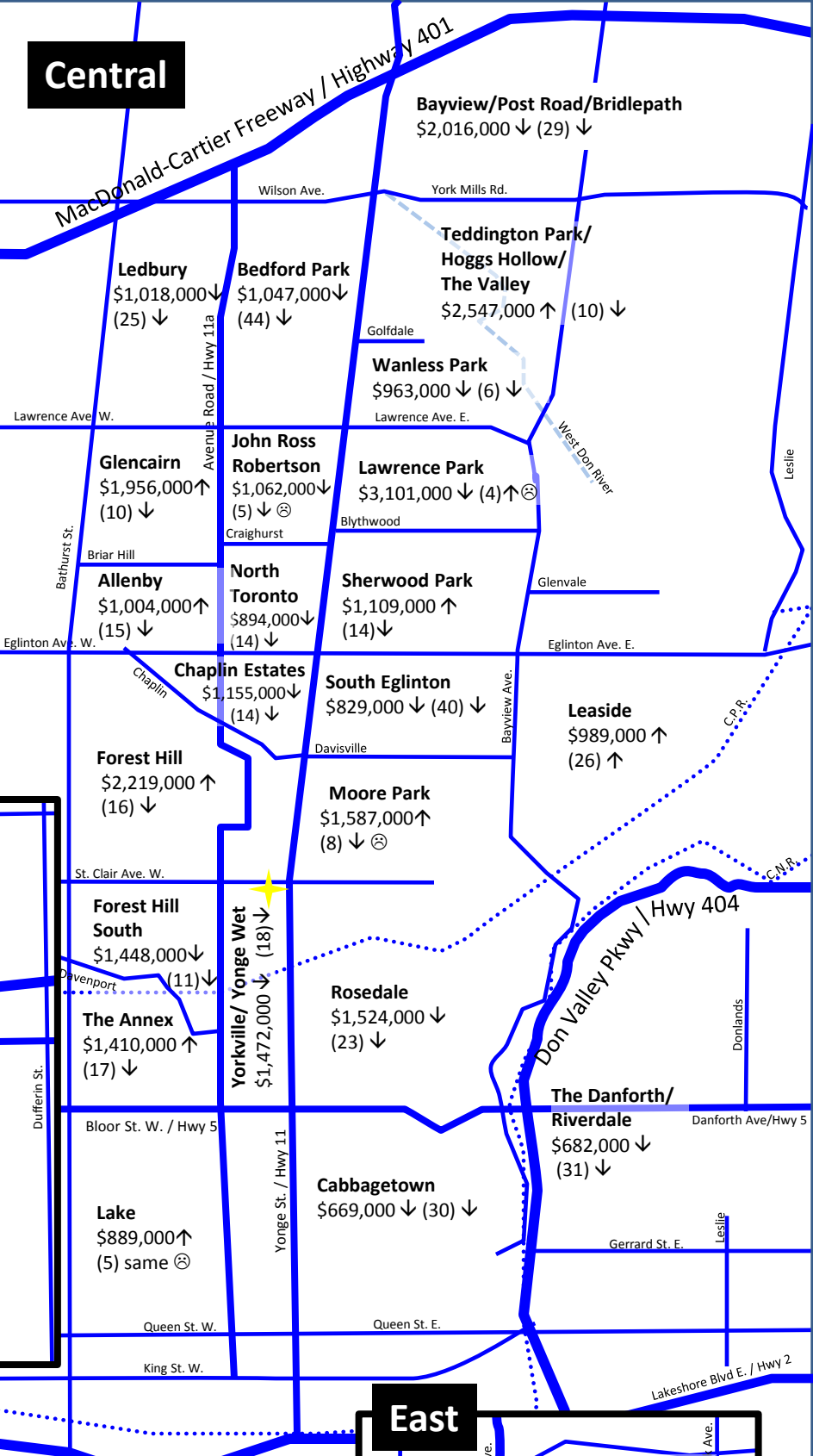


Average Freehold House Prices
 (select Toronto neighbourhoods)
July 1, 2011 to September 30, 2011

Legend
 \$ = Average House Price
 () = Volume of Houses Sold
 ↑ = Change from previous quarter
 ⊕ = Insufficient Sales
 (Average not necessarily accurate. Please contact us for details.)
 ✦ = Central Toronto Branch





BARBARA ARMSTRONG
&
IMRE NAGY

Our strategic services have proven for hundreds of buyers and sellers to be essential at accomplishing their financial goals and aspirations. Contact us today for efficient and practical help.

Keeping Up the Value of Your Home

Whether or not you are planning to sell your house anytime soon, it is important to proactively protect your single greatest asset. Issues that are dealt with early on will not grow into bigger, more expensive problems later. Aside from having your home professionally evaluated (recommended every 5-10 years), here are some basic steps that you can take that are not in the scale of renovations, but do have a great impact when it does come time to sell.

Exterior

A poor exterior paint job or the use of poor caulking will cost you far more money in a sale than anything you save by skimping. Go ahead and do it yourself but buy the best materials and do it properly.

Roof

This is a big ticket item where poor maintenance can cost a fortune. Before winter comes, look for water damage, wear spots and leaks. Not clearing your eaves troughs in late fall can lead to ice-damming and empty wallets later on.

Electrical

Your house in Central Toronto was likely not originally designed for plasma TVs, computers or even microwaves. This can often be easily fixed through new circuits and grounding. If your house was added on to (basement or otherwise), check to make sure the power was done properly.

We are committed to the highest level of professional service for you – guaranteed!

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Annual Maintenance Checklist

- Check exterior paint, caulking & stucco for damage
- Check roof for missing, curling or damaged shingles
- Check (and empty) downspouts and eaves troughs
- Check for pooling water around foundation
- Make sure there is no wood that is part of the house that is touching soil
- Check attic for "guests" and water
- Check smoke detectors and get a CO2 detector
- Clean the leaves away from the house
- Check the fireplace & flue & chimney
- Get out the sand and salt
- Call for help when you need it!

