

View *on* Fallingbrook



Johanna Rienstra
For all your Real Estate needs



Kandice Rienstra
For all your Real Estate needs



The Double Dutch Team

Tel: (905) 666-1333 / Direct Line: (905) 668-0040

dbldutch@rogers.ca www.movetogta.com

Royal LePage Frank Real Estate, Brokerage

BACKUP POWER FOR YOUR HOME

A backup system can help you take care of your family in the event of a power failure. To make sure you're prepared the next time the lights go out, CMHC offers the following tips on how to choose a backup power system for your home:

- To determine how large a backup system you need, decide what you really need to power and what you can do without for a few days. If you need to power your lights, refrigerator, microwave, furnace, medical equipment, garage door opener, smoke and fire detectors and a home office, then a more elaborate and expensive backup system would be required.
- Minimize energy demands by switching to energy-efficient lights and appliances and by making sure your home is well insulated and air-sealed. This can reduce the size and cost of the backup power system.
- To calculate how much backup power you need, add up the maximum

power draw (in kilowatts) of all the fixtures and appliances you need to power. Then add about 25 per cent as a reserve for start-up power.

- Consider installing a high-efficiency fuel-fired space heating stove that can operate without electricity, so the backup system does not have to be sized to run the heating system. For gas furnaces, the backup system can be sized to operate the furnace fan, burners and controllers. Never use unvented barbecues, cook stove, propane or kerosene heaters, or other combustion appliances inside your house, as they can produce toxic gases and fumes.
- When you've decided which backup system is right for you, hire an electrician or electrical-contractor with experience with such systems to install and prepare it.
- Finally, install smoke and carbon monoxide alarms, and test your system frequently to be sure it will be ready when you really need it.

AVERAGE SELLING PRICES STILL INCREASING IN DURHAM REGION

Durham Region REALTORS® reported 800 sales in October which is a 9% decrease from September

In October, 1,342 new listings entered the market place bringing the total number of available homes to 2,167. "We are beginning to see the market slow as the temperature drops. The number of listings is down 20% this month from September bringing the number of available listings down 6% over all," reported Dierdre Mullen, President of the Durham Region Association of REALTORS®.

However, the average selling price of a home in Durham Region still shows modest gains of 1% to \$319,807 in October compared to \$317,634 in September. This number is also slightly higher than the year-to-date average sale price of \$317,447.

"The slow but steady market in Durham Region is due in part to low interest rates and affordability," commented President Mullen.

DURHAM REGION REALTORS®
WE WORK WHERE YOU LIVE

YOUR FALLINGBROOK NEIGHBOURHOOD

Statistics as at November 1, 2011

Currently For Sale:	7	Total Sold in 2011:	57
Avg. List Price:	\$ 373,929	Avg. Sale Price:	\$ 367,354
Low:	\$ 269,900	Low:	\$ 265,000
High:	\$ 494,900	High:	\$ 499,500

What will your property sell for ... Interested?

Call Johanna or Kandice at 905-668-0040

SELLING YOUR HOME IN WINTER

Here are some steps you can take to brighten your home & make a showing pleasant and enjoyable for your buyers.

- **CLEAR A PATH.** Continually shovel a path through the snow to avoid footsteps from turning to ice. Sprinkle a layer of sand over the sidewalk to ensure safety and put a rubber mat by the front door for wet boots and shoes.
- **ADD A FESTIVE WREATH TO YOUR FRONT DOOR**
- **LET IN THE LIGHT.** Open all blinds, shutters, and drapes on every window. Turn on every light in the house, including appliance lights and closet lights. Brighten dark rooms with few windows by placing spotlights on the floor behind furniture.
- **TURN ON THE HEAT.** You want the temperature inside to be comfortable and give the buyer more reason to linger.
- **CREATE A MOOD.** Toss afghans or throws across the arms of your sofa, turn your bathroom into a spa by



hanging plush robes, rolling up wash cloths and placing in a basket on the counter along with soaps, and lotions. Place vases of winter flowers around the house and dress your dining room table for an evening meal.

- **TURN ON THE MUSIC.** Soft, classical music is soothing.
- **EASE UP ON THE SCENTS.** Many people are allergic to certain scents so don't spray the air or plug in air fresheners. Don't burn candles or spray perfume either.
- **BRING THE SUMMER IN.** Display photographs showing your summer gardens and green lawns.
- **MAKE YOU HOUSE SPARKLE:**
 - Wash windows
 - Clean out cobwebs
 - Re-caulk tubs, showers, and sinks.
 - Polish chrome faucets and mirrors
 - Clean out the refrigerator
 - Vacuum daily, If your carpeting is plush, vacuum in one direction.
 - Wash and wax floors
 - Dust furniture, ceiling blades and light fixture
 - Bleach dingy grout

What's happening?

Christmas in the Village

Friday November 25, 2011 @ 6:00 p.m.

Downtown Brooklin, Grass Park

Entertainment, Activities, Wagon Ride, Free Hot Chocolate

COUNTY TOWN SINGERS PRESENT "COOL YULE"

Friday December 2nd and Saturday December 3rd @ 8 p.m.

Simcoe Street United Church, 22 Simcoe St. S, Oshawa

www.countytownsingers.com

Whitby Holiday Celebration

Friday, December 2nd @ 6:00 p.m.

Celebration Square, Whitby Public Library

Seasonal activities and entertainment

Whitby Santa Clause Parade Sat, Dec. 3rd @ 10:00 a.m.

FANTASY OF LIGHTS

December 15th - 24th

Elgin Park, Uxbridge. Drive or Walk through. Multiple light displays throughout the park. All donations received go towards local youth activities and events.

Kid's Corner



©2010 www.PrintActivities.com

If you have a community event that you would like included in our monthly newsletter please email us at