

considering a potential new home. To that end, there are a few low-cost investments you can make that can help your home look more attractive, while reducing its demands for energy and water:

- Replace your analog thermostat with a newer one (e.g. Nest) that can be programmed remotely from smart devices.
- Think about installing low-flow showerheads - this cost-effective change has the extra benefit of lending your bathrooms a more stylish edge.
- If you haven't already, consider replacing your lightbulbs with LED models, which usually offer lower energy costs and improved light quality throughout the home.

4. Consider seeking a professional staging company. "Staging" refers to making your home's interior clean, attractive, and appealing to potential buyers. When it comes to staging, getting an early start before you list is always a great idea, as it helps ensure that your home is open-house-ready as soon as it's on the market.

Staging, however, is a bit more difficult than simply cleaning up your house or condo. Depending on the home itself and the seller's budget, the process can involve many steps - from

removing personal effects, to renting temporary furniture and arranging it in the most eye-catching fashion.

"Home staging creates a lasting first impression, and highlights the best features of the home, while minimizing any flaws," says Kit Lee, co-founder of 2 Sisters Homestyling, a staging company based in Markham. "A home staging expert will address necessary updates and improvements in advance - elevating property conditions, and reducing the chances of a costly price reduction requested by the buyer."

5. Begin the search for a knowledgeable, licensed real estate agent.

While you're focusing on getting your home ready to list, you might also find the time to start looking for a great real estate agent, who can help with listing your current home as well as searching for a new one. There are a couple of good places to start:

- Look around at the "FOR SALE" signs in the area. After all, the best way to ensure that your sales representative really knows your neighbourhood is to select one who is already active in buying and selling there.
- Ask your friends and family who live nearby. Who did they work with during their last home search/sale? Were they satisfied with the quality of their



agent's service and negotiations? Trust is a big part of the relationship between agent and client, so many new buyers and sellers start with obtaining referrals and recommendations.

After you have written down a couple of names, it's time to do some homework. Based on their current listings, do they specialize in the type of home you're looking for? How long has the agent been in business? You will also want to ensure that the agent's brokerage conveys a professional image, and makes sure all of its sales representatives' licenses are up-to-date.

Interested in Preparing to List Your Home for Sale? If you're interested in trying any of the above tips, but not quite ready to list or sign with an agent, Living Realty's North Markham branch is still here to help you get started. Please feel free to give us a call at (905) 888-8188, or email us at northmarkham@livingrealty.com. One of our sales representatives will be happy to answer your questions - regardless of which step of the process you're currently in.

*Article by Christopher Cooper.
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Ruby Lau Sales Rep.
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Birchmount / Huntingwood, Scarborough
Townhome In The High Demand Complex, Located In The Heart Of Scarborough. Stylish & Spacious, Quiet Backyard, Steps Away From Ravine, Southern Exposure, Renovated Eat-In Kitchen W/New Backsplash. Basement Can Be Used As The 4th Bedroom. Ttc At Door, Steps To Plaza, School, Park, & Golf Club At Tam O'Shanter, Nice Neighbourhood.

\$1,750/Month

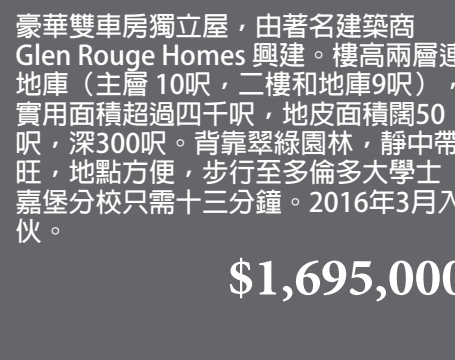


North of 16th / Yonge, Richmond Hill
Grand Palace Luxury Condominiums, 3 tower Complex in Heart of Richmond Hill. Luxurious and Affordable Lifestyle. Developed by Guizzetti Corporation, a Leading Construction Designers in Canada, Developing the Largest Urban Sectors in Richmond Hill and the GTA.

From \$300,000+



Walk to University of Toronto Scarborough
Two Single-detached Urban Homes Built by Glen Rouge Homes. Situated on 50 ft x 313 ft Deep Lots, Backing onto the Highland Creek Ravine. Homes at this premium ravine location will be over 4,500 sq. ft. with finished basement. 13 mins walk to University Of Toronto - Scarborough. Closing in 2016 March.



豪華雙車房獨立屋，由著名建築商 Glen Rouge Homes 興建。樓高兩層連地庫（主層 10呎，二樓和地庫9呎），實用面積超過四千呎，地皮面積闊50呎，深300呎。背靠翠綠園林，靜中帶旺，地點方便，步行至多倫多大學士嘉堡分校只需十三分鐘。2016年3月入伙。

\$1,695,000



Yanny Lee Sales Rep.
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Hwy 7/9th Line, Markham
2 Year New Freehold Town Home, 3 Bedrooms With Attached Garage, 9' Ceiling, Hardwood Floor, Upgraded Gas Line to Backyard for BBQ, House Faces Open Greenery, Close To Public Transit, Hospital, Schools.

\$628,000



Hwy 7/Leslie, Markham
Luxury 2br/2 Baths, 9ft Ceiling, Engineered Hardwood Floors, Split-Bedroom design, Large Windows with Balcony & Unobstructed South View, 24-Hr Concierge, Gym, Indoor Pool, Party Room, Etc. Two Parkings & One Locker Included.

\$1,960/month



Adrienne Kong Sales Representative
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Oak Ridges/Lake Wilcox, R. Hill
Premium Lot 50 by 177, Backing on Conservation Woodland, 3 + 2 Bedroom, Upgrades: New Kitchen, Granite Countertops, Hardwood Floors. Separate Entrance for In-Law Apartment.

\$1,098,000



Yang Yang Sales Rep.
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Bay/St. Joseph Street
Brand New Luxurious 1+1 Unit On 1000 Bay Street. High Floor Facing West, 565 Sq.Ft. Maintain Fee \$0.51/ Sq.Ft. Walk To Financial District, University Of Toronto, Subway, Parks And Hospitals. Occupancy: 2015.

Call for details



Queens Street East/Leslie
New 3-storey With Leading Edge Technology Condo Townhouse In Leslieville Community, 3 Bedrooms, 3 Washrooms, Contemporary Design with Brand Name Stainless Steel Appliances. Walk to TTC, Shopping Mall, Park & The Beach. Occupancy: 2015.

Call for details



Front /Cherry
Former Pan Am Village, 1 Bedroom Suite, East Facing With Park View, Walk To 18-Acre Corktown Common Park, Occupancy: April 2016.

Call for details



Victor Lai Sales Rep.
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Kettle Lakes Club, Bayview
Luxury 3 Bedroom 3 Washroom Freehold Townhouse In Prestigious Kettle Lakes Club On Bayview By Aspen Ridge Homes. Modern Kitchen With Stainless Steel Appliances/Granite Counter/ Tall Cabinets, Main Floor has Dark Hardwood Floor/9 Ft Smooth Ceiling/Large Windows/Pot Lights, 2/F Features 3 Bedroom/Laundry, Move In Condition! Close To Hwy 404, Community Center, Beach. 1762 Sf

Call for details



Steps to Scarborough Town Center
Luxury Condo Equinox 1 By Monarch Located At Prime Scarborough Area Just Steps Away Scarborough Town Centre, Tc, Hwy 401, Ymca, Restaurants & Shopping, Functional 2 Bedrooms 2 Full Washrooms Design Ready To Move In. Lots Of Windows & Features Huge Terrace, Luxury Building Features Many Amenities: Recreation Room, Party Room, Indoor Pool, Whirlpool, Spa Sauna, Gym, Library, Card Room, Etc....

Call for details



Best Interior Design Private Residence Americas 2015



Peter Poon Broker
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The Crown Jewel of South Richvale
A remarkable and unprecedented masterpiece has arrived in South Richvale, one of the most luxurious neighbourhoods of the Greater Toronto Area. From the moment you walk through the 9 foot double mahogany entrance you will feel like royalty. Ultra high-end finishes, carefully thought-out design elements, and a beautiful aura complete a home too exquisite for words. Think large outdoor soires, or entertaining in style in your own movie theatre. The open concept main floor is perfect for a cocktail party or an intimate family evening alike.

Live the dream in over 14,000 sqft 12,700sq.ft. of beautifully crafted living space completed with a one-of-a-kind south facing backyard. A cascading, resort style pool and gazebo are the perfect addition to the outdoors. Prestige, privacy, and opulence were kept in mind when designing the home. If you are looking for a home that feels just like you've set foot in heaven, look no further. The final finishing touches and the designer furniture package create an atmosphere in the home that you will instantly fall in love with. THIS is the crown jewel of South Richvale.



Call for details



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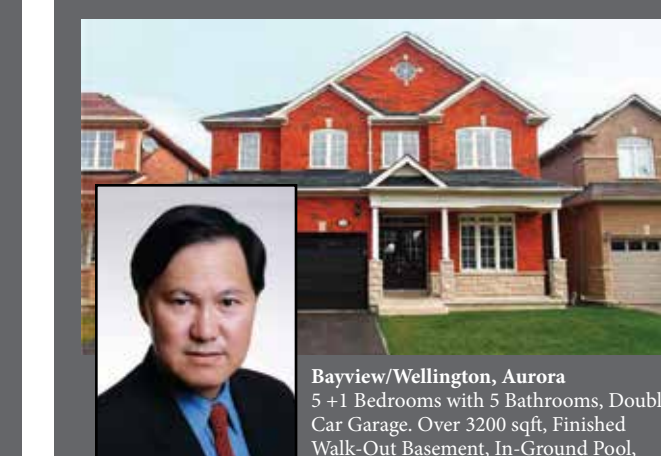


Convenience (Great town, Busy Plaza)
Avg w/s \$12000, Avg Net Income \$8500-\$9500/month, Avg Lotto Commission \$4400/month, Avg ATM \$1300/month, Avg Extra Income \$500/month, Rent \$5298.33 (Inc TMI), Lease 5+5

Call for details



Eddie Cheng Sales Representative
(416) 618-6290
edcheng@trebnet.com



Bayview/Wellington, Aurora
5 +1 Bedrooms with 5 Bathrooms, Double Car Garage, Over 3200 sqft, Finished Walk-Out Basement, In-Ground Pool, Modern Decoration, Minutes to Hwy 404 and Shopping Mall.

\$2900/month



Sonia Chun Sales Representative
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Unionville Main Street/Highway 7
Located In The historic village of Unionville With Thousands Of Visitors Each Year; This Japanese Sushi Restaurant Opens 6 Days With Liquor Licence A Total Of 70 Seats w/ Huge Patio Area. Turn Key Operation!

Call for details



Wellington/Blue Jays Way, Toronto
830 sf + 52 sf Balcony 1 Bedroom Plus Den + 1 Parking In Core Downtown Area, Den Can be 2nd Bedroom, Steps To Fine Dining Restaurants & Entertainment/Fin. District. Currently Leased With AAA Tenant; Great Income Property!

\$429,900



Yonge & Sheppard
Luxury 2 Bedroom, 2 Washroom Condo, Unobstructed View, Corner Unit with Large Windows, 9 ft ceiling, Kitchen with Stainless steel and Granite Counter-top, Excellent amenities, Spa, Gym, Party Room, Roof top Terrace, Pool, Sauna.

Call for details



Tammy Lim 林麗婷 Sales Rep.
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Martingrove & Finch, Toronto
3 Bedrooms & 2 Baths. Walking Distance to Humber College. Fully Renovated Move-in Condition. Ideal for Great Investment. Opportunities and First Time Buyer. Must See!

\$179,000



Yonge & Finch, Toronto
4 Bedrooms+2 & 6 Washrooms. Fabulous Custom Built Home. Lot 50ft by 125 ft. Approx 7 Years New. 10ft High Main Level & 9 ft 2nd & Basement Level. Master Br w/ Huge 7 pc Ensuite, Earl Haig Secondary School District.

\$2,280,000



Dufferin & Clark, Vaughan
Private Quiet Court, Main Floor Remodel to open concept layout, Large Driveway for at least 4 cars. Steps to school, VIVA bus & promenade Malls. Vaughan S.S, West Mount C.I (Art)

\$2400/month



Home. Your Best Investment
Happy 2016



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