



thesinghalreport

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Welcome to this month's issue of **The Singhal Report** – our monthly real estate newsletter courtesy of The Singhal Group. We bring you this newsletter in hopes that you find it informative and useful. If you're thinking of making a move or have a general real estate related question, please don't hesitate to contact us. We're here to help in any way we can and we would love to hear from you. Be sure to visit our website regularly for up-to-date information on our current listings and to download an electronic copy of this newsletter.

Best Regards,

Niraj Singhal



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MARKET TRENDS

The Canadian Real Estate Association (CREA) has reviewed its sales activity via the Multiple Listing Service®, and although there's no one clear direction for the country, CREA has categorized their housing market trends according to four general themes.

The organization notes that housing market trends continue to diverge considerably between British Columbia, the Greater Golden Horseshoe, oil and natural resource dependent provinces, and everywhere else.

In British Columbia, activity is showing signs of recovery from last year's correction in some areas of the province. This suggests home buying sentiment may be starting to improve.

In Ontario, housing market sentiment cooled following housing policy changes made by the provincial government in April 2017, reflected in slowing home sales and level of price growth in the Greater Golden Horseshoe region.

Sales activity is still running at lower levels, and supply remains elevated

in the natural resource-intensive provinces of Alberta, Saskatchewan, and Newfoundland and Labrador. This resulted in somewhat softer price trends in the two western provinces and more pronounced price declines in Newfoundland and Labrador.

To varying degrees, housing markets in Manitoba, Northern and Eastern Ontario, Quebec, New Brunswick, Nova Scotia and Prince Edward Island had a breakout year in 2016, with rising sales drawing down previously elevated levels of supply, and so far this year, more balanced market conditions have remained in all of these regions.

In this ever-changing market, it's more important than ever for us to stay in touch. Please call today for your latest local market update!



Terminology Tip

EASEMENT

A legal right to use or cross another person's premises for limited purposes. An example includes a utility company's right to run wires or lay pipe across a property. A private easement could include the right to cross a neighbor's parcel of land to gain access to your home, or a mutual driveway that both owners share to access garages in the backyard.



REFRESH OVER REPLACE

When preparing to put your home on the market you would have, no doubt, been told to first declutter, then to freshen up your walls with a new coat of paint in a neutral shade. If your fresh, clean walls are now calling attention to other, less-than-perfect surroundings, consider what a new coat of paint can do for them too!

CUPBOARDS: The proper type and shade of paint can transform old, tired cupboards into the highlight of your kitchen or bathroom. For professional-style results, follow these steps:

1. Scrub cabinet doors and drawers well to remove any grease and grime.
2. Lightly sand the surfaces with fine-grit sandpaper, and wipe away any dust.
3. Prime the surfaces before painting. This will allow the paint to adhere better.
4. Once primer is dry, apply paint with a paintbrush and small roller. Ask your paint retailer to recommend the correct paint for the job — one with a latex satin finish, for example, is easier to work with than an oil paint that may project noxious fumes and make for a more difficult cleanup.
5. Once the cupboards are completely dry, consider lightly sanding them again, and then applying a coat of a satin polycrylic spray for extra durability.

CERAMIC TILE BACKSPLASHES: If you're staying in your home, you may not mind the mess and expense of replacing outdated ceramic tiles. If you're selling your home however, and want a quick upgrade to your 1980's tile backsplash image, know that your solution can be just a paintbrush away!

1. After cleaning tiles thoroughly, repair any cracks or chips in the ceramic tiles with caulk or grout, then lightly sand them to a smooth finish once dry.

2. Lightly sand the whole backsplash surface, wipe clean with a dry cloth, then apply an epoxy or urethane bonding primer.

3. Once the primer is dry, sand and wipe the backsplash again, apply two or three coats of the paint recommended by your paint retailer, making sure each coat is completely dry before applying the next.

4. After a few days, the paint on your ceramic tiles should be completely cured. At that point, seal the tiles with a couple of coats of clear, water-based polyurethane.

DOOR, DRAWER AND CABINET HARDWARE: If your cupboard doors look OK but you want to upgrade the overall image of your cabinets, consider spray-painting your hinges and hardware. As with all painting projects, proper surface preparation is paramount:

1. Remove, then scrub hardware with fine steel wool to clean thoroughly.

2. Lightly sand the surfaces with fine-grit sandpaper, and wipe away any dust.

3. Prime the surfaces with a metallic primer, then spray carefully with metallic spray paint.

AND MORE!: Did you know you can actually paint your kitchen appliances? Your vinyl floors? Even your old, short-pile carpeting? Just be sure to consult with your local paint specialist to ensure you buy the correct paint and — above all — prepare each surface correctly according to the materials you are dealing with.



HOUSEHOLD TIP: CALM THE MORNING MAYHEM

Caught up in back-to-school chaos? The key to a less stressful morning scramble is to organize these things the night before:

1. Together with your child, agree upon and lay out the next day's wardrobe. Don't forget socks and underwear, footwear and outerwear too.
2. Prepare snacks and lunches.
3. Plan breakfast and set the table.
4. Go through backpacks and complete any necessary forms and paperwork. Place them back in the bag, along with completed homework. Keep the bag open as a reminder to throw lunch bags and cell phones into it in the morning, and have a designated spot by the door to keep it.
5. Set your alarm early to give yourselves more time than you think you'll need!



SMART SECURITY

From personal smartphones to smart security for your home, these days it's more important than ever to be proactive in outsmarting hackers and virtual invaders.

The first, most basic and surprisingly effective piece of advice to try and keep hackers out of your devices is to make sure you set up long, strong passwords. Use a combination of upper and lower case letters, numbers and special characters, and make them unique for every device. Don't just set them and forget them though; remember to change your passwords every couple of months.

Your computer and smartphone will typically remind you to install upgrades designed to increase safety and security, but you may not realize that you should also be proactive in searching for upgrades on every household smart device you have.

And then there's WiFi.

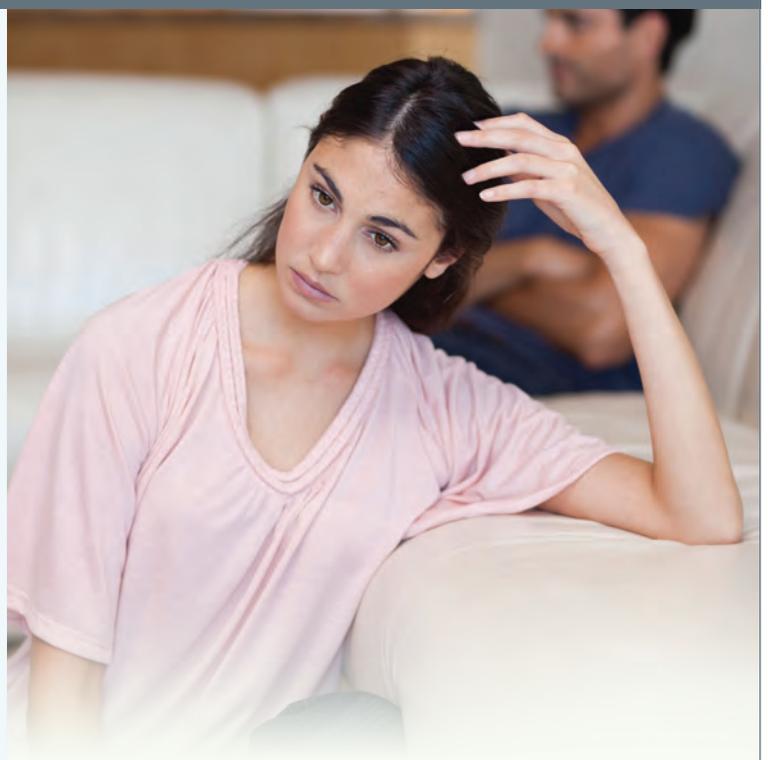
Before WiFi, the most invasive electronic intrusion many homeowners could imagine was that next-door neighbors would be able to hear their babies cry through their baby monitors. Now, public wireless networks have opened up the airways to everyone. Make sure you're not opening your door to hackers; set up strong home passwords and network protection on your own private home network.

Do you have a wireless printer? If so, you've probably never thought that it, along with every other wireless device in your home, presents yet another opportunity for hackers to get in! Turn off or unplug devices when you're not using them to not only reduce your exposure to hackers, but to save energy too.

~ Monthly Musing ~

"The function of education is to teach one to think intensively and to think critically. Intelligence plus character – that is the goal of true education."

~ Martin Luther King, Jr.



SMOOTH MOVES

Anyone who has ever had to move households can attest to the stress of their experience. In fact, a recent survey discovered that 31 percent of couples had their worst arguments while moving.*

The news gets worse for Millennials, with 46 percent of those couples admitting they had their worst arguments during their move, while 58 percent of couples reported feeling that moving is a bigger challenge than planning a wedding.

So what can you do to diffuse some of the moving day madness? It's all about making lists, planning your move well before the date,

and being ruthless when decluttering. In fact, when assessing what to keep, donate or throw out, ask yourself if the item will actually cost you more to move than it's worth. The answer in some cases may surprise you.

Sometimes it's the little things that make the difference, especially when it's time to unpack at the other end. For example, when unplugging electronics to move to your new place, be sure to tape a baggie containing the small screws and pieces, plus the connecting cords, right to the item. To make it really clear what plugs back into what, take a quick picture of the back of your electronics before you dismantle them.

Finally, before you even get started, recognize and discuss the stress of moving with your partner, so you can be sure to keep things in perspective. After all, before you know it you'll be all settled in and enjoying your new place!

* www.sparefoot.com



Easy as Pie Apple Tart

INGREDIENTS

- 1 sheet frozen puff pastry, thawed
- 2-3 medium apples, cored, sliced thin
- 1 Tbsp. maple syrup
- 3 Tbsp. brown sugar
- 3 Tbsp. cold unsalted butter, cubed
- ½ tsp. ground cinnamon
- Powdered confectioner's sugar *(optional)*

INSTRUCTIONS

1. Preheat oven to 400°F. Line a baking sheet with parchment paper.
2. On a lightly floured surface, unfold puff pastry and roll into a 15" x 11" rectangle. Transfer to prepared baking sheet.
3. With a sharp knife, score a 1" rectangle border all around but not through the dough. Poke the inner rectangle all over with the prongs of a fork.
4. In a bowl, toss cored, sliced apples with maple syrup, brown sugar and cinnamon.
5. Arrange apple slices on top of pastry sheets, overlapping slices.
6. Sprinkle surface with butter cubes.
7. Bake for 20 - 25 minutes, or until pastry is golden brown.
8. Remove tart from oven, sprinkle with powdered sugar if desired, let cool for a few minutes, and slice. Serve warm, either plain or with a scoop of ice cream or a dollop of whipped cream as preferred.



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**190 GOLFLINKS
DRIVE**



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BATHROOM**

**55 SUNDRAGON
WAY**



**3 BEDROOMS
WITH LOFT**

**2 ROWLEY
AVENUE**



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GARDENS**

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Notes:
