

# Our Service Will Move You!



York Region Real Estate

January 2008

## January 2008

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Buy or Sell with  
Tom & Diane Mitchell  
and Use this Truck for  
**FREE\***



\*Some conditions/restrictions apply. Subject to availability. Available to charities

## Ontario Expands Land Transfer Tax Refund Program

*First-Time Buyers of Resale Homes to Benefit from new Tax Measure*

TORONTO- December 13, 2007 - The McGuinty government is giving all first-time homebuyers a break on land transfer tax by proposing to expand the Land Transfer Tax Refund Program to include purchases of resale homes, Finance Minister Dwight Duncan announced today.

“Expanding this Land Transfer Tax refund is an important part of our government’s commitment to helping Ontarians buying their first home,” Duncan said.

Effective midnight tonight, first-time buyers of resale homes, as well as newly constructed homes, would be eligible for a refund from the provincial government up to \$2,000 of the Land Transfer Tax paid.

The expanded Land Transfer Tax Refund Program for First-time Homebuyers is part of a package of new tax initiatives announced in the 2007 Fall Economic Outlook and Fiscal Review that would provide \$1.4 billion in provincial tax relief for business and people over three years. The government is making strategic investments in people, communities and infrastructure to strengthen Ontario’s economic advantage and help manufacturers and other sectors challenged by current economic conditions.

*Courtesy of Bill Nugent, Mortgage Intelligence*



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*Find Out More About Our Complimentary  
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## Mitchell Kid's Corner

Happy New Year! I hope you had a wonderful Christmas. We had a great time. My favourite part is getting together with family. This year we went to my Auntie Dawn's in Barrie on Christmas Eve. We went skating, ate too much and played games. On Christmas day my grandparents came over for yummy turkey dinner.

My sister Jamie-Lee celebrated her birthday on December 27<sup>th</sup>. Happy 22<sup>nd</sup> Birthday Sis! She's on the home stretch of her final year at Western. She can hardly wait to be finished.

Boy-oh-boy has there ever been a lot of snow. Luke got a job shoveling the neighbour's driveway. He sure is getting a workout.

I'm in my last year of high school. My mom & I visited 4 campuses in November. And I submitted my application for 6 universities in December. I can hardly wait to hear back.

I've been doing some painting for family and friends. It sure is nice to have the extra spending money. I'm working on major fundraising project at school. The funds raised will go to families in third world countries to help fund loans for them to start businesses.

I want to wish a happy birthday to my Aunt Denise - 19<sup>th</sup> and to our beautiful friend Eppie on the 22<sup>nd</sup>.

I hope you 2008 is a year filled with happiness for you and your family.

— Megan

## *Announcement* The Mitchell Team joins Keller Williams Realty

We are very excited to announce that after 22 years we have made a move. We've joined the fastest growing real estate company in North America, *Keller Williams Realty*.

Keller Williams has grown from 8,000 agents in the year 2000 to over 77,000 agents in December 2007 and is the fourth largest residential real estate company in North America.

It is a visionary and education based company built upon a written philosophy of service, integrity, values and win-win teamwork. The companies philosophy and culture are a perfect fit with our beliefs in how we want to serve our customers at the highest level.

We look forward to serving you, your friends and family with all their real estate needs. Feel free to drop by our new office at 1271 Gorham St., #7 (Gorham & Harry Walker Parkway) or call us any time at 905-898-6300.

Wishing you and your family health & happiness in the coming year.



Sincerely

Tom & Diane  
& The Mitchell Team

## Congratulations to our Clients who have Recently Bought or Sold!

*And a Special Thank You to our  
Friends for their Referrals*

Wade & Jackie Bonhomme  
Peter & Christine Broster  
Brian & Caroline Delville  
Colin & Bernadette Graham  
Beply Hockey  
Gary & Manny Ishii  
David & Jennifer James  
Kerry & Lena Johnson  
Art & Doreen Kennedy  
Sandy Kirby

Anny Lynch  
Heather McQueen  
Christine Shore & Cory Godbout  
Bev Smalley  
Colleen Sovdi  
Mathias & Kirsten Werganz  
Wilf & Jean Wilhelm  
Ann Hartjes  
David & Cheryl Torrieri  
Enav Caspi-Puccini

# Complimentary Home Staging Consultation



# A Thought for the New Year

## *An Enlightened Way to Live*

We convince ourselves that life will be better after we get married, have a baby, then another. Then we are frustrated that the kids aren't old enough and well be more content when they are. After that, we're frustrated that we have teenagers to deal with. We will certainly be happy when they are out of the state. We tell ourselves that our life will be complete when our spouse gets his or her act together, when we get a nicer car, are able to go on a nice vacation, when we retire.

The truth is, there's no better time to be happy than right now. If not now, when? Your life will always be filled with challenges. Its best to admit this to yourself and decide to be happy anyway.

Alfred Souza said: "For a long time it had seemed to me that life was about to begin – real life. But there was always some obstacle in the way, something to be gotten through first, some unfinished business to be served, or a debt to be paid. Then life would begin. At last it dawned on me that these obstacles were my life."

This perspective helps to see that there is no way to happiness. Happiness is the way. So treasure every moment that you have and treasure it more because you shared it with someone special, special enough to spend your time with. And remember that time waits for no one. So, stop waiting until your finished school, until you go back to school, until you lose 10 pounds, until you gain 10 pounds, until you have kids, until your kids leave the house, until you start work, until you retire, until you get married, until you get divorced, until Friday night, until Sunday morning, until you get a new car or home, until your car or home is paid off, until spring, until summer, until fall, until winter, until your off welfare, until the first or the fifteenth, until your song comes on, until you've had a drink, until you've sobered up, until you die, until you are born again, to decide that there is no better time than right now to be happy.

Happiness is a journey not a destination. Work like you don't need the money. Love like you've never been hurt. "And Dance Like No One Is Watching".

*Author Unknown*

## Safety Tips for Fireplaces and Woodstoves

Fireplaces are warm and cozy, but they are also responsible for about 36% of all residential fires. Prevent trouble by following these tips.

### Choose the right wood.

Use well-seasoned firewood that has been dried for six months to a year. Logs that are soft or moist can burn off creosote, a residue that can build up in chimneys and is the leading cause of chimney fires.

### Weed out color.

Newspaper and magazine ink contains chemicals that contribute to buildup in chimneys.

### Close the screen.

Never let a fire burn without a sturdy screen in front of it to prevent flying sparks from catching on something flammable.

### Schedule an inspection.

Fireplaces and wood stoves should be inspected annually by a certified professional for obstructions and creosote buildup.

### Not all wood is created equal.

Denser woods, such as oak, birch, and maple cost more, but burn longer and hotter.



*Courtesy of Pillar to Post*

## Mitchell Team Market Watch

Aurora (N06)	2006	2007
Sales	54	62
New Listing	95	79
Active	238	162
Average Sales	\$411,948	\$413,798
% of Asking	98%	98%
Average Days on market	35	33
East Gwillimbury (N15)		
Sales	17	15
New Listing	26	22
Active	97	70
Average Sales	\$369,092	\$386,973
% of Asking	97%	97%
Average Days on market	41	45
Newmarket (N07)		
Sales	74	109
New Listing	116	89
Active	267	173
Average Sales	\$325,153	\$340,729
% of Asking	98%	98%
Average Days on market	32	32
West Gwillimbury (N18)		
Sales	25	25
New Listing	49	43
Active	143	99
Average Sales	\$276,513	\$295,910
% of Asking	97%	98%
Average Days on market	45	40

November 2007

# Free Market Evaluation

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## HOMES FOR SALE



### Approx. 2.83 Acres

Indulge in luxurious living in this executive home situated on approx. 2.83 acres. Quiet location, i/g pool, gourmet kit, finished bsment, 3 gas fp's, marly roof...just to name a few. Show your fussiest buyer...You won't be disappointed!

**\$1,490,000**

ID#2831



### Grand & Gracious

Luxury rings throughout this grand 5000 sf+ executive home. Situated on 1/2 an acre in prestigious Aurora. Gorgeous, upgraded t/out, 9' c/dgs, gourmet kit, sep nanny quarters, pro fin bsment has it all...Beauty beyond compare!

**\$949,900**

ID#3891



### Executive Privilege

Situated in desirable Stonehaven Estates. Simply gorgeous inside & out...this one will WOW you! Upgraded t/out, gorgeous hardwood flring, pro fin bsment, saltwater i/g pool, amazing curb appeal...and so much more!

**\$819,900**

ID#3901



### Enclave of Executive Homes

Luxurious, custom built estate home situated on 2 prem acres amongst an enclave of executive homes. Stunning gourmet kit, beautiful hrdwd flrs and private bckyd oasis & breathtaking vistas. Gorgeous countryside, yet close to all amenities!

**\$749,900**

ID#4091



### Quaint Village of Sharon

Premium estate lot...prof landscaped grounds, 3 car garage, greenhouse kit, spacious master bdrm has 5 pc ens, prof painted t/out, crown mldg, hardwood, upgrd brdlm, huge wrap-around deck, new roof '07.

**\$539,900**

ID#3851



### Rural Property

Peace & tranquility at it's best...mature treed prop, intr ck, walk, bright & inviting entry, gd sized rms, upgrd w/dws, new roof '07. Lrg priv drive. Call later this every room.

**SOLD**

**\$359,900**

ID#4031



### Raised Bungalow

The perfect home for 2 families or investment purposes! Raised bungalow, finished walkout bsment has a 1' bdrm apartment (not retrofit) complete with livingroom, kitchen & 4pc bath. Spacious rooms t/out, new furnace '06.

**\$319,900**

ID#4041



### Quaint & Cozy

Located on a quiet residential street in an older part of town...an escape to your eat-in kitchen, combined living/dining room has hardwood flooring, 3 bedrooms, partly finished bsment. Very private backyard!

**SOLD**

**\$289,900**

ID#4121



### Yesteryear Charm

Quaint village of Queensville! Spacious 4 bedroom Century home is full of character throughout. Quiet, country-like living, eat-in kitchen has walkout to large 2-tier deck overlooking a/g pool & lrg backyard. New roof '04.

**\$269,900**

ID#4001



### Spacious Condo-Townhouse

Spacious condo-townhouse located in family neighbourhood in Aurora! Full of character t/out, cozy eat-in kitchen, spacious family room, master bdrm has 5 pc ensuite & his/her closets. All upgrade windows. Close to all amenities!

**\$239,900**

ID#4101



### 2 Bedroom Condo Apartment

Why pay rent when you can own this lovely 2 bdrm condo apt in the heart of downtown Newmarket! Immaculate & spacious, freshly painted, eat-in kit, 4pc ens in master. Close to all amenities.

**\$219,900**

ID#4071



### Quaint Downtown Newmarket

Carefree living in the heart of downtown Newmarket. Condo townhouse. All upgrd wndws, backs onto open space, walk to Fairy Lake & shops on Main. Easy access to public transit & close to hospital!

**\$189,900**

ID#3731



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