

**TOM & DIANE MITCHELL**  
SALES REPRESENTATIVES



**KELLER WILLIAMS**  
ADVANTAGE REALTY, BROKERAGE  
INDEPENDENTLY OWNED AND OPERATED

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**November 2009**

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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

**Fall Home Maintenance Checklist**

(NC)-Colder weather, shorter days and falling leaves mean it's time to get your home ready for the winter months. Fall home maintenance involves more than raking leaves and storing garden furniture. It requires attention to your roof and gutters, your foundation, faucets and windows, and even your ceiling fans.

"Winter can be hard on a house, so we recommend a number of steps to prepare your home for the increased cold and moisture," said Colin Smyth, AmeriSpec of Canada. "There are things that most homeowners don't even think of that can make a huge difference."

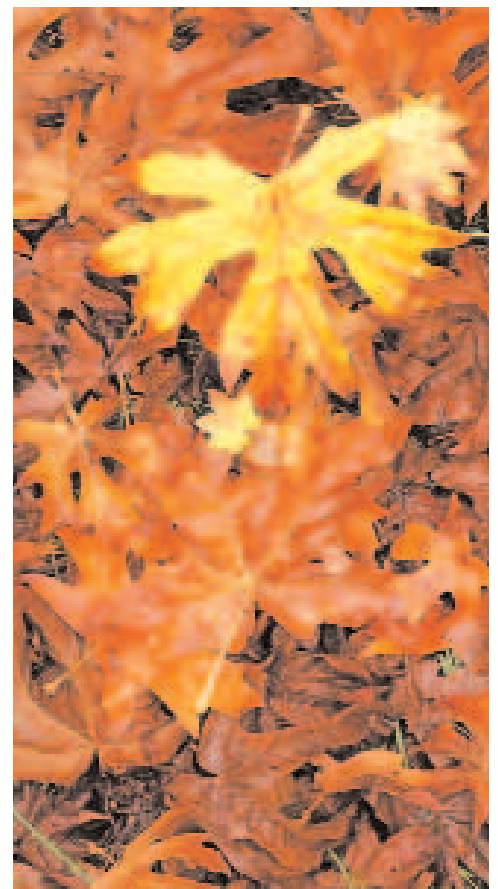
The following are tips from to make sure you're ready for the winter months:

1. Protect the outside faucets - For those who do not have freeze-proof faucets, it is important to shut off the indoor water valve and make sure the outside faucet is completely drained.
2. Clean and reverse the ceiling fans - Turn the fan off, clean and oil the motor, clean and dry the blades and reverse the air flow direction to push warm air down.
3. Replace batteries in the smoke detectors and test the smoke alarms - Batteries should be replaced twice a year and all smoke alarms should be tested weekly.
4. Apply weather-stripping to windows and doors - Even insulated windows and doors require additional reinforcement for winter. Weather-stripping reduces drafts and saves on heating bills.
5. Caulk around window and door casings to keep out air and water. If your house has wood siding with window frames that stand out from the siding, caulk the top and sides of the frame. Don't caulk under the sill - that space should be left open

to allow moisture inside the wall to escape. If your house is brick or stone, with window frames that are set into the finish material, caulk all four edges of each frame - where the brick mold meets the masonry.

6. Check your gutters - Ensure there are no leaves or other debris in your gutters in order to prevent overflow and leakage during heavy snow or rain.

- News Canada



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# Client Appreciation Day



On Oct 18th we hosted our Pumpkin Patch Client Appreciation Day at Cooper's Farm in Zephyr. The weather was perfect for spending the day outdoors. It was great to see our Past Clients and Friends. Activities included an awesome 10-acre corn maze with this year's theme being Dina Pugliese and Kevin Frankish from "Breakfast Television" as well as mini mazes for both kids and adults, hay rides around the farm, the pumpkin patch and more.

Cooper's Farm is known for their community supported agriculture (CSA) weekly produce basket program which brings local farm products such as fruits, vegetables, eggs & meat to you on a weekly basis. For more information about Coopers farm, check out their website [www.coopersfarm.ca](http://www.coopersfarm.ca).

A special thanks goes out to Lisa & Steve Cooper and their staff, they were wonderful hosts!



## Congratulations To Our Clients Who Have Bought or Sold!

Wayne & Alberta Anthony  
 Antonia Berek  
 Judy Bloom  
 Mike Boyle  
 Dave Capp & Heather Straw  
 Nelson & Cindy Butcher  
 Daniel Corsetti & Christine Capobianco  
 Lorraine Cowan & Paul Webster  
 Brian & Gail Desveaux  
 Rick & Kristy Donahoe  
 Rose Donnelly  
 Sheila Ellis & Leon Epton  
 Frank & Lily Facciponte  
 Suzanne & Louis Foong  
 Bob Gabel

Jim & Mary Grandy  
 Jim Groskorth  
 Bonnie Ha & Tommy Tran  
 John & Jennifer Hartwick  
 Marcelo Juca & Renata Depaiva  
 Stephen Hary & Jessica Stringer  
 Sarah Herbert & Rick Strickler  
 Jeff & Karen Hill  
 Steven & Patti Huke  
 Edgerton & Gloria Johnson  
 Brian & Gwen Jones  
 Jim & Paula Kalogritsas  
 Tae Kim & Heather Won  
 Matthew & Angela Longland  
 Colin MacKay

Fawad & Sadaf Mohammad  
 Jaffar & Fatima Malik  
 Robert & Sarah Manson  
 Shirin & Yasmin Master  
 Michael & Anne Orr  
 George & Georgina Owoo  
 Gary & Rosemary Phillips  
 Brian Plenderleith  
 Bev Rowland  
 Udo & Karen Schilcher  
 Preeti Sikano & Andrew Walker  
 Meredith Stromberg & Ryan Vanderham  
 Huy & Mary Trieu  
 Glenys Vale  
 Wilf Wilhelm

### *And a Special Thank You For Your Referrals*

Tariq Azam  
 Ernie Barnett  
 Carol Beckford  
 Christine Bower  
 John & Leslie Crossley  
 Jennifer & David James

Marilyn Loan  
 Omar & Hassin Mcdoom  
 Jamie Lee Mitchell  
 Yasmin Master & Paul Pellerin  
 Charles & Linda Rhodes  
 Ildiko & Tom Ugray

*We also want to thank our Friends for their Referrals. The highest compliment our Friends can give us is the Referrals of their Friends, Family and Business Associates.*

*Thank you for your trust.*

# Market Watch - October 2009

## Another Record-Breaking Month for the Resale Housing Market Around the Country

September was another record-breaking month for the resale housing market around the country, capping off a very busy and active summer. Inventory levels rose from last month but remain lower than September 2008, and that low supply coupled with continued strong demand for resale housing helped nudge selling prices higher.

The increased demand we saw in the spring has carried forward, buoyed by low interest rates and housing prices that, despite inching up in some areas, remain more economical in most areas.

Similar sales activity is expected to remain throughout the fourth quarter of 2009. Market stability will continue to improve as inventory levels decline.

In September 2009, Greater Toronto REALTORS®

reported 8,196 sales, up 28% from September 2008. "We have experienced an increasing rate of existing home price growth in the GTA as sales have continued outpace 2008 results," said Toronto Real Estate Board's (TREB) President Tom Lebour. "Consumers have remained confident in housing ownership as a long-term investment."

Year-to-date sales, at 66,437 were up 4.5% compared to the first nine months of 2008. Average price, at \$388,417 was up by almost 1.5%.

"Existing home sales will finish strong this year, pushing through the 80,000 mark and moving in line with some of the best years on record under the current TREB market area," according to Jason Mercer, TREB's Senior Manager of Market Analysis.

## SEMINARS

### First Home Seminar

- In this seminar you will learn:
- When is the right time to buy?
  - How to come up with the down payment?
  - Understanding the mortgage qualification process
  - How to assemble your home buying team....and much more.

**Date:** Tues., November 10th

**Time:** 7:00pm - 9:00pm

**Location:** Newmarket Public Library



To Register call  
**905-898-6300** or email at  
**admin@themitchellteam.com**

### Real Estate Investor Seminar

Based on the *New York Times* best seller, *The Millionaire Real Estate Investor*, **The Workshop** reveals proven and tested models to help you build a real estate investment portfolio.

**Date:** Tues., November 17th

**Time:** 7:00pm - 9:00pm

**Location:** Newmarket Public Library



To Register call  
**905-898-6300** or email at  
**admin@themitchellteam.com**

## Meet the Award Winning Mitchell Team

*Our highly skilled team takes customer service to new levels*

### Sales Team



**Tom Mitchell\***



**Nicolette Lesperance\***



**Jennifer Mitchell\***



**Christine Burns\***

### Support Team



**Diane Mitchell\***  
Office Manager



**Rhiannon Agostino**  
Client Care Administrator



**Stephanie Mulvina**  
Business Administrator



**Rita Nordine**  
Marketing



**Chris Bower**  
Interior Designer



**Don MacDonald**  
Courier

\* Sales Representative

## Mitchell Team Market Watch

Aurora - N06		
	2008	2009
Sales	613	737
Listings	1301	1133
Average Price	\$433,262	\$441,502
% of Asking	98%	97%
Avg Days on Market	32	42
East Gwillimbury - N15		
Sales	177	200
Listings	397	363
Average Price	\$407,843	\$378,868
% of Asking	97%	96%
Avg Days on Market	44	51
Newmarket - N07		
Sales	954	1068
Listings	1839	1559
Average Price	\$349,572	\$346,359
% of Asking	98%	98%
Avg Days on Market	32	41
West Gwillimbury - N18		
Sales	293	334
Listings	644	586
Average Price	\$312,353	\$317,123
% of Asking	97%	97%
Avg Days on Market	42	47

YTD September 30, 2009

Our Service Will Move **You!**

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SALES REPRESENTATIVES



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**Additional Photos Online [www.TheMitchellTeam.com](http://www.TheMitchellTeam.com)**



**Executive Living At It's Best...**

Beautiful SW Aurora. Stunning 5+1 bdrm home (3130sq ft), gracious & inviting entrance, gleaming hrwd floors, crown mldg, great room w/16 ft clg, sunroom off kitchen, formal lr/dr, pro fin bsmnt has kit, l/r, 3pc bath, 6<sup>th</sup> bdrm. New roof & wdws. Southern exposure in backyard. A must see!!

**\$675,000** ID#577N



**Historic King Township...**

Century Home in the perfect country location, just minutes to Newmarket & Hwy 400. Steel roof, new windows, doors, furnace, A/C, 4 bdrms, w/o from family room to new deck. Small barn & kennel. Treed + one acre property. Don't miss this one!!

**\$650,000** ID#578N



**Peace & Tranquility Offered Here...**

Why drive 4 hrs to the cottage when you can have it right here in town. Sprawling bungalow w/addition situated on approx 8.83 acres. Great commuter location, mins to Hwy 404. I/G Pool, 3 bdrms, 4 bath. You can have the best of both worlds!!

**\$599,900** ID#587N



**Premium Ravine Lot...**

Cozy living on this mature, quiet cres. Backs onto conservation. Executive area, pride of ownership. 4 bdrms, eat-in kit, good sized principal rooms, spacious master bdrm w/w/i clst & 4pc ens. Part fin w/o bsmnt has rec & games room. A true beauty!!

**\$549,900** ID#588N



**Premium Ravine Lot...**

Enjoy the picturesque views & privacy that this beautiful family home has to offer. Desirable, mature family neighbourhood, 4+2 bdrm, mn flr den, eat-in kit has w/o to balcony o/looking ravine. Master bdrm w/5pc ens, pro fin w/o bsmnt apt(not retrofit). New hardwood flrng'09, new roof'07. A must see!!

**\$499,900** ID#584N



**South-West Aurora Location...**

Beautiful 3+1 bdrm home on mature tree-lined street in sought-after southwest Aurora. Meticulously maintained. Main floor lr/dr/fr, updated eat-in kit has w/o to deck, pro fin bsmnt has lrg rec room, gas fp & bdrm. Hrdwd flrs, crwn mldg, 2 gas fps neutral décor. Won't Last Long!

**\$439,900** ID#586N



**Backing Onto Haskett Park...**

Beautiful home nestled on a premium lot in the heart of Newmarket. A much sought after location backing onto Haskett Park. This tranquil setting offers you complete privacy surrounded my mature trees. Lovingly maintained, 2 bdrms, eat-in kit & sunroom. A must see!!

**\$399,900** ID#585N



**Live In The Heart Of Aurora...**

Cozy 3+1 bdrm bungalow in well established neighbourhood. Huge, private yard surrounded by mature trees & landscaping. Fully fin bsmnt has 1 bdrm, bachelor style apt(not retrofit) – perfect for in-law/nanny suite. 1 car garage w/sep workshop addition complete w/fag heat & 2pc washroom.

**\$379,900** ID#581N



**Finished Walkout Basement...**

Beaut. updated home in established, neighbourhood. Spac layout. Lots of reno's & upgrades. W/O from family & dining rms onto lrg deck which looks priv, fully fenced bckyd w/hot tub. Fin bsmnt has great in-law/nanny suite potential w/kit, rec room & 5<sup>th</sup> bdrm.

**\$339,900** ID#582N



**Great Investment Opportunity...**

Don't miss out on this fantastic investment opportunity. Huge income potential. Centrally located in Newmarket. Main House has eat-in kit, living room & 3 bdrms. Newer addition on back has 1 bdrm apt w/sep entrance. Det 1.5 car garage, separate workshop has a/c power.

**\$328,000** ID#576N



**Great Value...Come See For Yourself...**

Immac 3+1 bdrm detach home in mature family neighbourhood! Shows true pride of ownership t/out. Landscaped w/interlock walkway. Solarium-style eat-in kitch has w/o to deck. Spacious bdrms, family room has gas fp, 4th bdrm for your guests. Just mins to Hwy 400.

**\$324,900** ID#575N



**Yesteryear Charm...**

Fabulous renovated century home situated on mature lot in the heart of downtown Newmarket. Walk to shops on Main & Fairy Lake. Modern updates, new kitchen, baths, refinished floors, some new wdws. Too many updates! Lease for only \$1800/mth.

**\$1,800/Mth.** ID#583N

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