

**TOM & DIANE MITCHELL**  
SALES REPRESENTATIVES



**KELLER WILLIAMS**  
REALTY CENTRES, BROKERAGE  
Independently Owned and Operated

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July 2010  
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Subject to availability. Available to charities

# HAPPY BIRTHDAY CANADA!

## Transform Your Kitchen with Updated Lighting



Nowadays, the kitchen is becoming the hub of the house. It is not just a place where meals are prepared—most families enjoy gathering in the kitchen. Some people like to entertain their close friends in the kitchen. As well, kids are also opting to do their homework there.

The right lighting can make a kitchen glow and give small space an airier ambience. New lighting is also cheaper than carving out windows or skylights. The type of lighting you choose will be influenced by the size of the kitchen, the colour theme, cabinet finish, the location of the windows and doors, the amount of light needed to see inside the cabinets, and other storage.

When looking for the right kitchen lighting, first decide what kind of atmosphere you want your kitchen to have. Kitchen lights come in an infinite number of varieties, so it is important to know what you are looking for first. Choosing the right type of lighting mainly involves identifying areas of the kitchen where you want lighting. Start with the overhead light fixtures. Most people have at least some recessed lighting fixtures for kitchens. They distribute the lighting nicely and they are a great first "layer" of light to establish. You can also consider pendant lights for general overhead lighting. Even though the light source is more focused, several pendant lights that are grouped together can add a stylish touch to the room. They're also often less expensive than chandeliers.

Task lighting, such as kitchen cabinet lighting, is small sources of light placed overhead of specific task areas. This is also commonly used in closets, cabinets, pantries etc. Track lights over the sink will give you sufficient light to do washing.

To finish up kitchen lighting, think about accent lighting. These are lights that provide soft, non-directional light—and usually determine the mood of your kitchen. Even

bringing a small lamp into the corner of the kitchen can help. The key is to create several different layers of light.

You can install accent lights inside cabinets, especially if they have glass doors. Put on some spotlights to highlight a photo or an interesting detail. To add more interest to your kitchen, consider installing dim lights under the toe-kick. Toe kick lighting can illuminate the floor and produce a balanced lighting effect from ceiling to floor when combined with other lighting types.

To enhance the look of the kitchen as a whole, you can use decorative lighting. Down lighting is used for its energy efficiency and bright clear light. Low voltage bulbs, CFLs and LEDs are energy efficient kitchen lighting and are widely used for good quality lighting. Pendant lighting is preferred to recessed fixtures.

Lighting glare can be avoided by mounting the lights to the back of the cabinets. If you have a breakfast area in the kitchen, you most likely use the area for reading too, go for an overhead light. There is a wide choice including chandeliers, flexi track lighting, decorative pendants, etc. that you can use with dimmer switches to create the effect you want depending on the purpose. The best thing to do is combine ambient, task and decorative lighting for the ultimate kitchen lighting plan.

Replacing a boring ceiling light with a fancy chandelier can create more design impact. Also consider a bulb makeover. Swapping your old incandescent bulbs for new, color-enhancing fluorescents can make your worn cabinets look brighter and better. For working areas, under cabinet halogen, xenon or fluorescent task lights can do the trick because they cast fewer shadows. For a designer look, hang two or three pendant lights over an island or a sink.

If the kitchen lighting layout is not planned properly, even the smartest kitchen can look dreary. Today, there are many wonderful choices available so that you can choose the right type of illumination that is easy to install and provides the kind of light you want.

Free No Obligation Market Evaluation Of Your Home  
905-898-6300 [www.TheMitchellTeam.com](http://www.TheMitchellTeam.com)

# Mitchell Kids Corner

Hello,

Life is GOOD. I am so happy to be finished school. Grade 10 flew by so fast. I am relieved that I passed my literacy exam and I am waiting to hear back on the results of all of my other exams.

I am really looking forward to a great summer. Me and my family are heading to the east coast with my Papa. His friends call him D. He was born in Cape Breton and is going to show us around. I am really looking forward to it, we're doing a road trip through New Brunswick, P.E.I and ending our trip in Nova Scotia. I will also be heading off to Canadian Adventure Camp for a couple weeks. It's on an Island in Temagami. I am also going to be painting with my sisters this summer. Long hours – but I love the spending money.

I got my G1 drivers license recently and I am looking forward to driving with my Dad over the summer.

Megan is home from her second year of university. Her painting business is going GREAT! If you need any painting done call Paint Crew Canada Megan 289-338-5198. They do amazing work for very good rates.

Jamie-Lee is off to Switzerland to do her MBA for a year. She is taking the trip out east with us and is flying from Halifax to Switzerland. We are really going to miss her. She is planning to come home over Christmas for a visit.

That's all for now - I hope you have an awesome summer!

Luke

# How to Minimize Your Risk of Debit and Credit Card Fraud

Debit and credit cards use is becoming popular with millions of transactions carried out each day to purchase goods and services.

Although credit card fraud is rare in Canada, it does occur, and it is important to protect yourself and know how to minimize your risk of fraud.

Many savvy internet shoppers know that it's more risky to give your credit card to a waiter in a restaurant than it is to purchase an item online through a secured connection—nothing can prevent your waiter from writing down your credit card number.

## How to Protect Your Credit Card

The best way to protect your credit card is to take an active role in maintaining responsibility for it—spend and make payments wisely, and never compromise the security of your card or identity.

## How Does Credit Card Fraud Happen?

Credit card fraud can occur in a number of ways, so it's important to treat your credit cards like cash and to become aware of common ways a fraud may occur. Common types of fraud include:

**Lost or Stolen Credit Card:** someone uses your lost or stolen credit card

**Identity Theft:** someone applies for a credit card using your personal information

**Counterfeit Credit Card:** Scammers duplicate legitimate credit cards for the use of fraudulent activities

**Non Receipt Fraud:** Your new or replaced credit card gets stolen before you receive it in the mail

**No Card Fraud:** Your credit card number is being used to make transactions over the phone or internet without your knowledge

## Tips for Credit Card Fraud Prevention

To prevent credit card fraud, as a cardholder, you should protect your card and card number to the best of your ability. Some tips for fraud prevention include:

Pay attention to your billing cycles. Follow up with creditors if your bills don't arrive on time.

Guard your mail from theft. Don't leave mail unattended or unsecured in a mailbox and shred discarded mail that contains personal information.

Put passwords on your credit card, bank and phone accounts, whenever possible.

Be protective of your personal information. Be cautious when giving out your credit card number, address, or other personal information. When possible, only share this information when you know you are dealing with a reputable organization.

Protect your personal information in your home. Tear or shred documents like charge receipts, copies of credit offers and applications, insurance forms,

doctor's statements, discarded bank cheques and statements, and expired credit cards before you throw them away.

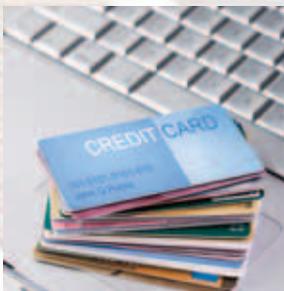
Never carry your Social Security card with you. Leave it in a secure place at home.

Confirm online purchases are secure. Look for clues such as a lock and key at the bottom corner of your browser, a URL that begins https://, or the words Secure Sockets Layer (SSL).

Avoid using your credit card as ID. Thieves can use this information to assume your identity and open bank accounts, make purchases, obtain cash, and even get a job or an apartment. However, some merchants require a credit card as a secondary form of ID. Only use your credit card at recognized and reputable merchants.

Ignore emails that ask you to provide your credit card number via email.

Avoid 'phishing' scams by disregarding emails that require you to verify your credit card information on a site.



## A Historical Look "The Grey Goat"



Located at 74 Main St. S., the Grey Goat is one of the most significant heritage homes in town. The original home of Henry & Ann Harrison, this historical site is now home to the popular pub the "Grey Goat". With its mysterious past, however, it appears that not all the spirits at the Goat are found in a bottle!

Henry Harrison built this residence around 1865. It is assumed to be built by local builder Jacob Johnson, who is known for such Newmarket Landmarks as the Christian Baptist Church on Main Street. Johnson's own house, which he built at 421 Queen Street, was for many years the home of the Denne family.

The two-storey residence is built on a stone-rubble foundation and features a dominant gable roof and picturesque arched windows gable. The house is built of Newmarket-made bricks from the Stickwood brick yard. A large elaborate verandah eventually developed into a patio.

Part of the mystique surrounding the history of the house may be the due to the fact that the original owner passed away in the house. Previous owners and employees of the Grey Goat have stated that they believe the house to be haunted. Perhaps some of the mystique of the house is due to the fact that the house was used as a funeral home during the 1930's.

With all this rich history, we are fortunate to have one of Newmarket's architectural gems exist today in the form of an authentic British-style pub! Drop by the Grey Goat today for traditional British fare, tasty beer, spirits and good times! The Grey Goat, owned and operated by Joal & Jan Phillips for 11 years, also spotlights local musical talent on a regular basis. For more information, please visit [www.greygoat.gold-book.ca](http://www.greygoat.gold-book.ca) or [thegreygoat.info](http://thegreygoat.info)

*by Wes Playter, Past President of the Newmarket Historical Society and a Funeral Director at Roadhouse & Rose Funeral Home on Main St., Newmarket*

CHECK US OUT ON



To receive our online newsletter please send us your email address by email or phone

# Market Watch Canadian Housing Market Continues at a Healthy Pace

Home sales activity in Canada came up short of the record for the month of April and new listings continued to climb, according to statistics released by The Canadian Real Estate Association (CREA).

"Many of the sales that would normally have occurred in May were pulled back to April, as well as new mortgage regulations that came into effect April 19th," said Ottawa Real Estate Board President Pierre de Varennes. "Buyers knew they would be paying 8% more for all of the service costs associated with a real estate transaction if their closing date was after July 1st, and that it might be more difficult to qualify for financing, so they moved quickly to avoid either situation. In addition, by comparison May 2009 was a record-breaking month as the floodgates opened on pent-up demand following the brief downturn in the market," he added.

In general the Canadian real estate market is moving towards a balanced market where inventory is increasing well to meet demand. Buyers, sellers and REALTORS® can all relax and enter a sales transaction without pressure.

The easing trend in national sales activity masks a rising trend in a number of major markets. Real estate is local, so buyers and sellers should engage the services of a REALTOR® for knowledge about housing market trends in their market. For sellers, getting specific advice about home values in their local neighbourhood is crucial in a competitive market.

## Ontario - Slower May after record-setting April:

**Toronto, June 3, 2010** - Greater Toronto REALTORS® reported 9,470 sales through the Multiple Listing Service® (MLS®) in May, representing a 1% dip from May 2009. In comparison to previous years, this was the third highest May sales result on record.

"The pace of transactions slowed in May following record-setting sales in February, March and April," said Toronto Real Estate Board President Tom Lebour. "Buyers who otherwise would have been purchasing a home in May moved more quickly this year, likely to get ahead of mortgage rate hikes."

New listings were up 38% annually to 18,940. The average price for May transactions was \$446,593, up 13% compared to the average of \$395,609 recorded in May 2009.

"The gap between listings and sales has widened, which means there is more choice for buyers," said Jason Mercer, TREB's Senior Manager of Market Analysis. "The annual rate of price growth will slow in the second half of 2010, from the current double digit pace into the single digits."

	National Average	Ontario Average
April-10	\$344,968	\$349,624
April-09	\$307,435	\$311,098

\*Source CREA

# Mitchell Team Market Watch

Aurora - N06	2009	2010
Sales	318	444
Listings	674	795
Average Price	\$401,295	\$475,204
% of Asking	97%	99%
Avg Days on Market	43	24
East Gwillimbury - N15		
Sales	86	131
Listings	208	271
Average Price	\$355,977	\$444,433
% of Asking	97%	97%
Avg Days on Market	52	37
Newmarket - N07		
Sales	509	675
Listings	957	1095
Average Price	\$336,890	\$475,204
% of Asking	97%	99%
Avg Days on Market	48	24
West Gwillimbury - N18		
Sales	148	214
Listings	342	394
Average Price	\$294,537	\$333,989
% of Asking	97%	98%
Avg Days on Market	48	39

YTD as of May 31, 2010

## Mount Albert

SPORTS DAY WEEKEND & SPRING FAIR  
July 4-6 Mount Albert Community Centre

## Sharon

MUSIC@SHARON OPENING WEEKEND  
July 6 @ 3pm Sharon Temple:

## Keswick

RELAY FOR LIFE CAR WASH FUNDRAISER  
July 2 @ 3pm

## Bradford

July 1 6:00pm-1030pm

Bradford & District Memorial Community Centre:  
125 Simcoe Road Bradford, Ontario Come out & enjoy our free activities, & entertainment for the entire family! Fireworks begin at 10:00pm. Rain or shine, come out and celebrate Canada's birthday!

## Stouffville

STRAWBERRY FESTIVAL July 1-3  
Main Street, Stouffville

## Meet the Award Winning Mitchell Team

Our highly skilled team takes customer service to new levels

TEAM



Tom Mitchell\*



Nicolette Lesperance\*



Jennifer Mitchell\*

SUPPORT



Diane Mitchell\*  
Team Manager



Sandra Bailey\*  
Client Care Administrator



Stephanie Mulvina  
Business Development Administrator



Rita Nordine  
Marketing Coordinator



Chris Bower  
Interior Designer



Don MacDonald  
Team Courier

\* Sales Representative

## Community Events - July



### Newmarket

MUSIC IN THE PARK

July 4, 7, 11, 14, 18, 21, 25, 28

Fairy Lake Park, Water St. 7 to 8:30 p.m. Join us Sun. & Wed. evenings for a musical treat. Local entertainers will showcase their talents. Weather permitting (no rain dates). Free.

### Aurora

CONCERTS IN THE PARK

Wednesdays in July-August

Town Park. No need to travel for great music! All you need to bring with you are your family, friends, chairs or a blanket & enjoy! Please note: Dates include July 7th, 14th, 21st, 28th

Our Service Will Move You!

905-898-6300

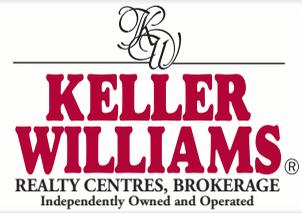
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**Additional Photos Online [www.TheMitchellTeam.com](http://www.TheMitchellTeam.com)**



**Approx. 25 Acres...**

Gracious Estate Living on gorgeous 25 acres property. Minutes to lake. Spacious Open Concept with large principal rooms. Renovated eat-in kit w/ctr island. W/O large deck . Large garage w/workshop. Metal roof. Too much to mention- you won't be disappointed.

**\$1,200,000** ID#636N



**Luxurious Living at It's Best...**

Open Concept Bungalow W/Loft on Approx 1.8 Acres. Located in Executive Enclave in Bradford. Part fin W/O bsmt . 9'ceils, F/R W/Wet Bar, Ctr. Isl. Kit W/Granite Ctrs & Heated Flrs. Hrdwd Flrs. Gorg Views of Countryside & Pond....A Very Special Place to Call Home!

**\$780,000** ID#659N



**Stunning Executive Home...**

Exceptional home on quiet cres feat ctr isld kit w/granite counters. Open Conc main floor F/R with gas frpls O/L Living Room, Formal D/R, W/High Ceiling, Gorgeous Oak Staircase w/iron railing. Master Bed w/ Large W/I Closet & 4 pc, ens. Walk to schools & shopping. Shows 10+

**\$628,888** ID#647N



**Executive Lifestyle in Glenway...**

Spacious 4 bdrm home features eat-in kit w/centre island. L/R & D/R & Den W/Hardwood Floors, sunken family room with fireplace & W/O to large deck. Fin Bsmt W/rec rm w/gas frpls, games rm & play rm & 2pc bath. Fabulous house in a Great Neighbourhood Backing onto Golf Course!!

**\$624,900** ID#644N



**Backyard Oasis in Glenway...**

Stunning Lrg 4Bdrm Home In Upscale Family Neighbourhood Of Glenway Estates. Met Maintained In & Out, This Home Features Ext Hrwd Flring, French Drs & Crown Moulding, W/O From Kit & F/R To Lrg 2 Tiered Deck O/L Gorg Ingnd Pool. Part Fin Bsmt W/Rec Rm & Games Rm!

**\$599,900** ID#660N



**Bungalow Duplex...**

Gorg Bungalow Duplex On Prem Forest Lot, Steps To Main St \$\$\$ Spent On Recent Renos \$\$ On Compl Of Legal 2 Bdrm Apt. Ideal For Extra Income, 2 Fam Or In-Laws. Open Concept Mn Flr O/L Deck & Incredible View. Kit & Baths Are Spect. 1/2 Acre+ w/ Mature, Walnut Trees.

**\$479,000** ID#658N



**Beautiful Premium Lot...**

Enjoy the privacy that this mature, premium lot (99x184ft) on a quiet cres. has to offer. Cozy bungalow on tree-lined street, Newer Hardwood Floors, Part Fin Bsmt w/4th bed & 3 pc bath. Cottage Living in the City !! Walk to schools & shopping

**\$379,900** ID#635N



**Entertainer's Delight...**

Lovely raised bungalow in great location. L/R & D/R w/Vaulted Ceiling, Hrdwd Flrs. & Gas Frpls. Eat-in Kit w/ceramic flrs. & W/O to deck O/L Panoramic Views. 2 bdrms on main flr. Prof Fin Bsmt w/dry bar, 3rd bdrm & 3 pc bath. W/O from fin bsmt to large fully fenced private yard. A 10+ !!

**\$339,900** ID#643N



**Fabulous Aurora Home...**

Met maintained 3 bdrm home on quiet street in Aurora. Some Upgraded windows, new shingles (09). Fin Rec Room w/2pc bath & new broadloom (10). Updated eat-in kitchen (09). D/R has W/O to lrg deck o/l prof. landscaped gardens w/fully fenced yard. Walk to schools.

**\$339,900** ID#654N



**WOW, Simply Gorgeous...**

Well kept family home w/recent renos. Hrdwd thru-out main flr. New trim, reno'd bath w/gorgeous tile & deep tub. Recently painted. Den with B/I entertainment ctr & W/O to interlock patio O/L pond & 2 tiered grassy area. Large F/R w/frpls on 4th level. Perfect court location!

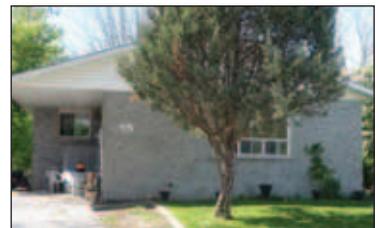
**\$319,500** ID#650N



**Amazing Potential...**

Great Location! All Brick 4 bdrm home in family neighbourhood, fully fenced priv lot. L/R & D/R offers crown moulding. Kit w/o to deck O/L mature, priv landscaping. Mn Flr Fam Rm w/gas frpls. Part Fin Bsmt has sep (Not Retro) apt w/kit & 4 pc bath. Close to schools & Lake.

**\$309,900** ID#657N



**Minutes to Lake Simcoe...**

Bungalow In Sutton Min's To Lake Simcoe's Beaches. 3 Bdrms On Main+3 Bdrm In-Law Apt W/Sep Entrance (Non-Retrof). Steps To Park On Mature St. Bkyd Perfect For Family Bbq's W/Roomy Shed For Dad. Eat-In Kit W/W/O To Balcony & Access To The D/R Which Flows Into L/R. Handy Man's Treasure!!

**\$249,900** ID#655N

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