

# BURLINGTON NEWS

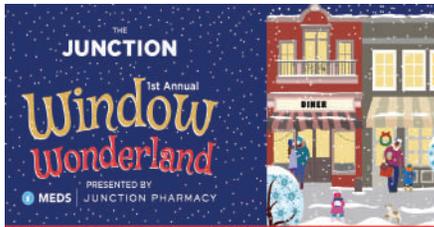


**Deborah Bennet 416-616-2484**

## JANUARY EVENTS IN BURLINGTON

### 1ST ANNUAL WINDOW WONDERLAND

• From Nov. 14, 2020 to Jan. 31, 2021 |



In a year when we really needed a little more wonder and magic, this special event is something to help the whole city get into a festive spirit. A playful twist on the popular holiday tune, The

Junction is hosting it's first annual Window Wonderland this winter! Local artists are transforming windows into interactive displays.

For more info visit: [www.thejunctionbia.ca/window-wonderland](http://www.thejunctionbia.ca/window-wonderland)

**JUST LISTED**



**108 Whittington Place, Oakville**  
**Executive lease**

## A Message from Deborah Bennet...

As we happily narrow in on the final days of 2020, let's make sure we start 2021 off on the right foot! So I sat down with Denise Grimes of Mortgage Intelligence to review the top 5 mortgage reminders.

I know life gets so busy and it's often tempting to choose what is easiest, but when it comes to your financial well being, it's so important to have a mortgage expert like Denise give you a second opinion! Many people don't realize it's also important to start working on your pre-approval or renewal as early as 9 months prior! according to Denise, here are 5 reasons why:

1. With access to over 50 lenders and hundreds of mortgage options, Denise can make sure you are being offered the best rate and mortgage possible.
2. If you have enough equity in your home, you may be able to move high-interest debt to your lower-rate mortgage, improving cash flow and saving on interest. Renewal is the perfect time to do this. A Broker can run the numbers to see if this strategy makes sense for you.
3. Having a good credit score is important if you want to switch your mortgage to a new lender for a better deal. YOU have control over your credit score and may want to discuss credit improvement strategies with your lender. Denise is happy to create a road map to a better score for all of her clients, all you have to do is ask!
4. Taking on new debt or an employment change before renewal can significantly affect your ability to move your mortgage to another lender. Make sure to discuss the potential impact of changes to your personal situation with your Broker.
5. If you need to free up cash flow for specific needs or an unforeseen life situation, a 30-year amortization might be an option for you to consider (20% or more in equity required).

At renewal, you can renegotiate everything about your mortgage – with no penalties – which means this is an important moment of opportunity. So as soon as you hear from your lender about your mortgage renewal, get in touch with a broker for an important second opinion. If you need a referral to a few great brokers for your second opinion, give us a call or drop us a line and we will be happy to put you in touch with a list of our trusted partners.



**CENTURY 21**  
Miller Real Estate Ltd.

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Oakville, ON L6K 0H5  
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[www.arcadianrealtyteam.ca](http://www.arcadianrealtyteam.ca)

# YOUR MARKET REPORT

AREA	# OF SALES	AVG. SALE PRICE
Shoreacres	6	\$2,121,500
Roseland	9	\$2,058,722
North Burlington Rural	5	\$1,786,000
Havelock	5	\$1,567,800
Dudley	1	\$1,503,000
Maple	2	\$1,428,000
Aldershot South	12	\$1,395,717
Millcroft	4	\$1,328,250
Central	8	\$1,191,968
Guilford	2	\$1,171,250
Alton Central	2	\$1,127,000
Alton East	1	\$1,116,500
Tyandaga	4	\$1,084,250
Aldershot Central	5	\$1,073,500
Alton West	6	\$1,065,542
Orchard	8	\$1,051,250
Aldershot West	1	\$1,050,000
Headon Forest	3	\$1,050,000
Longmoor	9	\$1,018,586
Elizabeth Gardens	9	\$1,004,157
Pinedale	2	\$994,000
Tansley	2	\$980,500
Harburn	1	\$975,000
Dynes	5	\$955,011
Plains	1	\$901,000

\* Detached Homes \*

AREA	# OF SALES	AVG. SALE PRICE
Central	5	\$1,046,000
Millcroft	3	\$881,667
Alton Central	2	\$803,500
Alton West	2	\$795,500
Aldershot East	1	\$775,000
Corporate	4	\$749,778
Tansley	2	\$735,000
Longmoor	5	\$729,800
Orchard	1	\$729,000
Aldershot Central	2	\$706,750
Plains	3	\$685,333
Headon Forest	7	\$675,186
Roseland	2	\$645,000
Pinedale	10	\$638,923
Palmer	2	\$625,172
Dynes	4	\$614,750
Maple	5	\$599,420
Mountainside	4	\$576,250
Brant Hills	3	\$497,167

\* Semi-Detached, Townhomes, Row and Links \*

Home has meant so much more this year: comfort, security, refuge, and for some, our office, and our classroom! In this extraordinary year, it's been a privilege to help and work with so many wonderful clients and partners. From my family to yours, we wish you all the very best this holiday season and may your new traditions required by these times become just as cherished as those from years past. Wishing your family and friends the best of health, happiness, prosperity and love in the year to come.

With thanks and gratitude to all our friends, clients, partners and family for your unwavering support in 2020.

**Have questions about your neighbourhood market? We are here to help!**



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