

OAKVILLE NEWS



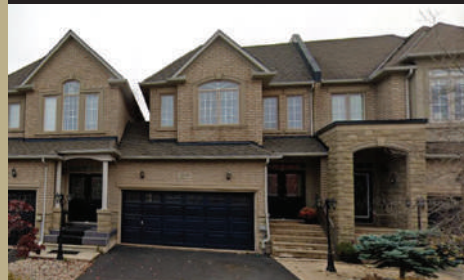
SOLD



**34 Bond St
Oakville, Ontario**

Welcome to 34 Bond Street, an recently updated charming century home located in an absolutely prime location and highly coveted address in the heart of Oakville, walking distance to Lake Ontario and steps to Kerr Village with fantastic boutique shopping and outstanding restaurants.

COMING SOON



**1212 Agram Dr
Oakville, Ontario**

Gorgeous 3+1 bedroom 3.5 bathroom executive townhome coming soon! Features a finished basement, updated kitchen, ensuite bathroom and main floor powder room. Conveniently located near shopping, schools, restaurants and more!

COMING SOON



**4138 Millcroft Park Drive
Burlington, Ontario**

Welcome to 4138 Millcroft Park Drive located in the heart of the prestigious Millcroft golf community, surrounded by parks, walking trails & award winning golf course! Highlights of this over 3100 sq ft home include: 9 ft main floor ceilings, a fabulous eat-in kitchen with quartz counters, stainless steel appliance and walk-out to your SUMMER OASIS, complete with gorgeous IN-GROUND POOL. Don't miss your chance to call this house "home"!

Home Renovation Fraud

The Halton Regional Police Service (HRPS) is issuing a warning to residents about a home repair fraud operating in the region. The fraud involves contractors travelling door-to-door selling services that are unsolicited by a consumer. These services include chimney or driveway repair and interlock stone work. The suspect will provide quotes with prices lower than market value and once a deal is reached, will request a large cash payment. Based on previous complaints, initial work may start, however the work will be sub-par and/or incomplete. After this initial work, the consumer may be approached to provide more money for supplies or to complete payment for the project. Once this additional or final payment is received, the contractor disappears and phone calls and text messages will go unanswered leaving the consumer with a damaged or partially completed project. There have been multiple complaints with this similar mode of operation and similar suspects in Halton. Police believe there may be additional victims in Halton, as well as victims outside of our region.

The suspects are described as middle-aged white males with Irish or possibly Scottish accents wearing high visibility construction vests. The "contractor" or suspects that traditionally perpetrate these types of scams can be aggressive and eager to acquire an initial cash deposit from victims. A series of business cards, pamphlets, and printed contracts may also accompany door-to-door sales pitches.

The following consumer protection tips and information are being shared to help consumers when hiring a contractor for their home:

- Get recommendations from people you trust.
- If it sounds too good to be true, it likely is.
- Do your research.
- Don't be pressured to make a quick decision.
- Ensure the contractor is insured.
- Get multiple written estimates.
- Check references.
- Be cautious of unsolicited offers via the phone, or door to door.

Put it on Paper:

- Work requested and agreed upon.
- Dates – Start, benchmarks, and finish.
- Exact Cost of the project.
- Acquire a receipt.
- Acquire a guarantee/warranty information.

Anyone with information regarding this investigation is asked to contact the Regional Fraud Unit at 905-465-8741. Tips can also be submitted anonymously to Crime Stoppers at 1-800-222-8477 (TIPS) or at www.haltoncrimestoppers.ca

If you are thinking about getting some work done to your home, we have a list of trusted trade partners that we have been working with for over a decade. Please don't ever hesitate to reach out for referrals!



CENTURY 21
Miller Real Estate Ltd.
Brokerage
9-209 Speers Road,
Oakville, ON L6K 0H5
Tel: 416-616-2482
arcadianrealtyteam.ca

YOUR MARKET REPORT

AREA	# OF SALES	AVG. SALE PRICE
West	16	\$1,770,156
Bronte	12	\$2,031,633
Morrison	10	\$3,581,180
West Oak Trails	9	\$1,659,778
College Park	9	\$1,423,889
River Oaks	9	\$1,897,667
Westmount	8	\$1,739,424
Central	8	\$1,918,188
Glen Abbey	8	\$2,008,375
Ford	8	\$2,367,750
Falgarwood	6	\$1,359,167
Joshua Creek	5	\$2,757,400
Glenorchy	5	\$2,430,400
Bronte Creek	5	\$1,935,000
Southwest	3	\$3,425,000
Clearview	2	\$1,780,500
Old Oakville	2	\$2,105,000
Wedgewood Creek	1	\$1,935,000
Joshua Meadows	1	\$2,175,000

* Detached Homes *

AREA	# OF SALES	AVG. SALE PRICE
Glen Abbey	13	\$823,600
River Oaks	12	\$966,500
Bronte	12	\$1,112,023
College Park	9	\$784,467
Westmount	8	\$1,026,188
Bronte Creek	8	\$1,336,875
Glenorchy	6	\$1,162,417
Old Oakville	4	\$1,996,875
Central	4	\$1,035,500
Falgarwood	4	\$972,500
Joshua Creek	3	\$1,269,333
Wedgewood Creek	3	\$1,099,967
Northwest	2	\$720,000
West Oak Trails	1	\$1,250,069
Sixteen Hollow	1	\$1,358,000
Joshua Meadows	1	\$1,015,000

* Semi-Detached, Townhomes, Row and Links *

I Have a Tenant in an Apartment in the Home I Want to Sell. What are the Responsibilities of My Real Estate Agent When it Involves the Sale of a Property that has a Rental Unit?

Selling a property with a rental unit is not a straightforward real estate transaction because it affects multiple parties – the seller, the buyer and one or more tenants. As a result of that added complexity, the sale presents certain legal obligations that both you and your agent must follow when putting your rental property on the market. Remember, they will help you, but you still have legal rights and obligations as the seller. As always, good communication between all parties will go a long way towards your sale unfolding as it should.

The first issue you must consider is your tenant's legal rights during the sale process. You and your agent have a responsibility to understand those rights and to respect them during various stages of the transaction. First and foremost, you cannot evict your tenant to sell your home if they have a fixed-term lease that hasn't expired. If you want your tenant out of your property before you sell, you must negotiate with them to find a way to do that or wait until their lease has expired. Alternatively, provided the unit meets all legal requirements (various codes and bylaws), you have an opportunity to market your home as an investment opportunity and have any buyer agree to assume the tenancy and the rental income that comes with it.

There are also a number of rules you must follow during the sale process itself.

Your tenant will obviously be affected by any showings of your home, and they are entitled to at least 24 hours notice for entry, although they may consent to a shorter notice period.

The onus is on you and your agent to work with your tenant regarding showings. You could even suggest developing a showings schedule that provides all parties with a level of certainty about timing.

Your tenant also has the right to be present during showings and if they ask to attend, your agent is expected to accommodate that request, so that you fulfill your legal obligations.

I would reiterate my advice that you and your agent work with your tenant in advance on the scheduling of showings to ensure there are no hard feelings. Remember, the tenant is likely worried about where they might live if they have to move out. Working with them to manage their fears, should help for a smoother transaction.

It's also important to know that if your agent or prospective buyers want to take pictures or video of a property while it is occupied by your tenant, you require the tenant's permission to do so.

These are the basic rules you and your agent should follow during a sale of a rental property.

If you have any further questions, I recommend you visit the Landlord and Tenant Board (LTB) website for more information. You could also consult a lawyer with specific experience in landlord-tenant matters. Being aware of and respecting your legal obligations in the sale of your rental property will ensure a smoother sales process.

*Source: Ask Joe, reco.ca



Deborah Bennet,
Team Leader & Sales Rep.
deborah.bennet@century21.ca
416-616-2484



David Robinson,
Sales Representative
david.robinson@century21.ca
289-339-4529



Deb Laanep
Sales Representative
deb.laanep@century21.ca
905-334-5619



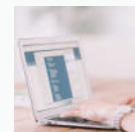
Julie,
Homestager



Vern,
Handyman



Joanna,
Home Cleaning
Services



Lily,
Client Care
Services



Irving,
Social Media
Expert

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

www.arcadianrealtyteam.ca

admin@arcadianrealty.ca