

OAKVILLE NEWS



SOLD



**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"!

FOR SALE



**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!

FOR SALE



**297 Oak Walk Dr #2204
Oakville, Ontario**

Stylish and chic, luxury 2 bedroom condo in FANTASTIC LOCATION! Perfectly situated in the heart of Oakville's uptown core. This gorgeous 2 bedroom, like new open concept suite boasts 9 foot ceilings, premium stainless steel appliances and includes parking, locker and stunning views from TWO PRIVATE BALCONIES!

I Am About To Put In An Offer On A Home. Should I Make My Offer Conditional On A Home Inspection?

When the housing market is hot, it is not uncommon for buyers to feel the pressure to forgo a home inspection as a condition of their offer, especially if they are concerned about a bidding war. By not including a home inspection, they believe their offer would be more attractive to the seller by removing a potential impediment to the sale.

However, home inspections serve a purpose: they help manage a buyer's risk and provide some peace of mind that the home they are purchasing is not going to be a "money pit" after they move in. That's why I recommend you get a home inspection done on a property you are planning to buy. An inspection provides many important benefits. An experienced and qualified home inspector will examine the major systems in the home – plumbing, heating/air conditioning and electrical – as well as the roof, the foundation and windows and doors, among many others.

Qualified home inspectors will also check to see if all appliances are in good working order and will climb up into the attic to look at the insulation and for evidence of mould and other issues.

If you plan to purchase a home that isn't connected to municipal services such as sewer and water, it's wise to hire an experienced inspector who can spot problems with wells, cisterns, and septic beds before they become expensive fixes. They might also recommend a local well or septic expert to assess those systems. If you decide to have an inspection, I encourage you to be in attendance and to ask questions during the process. Inspectors will show you things about the home that you might not realize.

You can expect the inspector to provide a detailed report that will highlight any issues that you may want addressed and those you will want to address after you take possession. Sometimes, but not always, this becomes a negotiating point where you could try to negotiate repairs or a price reduction for you to address them. In my opinion, a home inspection is money well-spent, especially if the inspection uncovers costly repairs. From my experience, the home inspection is invaluable even after you take possession.

How do you find a qualified inspector? Chances are your salesperson or broker already knows inspectors who can help you out. Another source is friends or family who recently purchased a home and opted to have it inspected before the deal closed. Regardless of the source, it's always a good idea to ask about an inspector's experience and training and to ask for references before hiring one.

One final point: RECO does not regulate home inspectors. For information about home inspectors and home inspection services, contact the Ontario Association of Home Inspectors. Ultimately, it is your decision as to whether you want to have a home inspection as a condition of purchase. However, it could provide you with some peace of mind and save you money down the road.

*Source: Ask Joe, reco.ca



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YOUR MARKET REPORT

AREA	# OF SALES	AVG. SALE PRICE
West	17	\$1,839,935
Glen Abbey	16	\$2,228,111
Bronte	15	\$1,862,326
River Oaks	13	\$1,733,462
Joshua Creek	9	\$2,497,210
Westmount	9	\$1,751,858
West Oak Trails	8	\$1,815,250
Falgarwood	6	\$1,684,417
Bronte Creek	5	\$1,925,750
Wedgewood Creek	4	\$1,810,750
Central	4	\$2,180,000
Morrison	4	\$4,482,000
Ford	4	\$2,527,222
College Park	3	\$1,682,699
Southwest	3	\$2,687,333
Glenorchy	3	\$2,098,363
Old Oakville	3	\$2,871,667
Clearview	1	\$1,950,000

* Detached Homes *

AREA	# OF SALES	AVG. SALE PRICE
Bronte	15	\$1,227,867
Westmount	14	\$1,038,250
Glen Abbey	13	\$913,348
River Oaks	11	\$832,100
Glenorchy	8	\$1,000,625
College Park	6	\$766,475
West Oak Trails	6	\$1,065,000
Wedgewood Creek	4	\$964,250
Old Oakville	4	\$1,496,250
Central	3	\$1,488,500
Bronte Creek	3	\$1,478,333
Joshua Creek	3	\$1,454,096
Falgarwood	3	\$730,000
Clearview	2	\$1,293,000
Queen Elizabeth	2	\$656,000
Sixteen Hollow	1	\$1,440,000
Northwest	1	\$770,000

* Semi-Detached, Townhomes, Row and Links *

Which Parts Of A Home Are Best To Renovate?

That is a great question, especially given how expensive and time-consuming renovations can be. The short answer is that it depends on what you are trying to achieve. Here are some common reasons that drive homeowners to renovate.

Enhancing functionality and enjoyability for personal use. In this scenario, I would encourage the homeowner to audit their home to see what's working and what isn't for them, as well as what they need and what would be nice to have. Some things to think about when determining this are how many people live in the house and if the space adequately meets their lifestyle preferences. If it doesn't, what is it lacking? Is it storage, space to entertain, a home office or all of the above? Do they cook a lot? Is the décor of certain spaces dated and needs sprucing up? Answers to these questions will inform what changes to make to the property to make it more functional and enjoyable for them. Having said all that, one thing I would like to flag is that there is often an assumption that the more renovations are made, the more the value of a property will increase. However, that may not always be the case. For certain upgrades, the answer will be yes. For others, it will be no. In fact, some renovations can even lower the value of a home. For example, turning a two bedroom into a one bedroom home typically would reduce its value.

Upgrading a home to create more equity when it's ultimately sold. There is plenty that can be done to increase the monetary value of a home. Generally speaking, having updated bathrooms and a kitchen, as well as a finished basement might add value to a home. Additionally, having energy-efficient appliances, freshly painting the space, and beautiful landscaping will also help make the property more sellable, but might not add appreciable value to the sale price.

Buying an investment property to get the best return. Some people will buy fixer upper properties to renovate and sell or create a basement apartment to generate additional income. If this is something you are interested in, hire a real estate agent and let them know about your intentions. They can provide valuable guidance on what to look for in a suitable home.

If you are considering renovations, here are some tips on how to approach it:

- Be clear about your goal.
- Review your finances, set a budget you are comfortable with, and add a contingency fund for unexpected expenses.
- Shop around and consult with a few contractors before securing any services.
- Do research to see if the renovations will require permits. Make sure you have those in-hand before work begins.
- For basement apartments, check your municipal rules and by-laws to ensure they are allowed and what steps need to be taken including inspections.
- Consider consulting with a local real estate agent to get their thoughts about your ideas. Ask them to share their experience about the impact on the resale price, the desirability of changes for other buyers when reselling, even what others seem to like. Remember they see hundreds if not thousands of homes every year.

*Source: Ask Joe, reco.ca



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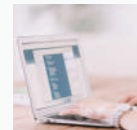
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