

OAKVILLE NEWS



FOR SALE

**252 Walkers Line
Burlington, Ontario**

Located just steps away from the lake, this 4+1 bedroom 3+1 bathroom home is a fantastic opportunity to live in the highly desirable Tuck School catchment area. Upon entering this home, you'll be greeted by an inviting interior that seamlessly blends modern amenities with the timeless appeal of Cape Cod architecture. Features include updated kitchen, play-loft and saltwater pool!



FOR SALE

**1457 Postmaster Dr
Oakville, Ontario**

1457 Postmaster Dr is an exquisite Cape Cod style home, a rare find on a sprawling ravine lot nestled in the highly desirable Glen Abbey neighbourhood. This beautiful home boasts 4 bedrooms, over 3,000 sqft above grade & features numerous updates throughout, including a large eat-in kitchen, setting the stage for timeless elegance in your home.



FOR SALE

**55 Hatton Dr
Ancaster, Ontario**

Stunning and meticulously updated home that seamlessly blends modern elegance with timeless charm. This remarkable property has undergone a full rebuild in '08 keeping only the original foundation, ensuring that every corner exudes quality and style. The outdoor oasis is truly a rare find, with a salt water pool installed in 2016. This home showcases the beauty of nature while offering plenty of space for outdoor activities and gardening in the fully fenced-in yard with separately fenced pool, adorable pool house, all surrounded by mature trees!



FOR SALE

**25 Dervock Cres #3
Toronto, Ontario**

Attention Investors! This prestigious 2,200 sq ft townhome in North York epitomizes luxurious living with significant \$\$\$ spent on upgrades. Already leased as of March 1st for a 1 year term, this home is ready to become part of your investment portfolio. Ideally located within a short walk to Bayview Village Shopping, Pusateri's, restaurants, & subway stations, this residence offers convenient city living.



FOR SALE

**42 Brock St S #4
Dundas, Ontario**

Discover the charm of 42 Brock St South, a peaceful enclave in the heart of Dundas. Nestled in a quiet and sought-after condo townhome community, this 3 bedroom, 2 bathroom property provides a serene lifestyle surrounded by nature and is a short walk into town.



SOLD

**178 Grosvenor Ave N
Hamilton, Ontario**

Nestled in the heart of Crown Point, 178 Grosvenor Ave N embodies style, comfort, and convenience in this vibrant, family-friendly community. This 2 bedroom bungalow has been renovated extensively and is move-in-ready, featuring a 2023 kitchen with grey cabinets, white quartz countertops, and Samsung WiFi-enabled stainless steel appliances.



SOLD

**34 Fairleigh Ave S
Hamilton, Ontario**

Welcome to this classic 2.5-storey 4-bedroom character home with great curb appeal, parking for 3 cars and a host of modern amenities. The main floor boasts beautiful hardwood floors, open concept living room, dining room and custom kitchen. Beautiful new patio and fully fenced and landscaped rear yard!



SOLD

**122 Montrose St N
Cambridge, Ontario**

This charming 1.5 storey detached home features an inground pool and numerous updates that have been thoughtfully carried out over time. Nestled in a prime location, this property offers not only a place to call home, but a lifestyle filled with amenities and possibilities. As you step outside to your private 35 by 66 foot lot, you'll immediately sense the potential that this property holds.

Maximise Value: Prepping Your Home for Your Property Appraisal

Preparing for a property appraisal is crucial, whether you're buying, selling, or refinancing your home. It's the key to unlocking an accurate valuation that reflects your property's true worth in the current market. Ensure your property is ready for this important evaluation by presenting it in the best light and ensuring a smooth appraiser's visit, which contributes to a fair market value assessment. Below is a list of suggestions to help maximize your property's appraisal value:

Documenting Property Improvements and Upgrades

- **Detail upgrades clearly:** Itemize all home improvements, whether structural or cosmetic, including dates and costs.
- **Highlight lifespan:** Specify home components that have been recently replaced and their expected lifespan—roofing, windows, wiring, and plumbing.
- **Use visual aids:** Before and after photos can vividly demonstrate the value added through renovations.
- **Keep the list updated:** Regular maintenance of this list ensures all property improvements contribute to the appraisal value.

Compiling Property Documents and Paperwork

- **Gather necessary documents:** Organize all relevant paperwork such as past permits, approvals, warranties, and receipts.
- **Record maintenance history:** Take note of servicing and updates like your last roofing job, appliance ages, and special features.
- **Note special elements:** Whether it's bespoke flooring or unique outdoor features, all brag-worthy aspects should be listed.

Preparing the Property for Inspection

Cleaning and Decluttering the Property

Your home's condition plays a pivotal role during an appraisal. A clean and decluttered property not only appears more inviting but also allows the appraiser to accurately assess its condition and size. Begin by clearing away personal items, which helps in depersonalizing spaces, making it easier for appraisers to envision the property's potential.

Addressing Maintenance and Repairs

Before the inspection, take the time to audit your home for any maintenance issues or necessary repairs. An appraiser's trained eye will catch the smallest defects, which can adversely affect your property's valuation. Timely repairs signal responsible homeownership, which can positively influence the appraisal outcome, its condition and size. Begin by clearing away personal items, which helps in depersonalizing spaces, making it easier for appraisers to envision the property's potential.

Successfully navigating the property appraisal process requires a keen understanding of appraisal requirements and thorough preparation of your property. This involves not just presenting your property in the best possible light but also being proactive in gathering and organizing essential paperwork, enhancing curb appeal, and addressing any maintenance issues. Every step taken towards preparation can positively influence the appraisal outcome.

*Source: <https://canadianrealestatemagazine.ca>



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YOUR MARKET REPORT

AREA	# OF SALES	AVG. SALE PRICE
West	8	\$1,539,500
Morrison	6	\$4,041,667
Glen Abbey	5	\$1,926,000
West Oak Trails	4	\$1,692,500
Falgarwood	3	\$1,535,000
College Park	3	\$1,378,000
Bronte	3	\$1,565,667
Joshua Creek	3	\$2,061,167
River Oaks	3	\$1,751,667
Old Oakville	3	\$2,408,667
Westmount	2	\$1,740,000
Southwest	2	\$4,300,000
Ford	2	\$3,135,000
Bronte Creek	2	\$2,114,950
Central	1	\$1,149,000

* Detached Homes *

AREA	# OF SALES	AVG. SALE PRICE
Glen Abbey	7	\$946,807
River Oaks	6	\$700,313
Westmount	6	\$1,106,667
Glenorchy	4	\$1,023,750
Bronte	4	\$787,500
College Park	3	\$700,000
Central	3	\$860,000
Bronte Creek	3	\$1,133,333
Falgarwood	3	\$693,333
Old Oakville	2	\$2,032,500
Joshua Meadows	2	\$792,500
West Oak Trails	2	\$1,096,077
Wedgewood Creek	1	\$1,035,000
Queen Elizabeth	1	\$660,000
Clearview	1	\$1,125,000

* Semi-Detached, Townhomes, Row and Links *

The Canadian Real Estate Association's Statement on extension to the Prohibition on the Purchase of Residential Property by Non-Canadians Act

In early February the federal government announced its intention to extend the Prohibition on the Purchase of Residential Property by Non-Canadians Act (foreign buyer ban), which had originally been set to expire January 1, 2025, by two years, to January 2027.

Upon its initial announcement in 2022, the Canadian Real Estate Association (CREA) submitted a written consultation to CMHC highlighting several areas of the legislation which would have negative unintended consequences on the Canadian housing market and economy.

"The newly announced two-year extension is completely unnecessary, considering the fact there is no analysis, evidence or data from Statistics Canada, CMHC, or Finance Canada, to support the government's intended impact on housing affordability in Canada," said Janice Myers, CREA CEO. "If the government decides to move forward with this baseless extension, CREA urges them to consider recommendations including exempting pre-construction financing, defining and exempting recreational property, including CUSMA exemptions, and giving provinces input to tailor to their housing market requirements," she added.

Since its implementation, CREA has questioned the impact of the ban and whether it truly had an impact on housing affordability in Canada. While CREA supports the government's desire for housing to be first and foremost used by Canadians, there are other policy measures that could better achieve the intended policy objective without frustrating supply increases. They believe the federal government should focus its efforts on policies that support the construction of more housing across the entire continuum.

*Source: www.crea.ca



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