

# REAL ESTATE NEWS

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## Recent Federal Budget Encourages New Homebuyers

The government has earmarked \$15 million to nudge Canadians with RRSPs into buying homes. Now you can withdraw \$25,000 tax free from your RRSP to buy or build a first home - up from \$20,000.

### The Home Buyers' Plan (HBP)

The Home Buyers' Plan (HBP) is a program that allows you to withdraw up to \$25,000 from your registered retirement savings plan (RRSPs) to buy or build a qualifying home for yourself or for a related person with a disability.

### Conditions for Participating in the HBP

Only the individual who is entitled to receive payments from the RRSP can withdraw funds from an RRSP. You can make withdrawals from more than one RRSP, your RRSP issuer will not withhold tax on these amounts.

### Paying Yourself Back

Your first repayment is due the second year following the year in which you made your withdrawals. You have up to 15 years to repay the amount that you withdrew under the HBP. ■

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## Curb appeal: A Great First Impression

Remember: You never get a second chance to make a great first impression!

Here are 10 things to consider when assessing curb appeal of your house:



1. Pressure-wash sidings, decks and walkways.
2. Clean windows and gutters; check downspouts.
3. Mow the lawn, eliminate weeds, rake and dispose of leaves, especially if wooded backyard.
4. Kill any mold, mildew around the property
5. Don't forget the backyard – buyers will attempt to see it, even from another street if it's visible.
6. Paint the front door. Color choice has a big impact – so get professional advice.
7. Make the front entry sing “*welcome*”. What can be achieved here depends on the size of the entry and, of course your budget, however even minimal improvements will make a huge difference. Consider flowers, kick plate, new mailbox, hardware, lights and numbers.

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## Real Estate Statistics

Source: MLS Statistics TOTAL LISTINGS

		Jan. 09	Jan. 08
<b>DDO</b>	# for sale	248	236
	# sold	26	28
<b>Kirkland</b>	# for sale	82	84
	# sold	8	16
<b>Pte-Claire</b>	# for sale	147	127
	# sold	8	24
<b>Pierrefonds</b>	# for sale	436	433
	# sold	36	63

Properties were sold (on average) at 95-96% of asking price.

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8. Check the growth of trees and bushes – ensure they don't block light from any window.



9. Outdoor lighting: fifty percent of viewings take place at night. Today we are fortunate to have access to inexpensive but tasteful low voltage lighting. Consider placing along sidewalks, driveway and attractive landscape elements. Take extra care to ensure your front door and numbers are clearly visible from the street.



10. If the inside of home is visible at night be sure the lighting enhances what is seen. ■



## BUY ME !!!

**MLS # 8062500**

**Price:** \$ 279,900

**Location:** 109 Buckingham, Pte-Claire

**Size:** 3+2 bedrooms, 2 bath, 1 garage

**LOCATION!!! LOCATION!!! LOCATION!!!** Tastefully renovated bungalow on a quiet, child safe street. Elegant living room with crown moldings and fireplace. Huge, 3-room basement... plenty of storage.

### Real estate terminology:

**CLOSING COSTS:** Costs paid when the transaction is closed. They include adjustments for prepayments of taxes, utilities and condominium fees (if any) made by the vendor; property land transfer taxes; property insurance; and legal/notarial fees.

**CERTIFICATE OF LOCATION:** A document prepared by a qualified surveyor specifying the exact size and location of the property and describing the type and size of building(s), including additions, and the exact location of the building(s) on the property.

**DEED:** The document prepared by the lawyer or notary, containing a detailed description of the property, that transfers ownership from the vendor to the purchaser. This document is then registered against the title to the property as evidence of ownership.