



Swan Lake Village Report

Village Market Watch

Latest 6 Month Recap of Solds from April 1, 2014 to September 30, 2014

	Units Sold	Avg. Price	Low Price	High Price	Days on Market
50, 55, 80, 85					
The Boardwalk Way					
1100-1500 Sq. Ft.	6	416,188	389,000	439,000	16
1600-1800 Sq. Ft.	3	519,000	511,000	531,000	11
Total:	9				14

Townhomes

Bungalow/Bungalowft (1100-1900 Sq. Ft.)	7	541,143	470,000	640,000	16
Bungalow/Bungalowft (1900-2500 Sq. Ft.)	4	659,750	595,000	719,000	16
Two Storey	3	469,666	455,000	489,000	28
Detached	1	670,000	670,000	670,000	15
Total:	15				18.5

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Sales Representatives



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FOR SALE



137 LOUISBOURG WAY
\$649,000 - N2985016

Well-appointed, "Avocet" unit with 2,187 sq.ft. of living space. This exquisite end unit bungalow has upgraded appliances, large main floor master bedroom with spa-like ensuite, hardwood floors throughout, a stunning loft space overlooking the living and dining room.

3 WARNOCK GREEN WAY
\$669,000 - N3031199

Rare and charming detached, modified "Swan" model featuring 1,987 sq.ft. on the main floor. Fully finished basement includes additional bedrooms, 4pc bathroom, living area and seemingly endless amounts of storage space. Two sunrooms allow for a plethora of light on this quiet cul-de-sac in the heart of the village. Multiple fireplaces, large eat-in kitchen, single car garage + carport.



SOLD



310-55 THE BOARDWALK WAY
\$439,000 - N2999361

Bright and inviting, two-bedroom "Carmel B" 1,257 sq.ft. unit on The Boardwalk Way. Split-bedroom design! Includes one parking space and storage locker. Upgraded balcony surface flooring, extended kitchen storage, under-counter retractable shelving and more!

Foyer

The foyer is an integral part of any home. It provides insights to the prospective buyer of what they can anticipate from the home they are about to view. When preparing your home for sale do not overlook the foyer-it is an important ROOM and should be treated as such! Here are a few ideas to make the most out of this hard working space:

- Remove seasonal clothing (including foot wear) - it should be stored elsewhere
- Make sure closet has been decluttered and always a good idea to have a few empty hangars in the closet to illustrate spaciousness (everyone loves large storage areas)
- Small table with mirror and fresh flowers is a great way to welcome folks to your home
- If space permits a chair is invaluable in the room as it allows guests a comfortable place to put shoes/boots on
- Lighting! From the moment folks walk through a door they want to be greeted by warm but bright lighting. Be sure all light fixtures in this area are maintained with proper wattage light bulbs.



Here is a favourite Roasted Brussel Sprouts recipe:

Prep time: 10 minutes

Cook time: 40 minutes

Serves: 6

Preheat Oven: 400°F.

Ingredients:

1 1/2 pounds Brussels sprouts

3 Tbsp good olive oil

3/4 tsp kosher salt

Black pepper

CUT off the brown ends of the Brussels sprouts and pull off any yellow outer leaves. Slice them in half. Mix them in a bowl with the olive oil, salt & pepper.

POUR them on a sheet pan and roast for 35-40 minutes, until crisp on the outside and tender on the inside. Shake the pan from time to time to brown the sprouts evenly.

SPRINKLE with a dash more salt and serve immediately.

Your **Swan Lake** REALTOR[®] Experts!

Fall Tablescapes

When we think of entertaining this time of year we are often drawn to using pumpkins and letting the orange dominate the colour scheme when decorating the table. But when I look out at the gardens and the leaves I am always amazed by the variety of colours available for inspiration. Just the other day, I walked past some marvelous gardens with bright red roses, pink hydrangea as well as lush green leaves. More colour inspiration comes from a visit through the grocery store and a look at all the seasonal ingredients. The deep moody purple of eggplant, or the rich greens of Brussels sprouts and pears. In fact many gourds and pumpkins come in a rainbow of colours other than orange. So if you are looking to change things up this year on your holiday table don't be afraid to step outside the usual and try something new. Sometimes it's not the colours that dictate a theme but shape of objects (pumpkins, gourds), or how they are presented. No matter how you decide to set your table we wish you all a very happy and healthy Thanksgiving!



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Not intended to solicit buyers or sellers currently under contract with a brokerage. Statistics courtesy of the Toronto Real Estate Board.