



ROYAL HERITAGE REALTY LTD.
B R O K E R A G E

*Happy
New
Year*

January 2024

Real Estate Newsletter



\$699,000
14 King William Way
Clarington, ON



Spacious Two Bedroom Townhouse In A Convenient And Growing Location In Bowmanville. Within Walking Distance To The New Bowmanville Go Station, Restaurants, Shopping Centers, Coffee Shops And More. Upgrades Include Engineered Hardwood Flooring, Kitchen With Quartz Counter Tops And Stainless Steel Appliances, Upgraded Bathrooms On Lower and Upper Level, Two Balconies, One Off The Primary Bedroom And The Other One Is Off The Dining Area And More! Deep Garage For Parking And Storage. Perfect Opportunity for Entry Level Buyers, Small Families, Investors and Downsizers.



\$949,900
43 Wright Cres
Ajax, ON



Open concept 2 story brick home in a family friendly neighbourhood offers 3 spacious bedrooms, 3 upgraded baths and a comfortable main floor family room opened to a beautifully renovated family size kitchen complete with quartz counters and S/S appliances. Newer Sliding door walks out to fully fenced yard with tons of room for pets & kids to play! Main floor features upgraded windows offering plenty of natural light, pot lights & gleaming hardwood floors, freshly painted w/designer colours & new baseboard & trim throughout.

Contact Me Today To Book Your Private Showing!

4 Ways to Get Your Home Ready for the New Year

1. Get your home ready for rough weather.

December might be over, but there's still plenty of winter weather ahead. Clean out gutters thoroughly, and reattach any loose bits and pieces. Weather-strip exterior doors and windows to prevent water leakage, and to keep cold air from seeping in. Purchase and install surge protectors to keep your appliances safe and sound during thunderstorms.

2. Be prepared for emergencies. Get your first-aid kit and home disaster kit in order. Make sure you and your family are prepared for any mishap — big or small. Instead of worrying about what the future may bring, prepare for it!

3. Check on your temperature and air-quality devices.

If you haven't already, install a programmable thermostat in your home. It's a simple tool that can help cut down dramatically on heating and cooling costs. If you've been using a humidifier in your home during the winter, make sure to clean it regularly as it can quickly become a breeding ground for bacteria. Check the owner's manual for details on which parts need to be cleaned, and how.

4. Check smoke and CO alarms.

According to Consumer Reports, smoke alarms should be replaced every 10 years, and CO alarms should be replaced every five. Make sure that there's a CO alarm on every level of your home, and smoke alarms in every bedroom and hallway and the attic and basement.

Motivation is what gets you started. Habit is what keeps you going.

Jim Ryun

DURHAM REGION

HOUSING REPORT

December 2023



DETACHED

\$954,564



SEMI DETACHED

\$755,823



TOWNHOUSES

\$802,458



CONDO

\$502,115



**OVERALL AVERAGE
SALE PRICE**

\$860,622



TRANSACTIONS

468



AV. DAYS OF MARKET

41



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