

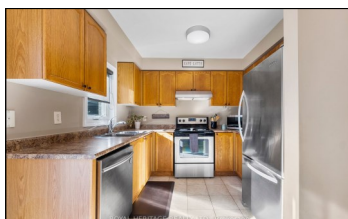


ROYAL HERITAGE REALTY LTD.
B R O K E R A G E

This Month's Featured Listings!



\$879,900
51 Scottsdale Dr.
Bowmanville, ON



Welcome to 51 Scottsdale Drive where you will be charmed by the lovely gardens and backyard oasis featuring a Hot Tub, Gazebo, Fire Pit and large expansive deck allowing for plenty of entertaining space. This home has been very well maintained with newer high end energy star windows throughout and roof shingles that were replaced in 2017. The cozy living room has a gas fireplace, a great space for those cool winter nights.



\$995,900
43 Wright Cres
Ajax, ON



Highly upgraded family home shows pride of ownership in every detail starting with an inviting covered front porch to enjoy that morning coffee. This open concept 2 story brick beauty offers 3 spacious bedrooms, 3 upgraded baths and a comfortable main floor family rm 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!

Contact me today to book your private showings!

Tips for Prepping Your House for Winter Inside and Out!

Exterior:

1. Clean, repair and secure any loose eavestroughs and downspouts.
2. Repair exterior caulking: cracked caulking can cause damage to your windows and sills and can also be a source for water to come into the home. By repairing the cracked caulking this will also make your house less drafty in the cold weather, making you more comfortable in your home and helps save money on energy bills!
3. Fix cracks in your weather stripping: cracks from the summer sun and aging reduce the effectiveness of weather stripping to keep the cold out. Weather stripping should be replaced every few years.
4. Repair any loose roof shingles: Damaged shingles can cause water leakage into the attic. The section of the roof that receives the most sun exposure requires your closest attention as these shingles will age faster due heat exposure.

Interior:

1. Check your carbon monoxide detector: Now that it is cold outside, your furnace will be running throughout the season to keep your house cozy, which generates carbon monoxide.
2. Protect your pipes in unheated areas around your home: Check places like crawlspaces, basements and garages and wrap any exposed pipes with pre-molded foam rubber sleeves or fibreglass insulation, this will help reduce the likelihood of pipes freezing and bursting during the winter!



DURHAM REGION

HOUSING REPORT

October 2023



DETACHED

\$1,023,307



SEMI DETACHED

\$751,434



TOWNHOUSES

\$794,083



CONDO

\$627,911



**OVERALL AVERAGE
SALE PRICE**

\$931,548



TRANSACTIONS

588



AV. DAYS ON MARKET

26



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