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Simple Steps for Spring Cleaning Without the Stress

Spring is the perfect time to clean up your home and lighten the load of everyday maintenance. But with so much to do, the task can seem overwhelming. Try these simple tips to spruce up your home and brighten your outlook:

Clear the Clutter

Put a box or two in the center of every room and then clear the clutter from closets, cabinets, the garage, garden shed and other storage areas both inside and outside the home.

Wash the Doors and Windows

Doors and windows take a lot of abuse, so it's no surprise they tend to build up dirt, grime and unsightly stains. Begin by removing curtains and blinds for a deep clean, and then tackle tracks, screens and sills with a gentle solution. Tough stains around doorknobs may require a

quick touch-up of paint, but the results are worth it.

Floors and More

Rent a commercial-quality carpet-cleaning machine or consider having a professional do the job for you. Either way, it's important to clean the carpets and upholstery in preparation for spring. Research shows that humans lose an average of seven pounds of dead skin each year, and most of it ends up in carpets, the couch or other fabrics.

Breathe Easy

For the ultimate spring clean, be sure to include the air vents, ceiling fans and central air filters. According to the Environmental Protection Agency, homes that have been sealed tight over a long winter are prone to air quality problems that can make asthma, headaches and allergies even worse.

Stronger Than Expected Fraser Valley Home Sales During Olympics

FVREB News Release, March 2, 2010

Not even the most engaging Olympics in Canadian history could completely slow the appetite for house hunting, according to the most recent statistics from the Fraser Valley Real Estate Board.

The Board's Multiple Listing Service® (MLS®) recorded 1,204 sales in February, an increase of 23 per cent over January's sales and an increase of 77 per cent over the 682 sales during February of last year.

Deanna Horn, president of the Board explains, "Although the phones were quieter and we did experience less traffic at open houses, we were surprisingly busy given how much everyone, including REALTORS® were enjoying the Games. "Buyers are aware of two key changes that could impact their purchasing ability. The new mortgage rules coming in April, plus the Harmonized Sales Tax in July, so the 'Olympic effect' we were expecting wasn't as deep."

The Board's MLS® received 2,879 new listings in February, an average of 144 per business day, providing buyers with 14 per cent more selection than they had the previous month. The number of active listings in February was 8,485, 12 per cent fewer than were available during February last year.

Horn adds that the combined strength of listings and sales currently is stabilizing Fraser Valley home prices. "Overall, we've seen modest price gains for the last three months. The benchmark price for all residential types combined increased less than one per cent from January to February. "When you have a healthy level of inventory, it puts less upward pressure on prices and creates a stable, balanced market."

Cherri and Sandra—

Our purpose is for you to be so outrageously happy with the help that we provide you that you gladly introduce us to people that you care about even before we have found you a new home!"

Cherri and Sandra's Fort Langley and Walnut Grove Listings



9381 Singh Street

\$629,000

Fantastic boulevard location in Bedford Landing! This home has lots of upgrades—hardwood floors, granite countertops, additional custom cabinets in the kitchen, professional landscaping front and back and more!



9451 216B Street

\$634,900—reduced!

Backing onto a greenspace, this 3-level, 4 bedroom executive home is ready to move in! Large great room, floor to ceiling river rock fireplace, huge recreation room, hardwood floors, and more!



#30—20761 Telegraph Trail

\$394,900

Woodbridge—immaculate, 2,100 square feet, 4 bedroom with master on the main, 3 level townhouse with gas fireplace, large rec room, ample storage and double-car garage!

Ask the Agent: This Month's Question

I think my house needs a fresh coat of paint before I put it up for sale. Where should I apply the brush to make my home look attractive to buyers?

Repair blemishes: If you've got cracked or peeling paint, you'll certainly want to repaint before you put your house on the market. Tired paint makes buyers think the house hasn't been well maintained.

Tone down your colour scheme: While the colours in your home might appeal to you personally, it's important if you are selling your home that they appeal to the widest market possible. So that means avoiding bright, unusual colours and changing colours that were fashionable a few years ago but now look dated.

Types of paint: If you have imperfections in your walls, choose a paint with a flat finish, as this will conceal them. Make sure you use washable paints in bathrooms and kitchens - an interior flat enamel is good for this.

The Pros and Cons of Condo Ownership

Condo living often elicits images of carefree weekends sitting beside the pool, but there are some pros and cons to consider before making a purchase.

- 1. The Lifestyle Itself:** One of the biggest advantages of condo living can also become a disadvantage. The sense of community, amenities and other features that originally attracted you to a community may change as your needs and desires change. Make sure you select a condo that truly reflects a lifestyle you will love.
- 2. Shared Responsibility:** A condo association establishes many rules and regulations - typically by majority vote. Likewise, maintenance and repair costs are also shared by members. Things can get dicey when individual members are at odds with the majority. Examine your willingness to abide by rules, regulations and associated expenses to be adopted by the community.
- 3. Privacy and Autonomy:** In some instances, condo living can resemble apartment living with less space and individual autonomy. To make the most of condo living it's essential for residents to remain involved in the decisions and activities of the community. Those with a need for privacy and autonomy may feel more comfortable with single-family homes or other housing alternatives.
- 4. Still a Need for Repairs:** Many major repairs and maintenance items are taken care of by condo associations, but not all, so condo owners aren't completely off the hook. Condo owners should set aside a little time to take care of routine repairs and interior maintenance on their units.