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# Home Connection

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St. Thomas, Belmont, London & Dorchester

### **SIMPLE STRATEGY = SERIOUS SUCCESS**

## The Benefits of Downsizing

Every year, as energy costs rise, homeowners are challenged to be more efficient with their use of resources by enlisting best practices. But, there comes a time when the most meaningful improvements will only be achieved by upgrading your home's comfort system with high-efficiency equipment for heating, ventilation and air conditioning (HVAC), and insulating the entire house to avoid wasting expensive energy. That time may be now, as the latest units available will give homeowners unprecedented monitoring and controlling options that can be adjusted at any time on the nearest tablet or smartphone.

If your home is becoming difficult to manage, you may want to consider how downsizing might help:

### 1. **More Financial Freedom:**

Presuming your next home is smaller and more affordable, you'll have greater ability to address other monetary interests, whether it's enjoying travel options, helping the kids secure their first home, or establishing an education fund for grandchildren.

### 2. **Less Housework and Maintenance:**

A smaller household means less upkeep, both inside and outside.



### 3. **Improved Convenience:**

With a reduced footprint, there are fewer footsteps required to complete a normal range of day-to-day functions - especially if you move from a multi-level home to a bungalow or condo.

### 4. **Increased Options:**

By carefully shopping for a home that will accommodate any future needs, you'll have a unique opportunity to plan long-term arrangements for your senior years, potentially enabling you to remain in your own home for an extended period of time.

Compliments of Chuck Foster Dominion Lending Centres Forest City Funding

## A Strong Start for Real Estate in 2017



# Free Market Analysis of Your Home

St. Thomas also had a very healthy January, with a total of 55 homes sold, up 139.1% from the same time last year. The average home price in St. Thomas was \$192,474, down 28.1% from the previous month.

February 2nd, 2017 - London and St. Thomas Association of REALTORS®.

Spring is in the air . . .  
Time to update your home:

## Kitchen Cabinets



- **Frameless Glass Shower Doors.**  
Replacing your standard sliding shower door with a frameless glass shower door instantly adds a sense of luxury. With a full glass shower door, you can remove the old ledge or lip that you used to have to step over to get inside the shower. This functionality benefit makes this option a great choice to suit aging family members.
- **Heated Towel Bar.**  
Doesn't it just sound relaxing? Simply hang your towels on the heated bars before you step into shower and look forward to wrapping yourself in warmth after.
- **Windows and Skylights.**  
Get rid of the dullness and bring in the light to your bathroom by adding a window or skylight. A window situated right above your bathtub is a beautiful option to open up the view to your outdoors. If wall space is limited, opt for a skylight above your shower to add some natural light.
- **Wall-mount Shower Heads.**  
This feature is one great way to truly customize your shower. With wall-mount shower heads, you can adjust the heads to spray high or low to accommodate people of all heights.
- **Tile Walls.**  
Did you think tiles were made just for the bathroom floor? Think not. One of the biggest statements you can make in your bathroom remodel is to cover one of your walls in a fresh coloured tile. This type of upgrade will become a focal point of the space.

There's no better time than now to make your home a more organized space for the new year. A **very realistic** plan to make your home organized and clutter-free. Install wire cabinet shelves and pull-out drawers to easily organize dishes, pots and pans. There are many options available, but we love these easy, economical cabinet shelves that maximize the vertical space in your cabinets for dishes!

- Adhere cork tiles on the inside of your cabinet doors for an easy go-to spot to pin favourite recipes. You can also hang small kitchen tools here, such as those measuring spoons that get lost in the drawer.
- Utilize glass jars for pantry staples such as flour, sugar, coffee, rice and pasta. When these items are kept in glass jars, you can easily see when you are running low on a staple ingredient. There are many styles to choose from, so pick a favourite!
- For large, flat items like baking sheets and cutting boards, use a rack to keep them organized and easily accessible.
- Shelf and cabinet liners have come a long way! Add a pop of colour to the back of your cabinets by applying adhesive shelf liner in a vibrant pattern.
- Make a small, narrow cabinet useful by installing pull-out cabinet shelving.
- A multi-tiered Lazy Susan is great for organizing spices and other ingredients in small containers.
- The budget-friendly rack can organize dinner plates or pot lids!

**Selling a home isn't something to leave up to chance. Without a REALTOR®, one of the largest transactions of your life could quickly become one of your largest regrets. There are several things to consider: Is now a good time to sell? What's the best way to get the word out? How do you get top dollar for your property? These are just some of the questions a REALTOR® can help answer to ensure you're 100% happy throughout the entire process.**