



Jennifer & Sharry
Merilees Curry

final thoughts...

"Every day may not be good but there's something good in every day"

Zig Ziglar

Year 2014 is proving to be an interesting year for myself and my partner/daughter Jennifer. Jennifer wrote her Agent's exam in June and passed with flying colors. She can now manage a Real Estate Office and ultimately could be my boss. However, lucky for me, she is now Manager at the Coast Realty Ladysmith Office and has left me to carry on with our clients here in Nanaimo. I cannot lie. At first I was a little weary without my sidekick, but it hasn't taken me long to get into the swing of things and I am back to feeling confident that I can handle all your Real Estate questions, needs and issues. You can still contact Jennifer at jmerilees@coastrealty.com and of course, I am on 24/7 for you to contact me at scurry@coastrealty.com. And please don't forget to visit my website at sharrycurry.com. Finally, I hope you have enjoyed our first Newsletter of this nature. If you have any comments, please feel free to drop me a line.

And as my Grandmother wrote in a card "**May the wind be always at your back!**"!

My Current Listings & Sales 2014

6245 Metral	SOLD	\$ 39,900
2105 Buttle Lake	SOLD	\$ 49,900
1169 Morrell	SOLD	\$ 89,000
311 Mt. Benson	SOLD	\$105,000
4971 Songbird	SOLD	\$138,000
72 Strickland	SOLD	\$159,000
3979 Valewood	SOLD	\$195,000
437 Lambert	Available	\$199,900
531 Cadogan	SOLD	\$219,000
6245 Farber	SOLD	\$239,900
5943 Waterton	SOLD	\$249,900
475 Gail	Available	\$254,900
3230 Singleton	SOLD	\$269,000
220 Townsite	SOLD	\$279,000
1808 Dean	SOLD	\$279,900
2131 Duggan	Available	\$309,900
4020 Rock City	SOLD	\$309,900
2059 Stonecrop	Available	\$339,900
52575 Glenayr	SOLD	\$379,900
5282 Catalina Dr	SOLD	\$379,800
5288 Catalina Dr	SOLD	\$389,000
6239 Scollos	SOLD	\$459,000
5091 Vista View	SOLD	\$485,000

HOMES Real Estate Dash Board – September 2014

Type	Year to Date	Average Selling Price	Active Listings
Homes	45	378,185	483
Condos (Apts)	71	196,611	154
Patio Homes	24	323,500	18
Townhomes	74	267,680	96
Lots	243	178,550	171

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- Staging Your Home
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Sharry
CURRY

An Insight into the Current Real Estate Market

on location

Winterizing Your Home

8 Tips to help you prepare your home for winter

Fall is a good time of year to start thinking about preparing your home for winter. Temperatures begin to dip and your home will require maintenance to keep it in tip-top shape throughout winter.

1. Furnace Inspection

- Have an HVAC professional to inspect your furnace and clean ducts.
- Consider switching out your thermostat for a programmable thermostat.

2. Check Exterior, Doors and Windows

- Use weather-stripping around doors to prevent cold air from entering the home and caulk windows.
- Inspect exterior for crevice cracks and exposed entry points around pipes and seal them.

3. Inspect Roof, Gutters & Downspouts

- Clean out gutters and use a hose to spray water down the downspouts to clear away any debris.
- Replace worn roof shingles or tiles.

4. Prevent Plumbing Freezes

- Drain garden hoses.
- Insulate exposed plumbing pipes.

5. Landscaping & Outdoor Surfaces

- Trim trees if branches hang close to the house or electrical wires.
- Seal driveways, brick patios and wood decks.

6. Check Foundation

- Rake away all debris and edible vegetation from the foundation.
- Seal up entry points to keep small animals from crawling under the house.

7. Prepare an Emergency Kit

- Store extra bottled water and non-perishable food items.
- Buy indoor candles & matches/ lighter for use during a power shortage.

8. Finally, check those alarms

This is a great time to check the operation & change the batteries on your smoke detectors.

set the stage >>>

Staging Your Home For Prospective Buyers

Before you do anything, you have to stop thinking of your house as a HOME and start thinking about it as an investment.



Make Your House Sparkle

A clean home conveys that you must have really cared for your home.. Don't forget to wash windows, whisk away cobwebs and dust ceiling fans.



Colour scheme

A great way to freshen up your home is to consider painting your walls. Choose only 3 neutral colours throughout your home so the buyers will not be distracted by someone else's style. You want buyers to say, "I can see myself living here."

De-clutter

In real estate, buyers buy space. So start your pre-packing as soon as possible. Decide what you're going to keep, sell or throw away.

Curb Appeal

This is the 'first impression' stage. Depending on the season you may want to have colourful and attractive flowers to greet buyers. A clean and inviting entry way with a shiny new door handle and a freshly painted door says "Welcome!"

property advice >>>

Upcoming Events

Santas Workshop:

Nanaimo Conference Centre
Every Fri, Sat, Sun in December.
Activities include, holiday movies, trolley rides, letters to Santa, cookies, hot chocolate and much more.

The Yellowpoint Christmas Spectacular 2014:

December 5th-21st
A celebration of Christmas as well as an extravaganza of music and dance, lights and decorations, laughter and tears!

Finding Your Special Place

Quite often I am asked "Which area is the best in Nanaimo?" As a proud Nanaimoite, I can honestly say I have lived in just about every neighbourhood in town.

Born and raised in South Wellington, my first married home was in Chase River and then to Cedar. University District was next and then onto South Nanaimo. Brechin area was delightful but couldn't keep me, so off to Departure Bay. North Nanaimo called to us and now, 42 years later I am in the Hammond Bay area. Phew!! I get around, don't I!

So, you would think that I would have a favorite area and I can honestly say that every area has its delightful points. Our parks, our beaches, our shopping, our fishing holes, our views are all accessible within 10 minutes from wherever you live in Nanaimo.

So, to answer this question simply,

"Your Special Place Is The House That You Make Into Your Home!"

Return of Nanaimo's Fast Ferry



Island Ferry Services Ltd unveiled a proposal to run a fast ferry between Nanaimo and Vancouver. It should boost the local real estate market and make Nanaimo an affordable option for those working in downtown Vancouver and those commuting to Vancouver from Nanaimo. Please lend your voice to the already 700 plus letters that have been completed. Show your support by adding your name to the website, <http://goo.gl/jXXIOR>.

Land of Nod Cinnamon Buns



Prep Time: 10 minutes
Cook Time: 25 minutes
Ready in: 15 Hours
Servings: 20

Ingredients:

- 20 unbaked frozen dinner rolls
- 1 cup brown sugar
- 1/4 cup instant vanilla pudding mix
- 2 teaspoons ground cinnamon
- 3/4 cup raisins
- 1/3 cup butter, melted

Directions:

1. Lightly grease a 10 inch Bundt cake pan.
2. Place frozen rolls in pan and sprinkle with brown sugar, pudding mix, ground cinnamon and raisins.
3. Pour melted butter over rolls. Cover with a clean, damp cloth and leave overnight at room temperature.
4. In the morning, preheat oven to 350 degrees F (175 degrees C).
5. Bake rolls for 25 minutes, until golden brown.
6. Turn rolls out onto a serving plate and serve warm.

Key Market Factors

How long does it take to sell a property? Some properties sell in a few days, others may take several months. By recognizing some key factors that influence marketing a home, you can get significant understanding over market time. The proper balance of these factors will expedite your sale:

Location

Location is the single greatest factor affecting value. A neighborhood's desirability is a key element in a property's fair market value.

Competition

Buyers compare your property against others in a neighborhood. Buyers interpret value based on available properties on the market.

Timing

The real estate market may reflect a buyers' or sellers' market. Market conditions cannot be manipulated; An individually tailored marketing plan of action must be developed for each property.

Condition

The property condition will affect price and speed of sale. Optimizing physical appearance and advance preparation for marketing maximizes salability and value.

Terms

Is offering secondary seller financing an option to open a bigger market for you? Discuss this with your REALTOR®.

Price

If the property is not properly priced, a sale may be delayed or even impossible. Reviewing the Comparative Market Analysis carefully will assist you in determining the best possible price.