

What Will your Neighbourhood be Like in Two or Three Years?

There are many reasons why a homeowner might want to move. Examples include upsizing, downsizing, work relocation, or simply desiring a change. However, another popular reason for pulling up stakes is noticing that the neighbourhood is changing in a way that no longer fits your lifestyle goals.

For example, say there's a shopping mall in development nearby. It may not be impacting you now, but in a couple of years, the increase in traffic and noise could nudge above your tolerance level especially if you prefer quiet!

That's why it's important to occasionally take a peek into your crystal ball and see what changes to your neighbourhood you can anticipate over the next two to three years.

Of course, there's no actual crystal ball. But there are ways to determine where your neighbourhood is headed. For example, information is available on:

- Proposed and planned construction projects, such as a new condo building or school.
- Scheduled urban development, such as highway widening.
- Changes in city services, such as a new transit route in the area or a new park.
- Area demographics, such as an increase in young families or those who rent.



You might discover that some changes are positive — from your point of view — and that you will look forward to them. However, if you find that there are changes that will alter the neighbourhood in a way that decreases the enjoyment of your home, then moving is an option.

There are plenty of opportunities on the market right now for getting into a great home in a neighbourhood you'll love.

I can help. Call today.

The Role of Energy-Efficient Features when Selling your Home

When you're selling your home, you want to promote those features that will be of highest interest to prospective buyers. After all, the more reasons a buyer has to love your property, the more likely they are to make a great offer.

Increasingly, one category of features that buyers are looking for is energy-efficiency. So, if there are specific energy-saving characteristics of your home, make sure those are highlighted when selling.

When considering the energy-efficient characteristics of your property, consider

the following:

- **Appliances:** Fridge, stove, washer, dryer.
- **HVAC:** Furnace, air conditioner.
- **Insulation.** (Especially in the attic.)
- **Home technology.** For example, a system that automates heating, cooling, lighting, etc., to keep energy usage to a minimum.
- **Lighting.** Have you switched to LED bulbs or fixtures?
- **Windows and doors.** For example,

did you replace windows in recent years to help lower heating and cooling costs?

If something stands out as particularly energy-efficient, it will be of interest to many buyers.

And, obviously, if your home has a *unique* energy-efficient feature, such as solar panels, you'll definitely want to point that out in the listing description.

Want more tips on maximizing the appeal of your property? Call today.

Think, Act... Live!

"Unless someone like you cares a whole awful lot, nothing is going to get better. It's not." [Dr. Seuss](#)

"Bite off more than you can chew, then chew it." [Ella Williams](#)