

Our Service Will Move You!



TOM & DIANE MITCHELL

SALES REPRESENTATIVES

York Region Real Estate

Volume 1, Issue 13

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Buy or Sell with
Tom & Diane Mitchell
and Use this Truck for
FREE*



*Some conditions/restrictions apply.
Subject to availability. Available to charities

10 Ways to Cut Your Moving Costs

Moving can be a very chaotic and expensive task, one that needs to be accomplished very carefully. A move carried out in haste can bring about several unnecessary problems. Almost everyone looks for cheap movers. After all, most of us want to save on out of pocket expenses but there are several disadvantages of selecting cheap movers. There are professional moving companies, who offer competitive rates that are easily affordable by everyone. However, there are certain techniques or methods of preparation that can also help you minimize your expenses.

When planning your moving budget, it is very important to keep a check on the outflow of cash. This will make you better prepared to understand the unnecessary expenses. Create a budget template in Excel or Microsoft Word—this will make your calculations easier.

Decide if you will hire a professional moving company or you will do it yourself. If you are hiring a mover, collect quotes from at least three different professional moving companies and include the highest quote in your budget.

Check all the items that you are moving. This will help you evaluate if you need more insurance because the default insurance offered by movers might not be sufficient for you. Along with added insurance, find out if you require extra services.

Because of rising fuel costs and a shortage of drivers, the cost of a full service mover has risen in the past few years. Anything you can do yourself—even if seemingly small—will help cut your moving bill and give you extra money to spend on other relocation costs (like the pizza and beer for after your move).

- 1. Reduce your load.** Get rid of household items that you no longer need. Hold a garage sale and leave books with friends, the local library or sell them to a used bookstore. Anything you can't sell, give to a local charity. Weight equals money. The less weight, the less money. It's that simple.
- 2. Pack it yourself.** Packing services performed by the mover are expensive and could amount to 25% of the moving cost. Even if you don't want to pack it all yourself, you can always do a partial pack, and have the movers handle the rest. For example, items that are nonbreakable such as linens and

bedding can be packed easily without the risk of damage. Every box you pack yourself is money in your pocket.

3. Save on packing. Luggage and carrying bags are perfect for packing sheets, towels and clothing. Also, the bottoms of wardrobe boxes are great for bulky, lightweight items. Be wary of packing tips that might save you money initially but won't protect your stuff, for example, using newspaper instead of bubble wrap. Sure, it might save a few bucks, but in the end, is breaking something worth it?

4. Drive your own moving truck
Using a full service moving company is extremely expensive. You can rent your own truck and hire movers to help load up and unload.

5. Recruit help from friends or family
If you have friends or family in the area, getting them to help you load up and/or unload is a blessing, because it saves time and money. If you're going to recruit help, make it a fun event. Order some food, and make it a moving party.

6. Avoid the busy season. If you are using a full service moving company, avoid June, July, and August as these are the most expensive months to move because of demand for moving services. Also, try to plan your move during the middle of the month—rates are higher at the beginning and the end because of the large number of apartment leases with month-end dates. If you can be flexible with your move-in times, you can also save money because the moving company can combine shipments.

7. Get organized. Time is Money. Color-code boxes according to the room they belong in so they all end up in the same place, saving time for both you and your mover.

8. Avoid storage costs by moving into your new property immediately and make sure that you have payment ready for when the truck arrives. Any delay could result in storage-in-transit fees if your things have to be stored until they can be unloaded and after the move is paid in full.

9. Make sure you are insured. Your existing homeowner's insurance policy might cover your move so you don't have to buy additional moving protection.

10. Your move may be tax-deductible. Keep all receipts and visit the Canada Revenue Agency's website for specific details about which moving expenses you can claim, or consult a professional accountant to maximize your tax return.



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www.TheMitchellTeam.com
or Call 905-898-6300

Mitchell Kid's Corner

I hope you are having a great summer. I'm off to camp next week, for 2 weeks in Temagami. I'm hoping the weather is hot and sunny. The weather the first half of the summer has been really sad. Here's hoping the last half is awesome.

I really enjoyed playing ball-hockey this summer. Our team is paying in the championship game this week. I'll let you know how it goes.

My Dad and I had a great time white water rafting. I jumped off a cliff twice and rode the rapids. It was amazing. My Dad did it once and a kayaker had to bring him back to the boat. The first night we got there it rained all afternoon and night. The cabin we were in had a metal roof. It was so noisy, that we hardly slept all night.

Jamie-Lee is in Europe right now looking at a few different universities to do her MBA. She is going to take some pictures and email them to us so we get an idea of what the campuses are like.

Megan is working very hard right now. She is up and out the door most days by 7:30 in the morning. I've been doing some painting with both her and Jamie-Lee. The extra spending cash is pretty nice.

I hope you have a great summer!

Luke Mitchell

Tom, Diane & The Mitchell Team...

Sixteen years ago you sold my home with a caring, professional attitude. In August I asked you to sell my home again and help me purchase a condo. Just over one week after listing my home, it sold for 100% + of the asking price. The colour photos and full description of my home along with many showings showed me how unique you are. I am so happy and want to Thank You Tom & the Mitchell Team.

Joan Beck

They are a team of professionals...

Just wanted to say many thanks to Tom & Diane Mitchell and their team. They made selling our house quick and easy. Our house was on the market for one weekend and was sold on the Monday for 99.5% of the asking price. We highly recommend using the Mitchell Team for any real state needs, you won't be sorry. They are a team of professionals and will work hard for you.

Dave and Diana Arter

We appreciated the regular friendly and professional communication...

We would like to thank Tom, you and the entire Mitchell Team for your guidance and quick work in selling our home. We appreciated the regular friendly and professional communication and the approachability of all team members. The quality of your service during the whole process was excellent. As you know, we readily recommend you to friends and family. Sincerely,

Sandra Winters

**Call 905-898-6300
for a FREE No Obligation
Market Evaluation!**

Meet the Award Winning Mitchell Team

Our highly skilled team takes customer service to new levels

Sales Team



Tom Mitchell*

Nicolette Lesperance*

Christine Burns*

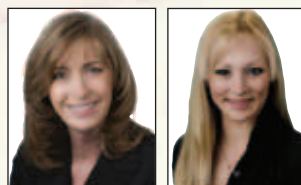
Support Team



Diane Mitchell*
Office Manager

Stephanie Mulvina
Client Care Administrator

Lori Jackson
Business Administrator



Lee Palmateer*

Jennifer Mitchell*



Rita Nordine
Marketing

Chris Bower
Interior Designer

Don MacDonald
Courier

* Sales Representative

How to Buy Recreational Property as an investment

Despite the economic downturn, many Canadians are still dreaming of owning a recreational property, both as a long-term investment and to enjoy with family and friends. Canadians are willing to make sacrifices to own a cottage, and more want to use their cottage, cabin or chalet year-round as a recreational property and, for some, as their primary residence.

There are many reasons why people buy recreational or rural properties: to escape the pollution and traffic of the city; for retirement purposes or long-term investments; or simply to relax and get back to nature.

Job flexibility and the increase in the number of people working from home is also allowing workers to have more than just the weekend away. New technology has allowed employees to telecommute via mobile phones or the internet meaning workers don't have to be in the office from 9 to 5, five days a week.

Whatever the reason for buying a recreational or rural property (for lifestyle change or as an investment), and whether the home functions as a principal residence or as a vacation home, you should always consider the long-term financial rewards.

There are many types of out-of-town properties on the market, from cozy cottages nestled in the woods to mountain chalets overlooking the vistas of nature. Buying recreational or rural property is not the same as buying a house in the city. There are different factors to consider such as dirt-road maintenance and the availability of drinking water and sewage disposal systems. You also have to adjust to the new lifestyle. The key is to keep your eyes and ears open and to ask a lot of questions before making the big move to cottage country.

Investing in Rural Property

Buying property outside the city tends to be a little more risky than buying a home in the city

because appreciation in the country depends on developments in the rural area.

Some people may just want a weekend retreat and may not care about the land's value, but if you want to buy recreational property as an investment, you should watch for a town that is growing fast and one that is undergoing new developments or building new transportation links. Also, look for areas with potential population and employment increases, as well as areas that are chosen simply for lifestyle benefits.

In general, recreation or rural properties in areas closest to the city and the concentration of population (i.e., less than 2 or 3 hours away) are the best investments.

Waterfront property may be the most desirable, but it also tends to be the most expensive. Don't overlook non-waterfront properties which can offer spectacular views and tend to be cheaper and more private.

Easy access to the community that you are considering and the availability and proximity of amenities, such as shopping centres, medical and recreational facilities are important factors too. Can you drive there conveniently? Is it too far away from where you currently live? The more leisure activities available in the vicinity, the more valuable the property is in general.

The purchase of recreational property can be a vital first step towards many enjoyable vacations and weekend breaks. Many country homes can also generate rental income. Your real estate representative can provide you with current rental rates in the area you are considering. Keep in mind you will also have ongoing maintenance costs and annual expenses. If you plan to buy a cottage home as a second home, ask your real estate representative about the tax implications in owning a second home.



Mitchell Team Market Watch

Aurora - N06	2008	2009
Sales	70	133
Listings	144	134
Average Price	\$440,799	\$425,177
% of Asking	98%	97%
Avg Days on Market	30	45
East Gwillimbury - N15		
Sales	23	24
Listings	47	35
Average Price	\$424,169	\$355,238
% of Asking	97%	96%
Avg Days on Market	39	51
Newmarket - N07		
Sales	131	186
Listings	216	170
Average Price	\$350,983	\$342,5680
% of Asking	98%	97%
Avg Days on Market	30	46
West Gwillimbury - N18		
Sales	47	61
Listings	79	73
Average Price	\$313,658	\$302,236
% of Asking	98%	97%
Avg Days on Market	40	48

YTD June 30, 2009

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SALES REPRESENTATIVES

Additional Photos Online www.TheMitchellTeam.com



St. Andrew's on the Hill...

Prest. family neighbourhood in Aurora offers an affordable exec. home w/great curb appeal. Hdwd on main flr, spa, eat-in kit w/hdwd flrg, b/i desk, California shutters & w/o to deck. F/r w/woodburning f/p. New shingles '06. Just steps to beautiful walking trails.

\$679,999 ID#5261



Unique & Stunning Residence...

Situated on a prem. pie lot this Glenway beauty will take your breath away! Custom stain glass entrance & numerous stain glass wdws. Sunken 1/2 w/vaulted clng. Kit w/granite counters & bksplsh. Mbr w/5pc ens & solarium style sitting area. Sunken 3rd bdrm w/cathedral clng. Cedar deck, hot tub!

\$499,900 ID#5591



Inground Salt Water Pool...

S.W. Aurora neighbourhood, w/exc. schools & just steps beautiful trails & forest. Spac. kit boasts classic black & white ceramic flrg & w/o to interlock patio & ingrd pool. F/r open to kit w/gas f/p. lrg mbr w/sitting area & enticing 6pc ens. An irresistible place to call home!

\$499,900 ID#5601



Premium Lot Backing Onto Park...

Enjoy privacy this exec home has to offer in prest Glenway Estates. Just steps to buses, public & catholic schools. Eat-in kit w/w/o to cedar deck & fab backyard backing onto park. f/r offers f/p, mbr w/enticing 4pc ens. 2nd flr lndry. 10+

\$439,800 ID#5441



Tree-lined St. in Older Aurora...

Move in and enjoy this 3 bdrm bung w/w/o bsmt. Lrg private lot w/interlock patio. Crown mldg & hdwd in lr/dr. Rec rm w/w/o & F/P. Bsmt offers addn'l bdrm & office. Fabulous Aurora Location Close To Golf Club. Walk To Yonge st, Schools, Parks, Shops, Restaurants & Buses.

\$409,900 ID#5401



Opportunity Knocks...

Families looking for plenty of living space & want to be close to conveniences have come to the right place! 4 lrg bdrms, Main flr den. Bright & Airy Eat-in kit w/ceramics & w/o to lrg cosy deck. Main bath w/sep shwr & 6ft tub. Lrg mbr w/5pc ens & w/i closet. Part fin bsmt w/rec rm. Quiet & Mature Crescent. Come & See!!

\$399,900 ID#5611



Revitalized Bungalow...

Beaut. mature lot, vibrant location steps to trendy downtown surr. by parks & schools! Gorg. Custom Kit w/granite counter, ceramics, b/i appls + w/o to sunroom & lrg deck. Prof fin bsmt w/rec rm & addn'l bdrm. 2 gas f/p's. Mostly Hdwd flrg t/out. 10++

\$359,900 ID#5631



Bungalow On Premium Deep Lot...

Great location! Close to the hospital, buses & amenities. This wonderful Bung has been well maintained & features mostly hdwd t/out. Crown mldng in lr & d/r. Eat-in kit offers fridge & stove. Part fin bsmt w/rec rm. Only mins to hwy. Opportunity is knocking at your door!!

\$325,900 ID#5551



Executive Freehold Townhouse...

3 lvl T.H., lux. granite counters, ext. 9' csgs & strip hdwd flrg on 2nd lvl, L/r offers gas f/p. Lrg mbr w/elegant 3pc ens. F/r w/w/o to stone patio & amazing lot. Shows extremely well. Steps to Yonge St. Quality built. There's never been a better time to own your dream home!

\$309,900 ID#558



Sought-After Court Location...

Fabulous 4 lvl sidesplit on Premium deep lot w/Apt (non-retrofit * perfect in-law suite or nanny's quarters*) f/r offers f/p, wet bar & track ltng. Eat-in kit has w/o to sideyard. Laminate flrg in lr, d/r & upper bdrms. Front w/mature trees, fully fenced backyard. Move in Ready!!

\$299,900 ID#5561



Perfect Family Home...

Beautifully updated home close to parks, schools + close to trendy downtown & fairy lake! Galley style kit. Rec room w/pot ltng. Fully fenced bckyrd backs onto open space! Mostly upgraded wdws. Mature tree lined street w/great curb appeal. No disappointments. Come & see!!


\$269,900 ID#5491



Affordable End Unit Townhome...

Comfortably elegant offering 1650 sf of spac. family living & feels like a Semi! Lrg prof fin. In-law suite or nanny's quarters. Family sized kit w/w/o to patio. L/r & D/r offer California shutters+ hdwd flrg, Mbr w/4pc ens. Circular staircase. Steps to Yonge St. Family Neighbourhood. 10++

\$249,900 ID#5341


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