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**December**  
**2009**

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## Home Staging For The Holiday Season!

Buyers love to see a happy home and the holidays are the best time to show cheer. First impressions do count so make sure the home can be seen clearly from the street. To create holiday curb appeal add a simple but lovely wreath to the front door, a set of matching topiaries with small white twinkle lights, or a pair of urns filled with fresh evergreens. Christmas lights, while attractive at night, don't do anything for the home during the day. The best option is a few well placed lights instead of abundance. The smaller the square feet of the home, the less décor you should use. Keep decorations on the conservative side. A decorated Christmas tree near the fireplace or tucked in a corner near a window. Not all potential home buyers may celebrate in the manner you do. A poinsettia or two is just enough. You want the house to be noticed. The larger homes can take quite a bit of decorating and the decor can be a bit more elaborate.

Placed correctly larger homes may be able to handle more than one Christmas tree. A focal point can be easily created on a fireplace mantel with greenery, Christmas ornaments and candles. Don't forget the Christmas stockings! Fresh greenery is a great accent on the top of armoires. Give the furniture a seasonal style with red and green slipcovers, throws and accent

cushions. A centre piece for the dining or kitchen table that include fruit or Christmas greenery looks inviting. To create the holiday spirit in the powder room add sprigs of green along with colourful holiday hand towels. The wonderful scents of Christmas scattered about the house of mulberry or cinnamon are very festive. Keep it simple not cluttered and let your potential buyer see the coziness and warmth of the home at the holiday season.

**Wishing everyone a wonderful holiday!**

*Written by*  
**Christine Bower,**  
**Bower Interiors**



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# 10 Tips To Reduce Holiday Stress

Here are ten tips to help reduce many of the stresses that *you* have control over. Follow this advice, and you will dramatically reduce your stress level and get more out of Christmas.

## 1. Make A Plan

Create a plan that details what you want your holiday to be like. Few things reduce stress better than a well thought out plan that is followed. Your plan should have at least the following: a schedule of events and activities; a to-do list; a gift shopping list; and a budget. Be as detailed as you can, catching small details like childcare, buying gift wrapping materials, etc. The earlier you plan, the more you'll feel in charge of your time as Christmas approaches.

## 2. Budget Gift Giving

In your plan, think through your budget. Christmas is often a time for over-extending your credit cards, but it doesn't have to be. List things on which you will spend money throughout December and decide how much you can afford for each. Remember that you will have to live with the bills after Christmas, so be generous, but don't give out of obligation.

## 3. Make a List

Santa makes his list and checks it twice. You instead should check it thrice. Lists are a great way to relieve the emotional strain of repeatedly thinking through what must be done. As soon as you think of something you need to do, write it on a list and get back to what you were working on. If you do this, and regularly review your list, you'll be sure to get everything done while not being nagged by the feeling, "What was that I needed to do?"

## 4. Spread Out the Festivities

Why do you need to do everything on Christmas day? Work with your extended family to plan other times to celebrate the holiday. The more you pack into Christmas day, the more stress you are inviting into your life. It's not a contest to see who can pack the most family get togethers into the same day. If your only reflection at the end of the day is, "Whew. We got it all in," then you missed the point.

## 5. Make Meals Easy

With all of the extra activities, you might think that the folks at the fast food drive through know you by name. Fast food and dining out to save time can be a big problem. It increases the pressure on your budget and degrades your health, preventing you from being at your best. Think through your meals well in advance. If you expect a busy day, prepare a meal in a crockpot or slow cooker. You can enjoy home cooked meals, get everything done, and still feel great.

## 6. Shop Early

One of the most time consuming tasks for Christmas is gift shopping. You can run from store to store and still not find the right gift for Great Aunt Sylvia. Make a plan to get done with your shopping before Thanksgiving. It will help you stay out of traffic and long lines and give you more time to think about what to get for the tough ones on your list. If you can't get it done by Thanksgiving, consider taking a day off from work or finding a sitter for the kids. Shopping weekdays from 9 AM to 11 AM or from 1 PM to 3 PM can save a lot of time.

## 7. Choose What's Most Important

If you aren't sure why you do everything you do during the Christmas holiday, sit down as a family and make a list of everything you'd like to do. Then ask each family member to choose the one thing on the list that they feel is most important to make the holiday complete. If it's practical, try to do that one most important thing from each person. If it didn't make it to the list, even though you've done it every year, ask yourself if you really want to do it. It's okay to say, "No."

## 8. Discover the Deeper Meaning

Holidays exist because people celebrate some deeper meaning or spiritual truth. For Christians, Christmas is a celebration of God's gift of a baby, who offers eternal life to all who believe. Remember the reason why you celebrate. If you're not sure, do some research about the holiday and add spiritual significance. Attend a Christmas Eve service, find a live nativity scene, or give to someone in need.

## 9. Smell the Roses

What good is Christmas if in all of the hustle and bustle you forget that it is meant to be enjoyed. Have fun! Make your plan and follow it, but take opportunities to forget the plan and just enjoy yourself. Fun and laughter are the best stress relievers.

## 10. Write What You Learn

Want to make every Christmas better? Here's a tip that will pay off in the long run. Keep a Christmas journal. In your journal write your personal reflections on the holidays. Record your thoughts on the spiritual significance of Christmas, what to do differently next year, gift ideas, and new traditions you'd like to start.

## Congratulations To Our Clients Who Have Bought or Sold!

Linda Ansell & Janice Arnold  
Doug & Dorren Bartlett  
Christine Bower  
Donald Brown  
Andy & Christine Daniels  
Matthew Kuehl & Stephanie Davidson  
Marco & Leanne Di Matteo  
Mike & Marle Dodds  
Julie Dubecki & Dana Hough  
David Forsythe  
Leslee Mason & David Gomes  
Anne & Karen Knox

Jerry & Marilyn Loan  
Martin & Vesuhi Loney  
Jill Magnante  
Bill & Ann Oxtoby  
John & Joan Partington  
Nancy Prentice  
Alex Stewart  
Rick & Gayle Sullivan  
Andre Szombathy  
Bill & Kathleen Van  
Norma Whitten-Gotting  
Mark & Ruth Wood

### *And a Special Thank You For Your Referrals*

Kevin & Heather Jenkins • Adrina & Eddie Mcenaney • Rob & Joan Prentice

*We also want to thank our Friends for their Referrals. The highest compliment our Friends can give us is the Referrals of their Friends, Family and Business Associates.*

*Thank you for your trust.*



## Merry Christmas Around The World

French  
"Joyeux Noël"  
German  
"Froehliche Weihnachten"  
Greek  
"Kala Christouyenna"  
Hawaiian  
"Mele Kalikimaka"  
Irish  
"Nollaig Shona Dhuit"  
Italian  
"Buone Feste Natalizie"  
Spanish  
"Feliz Navidad"





*Wishing you a home filled with peace,  
joy and laughter this holiday season...*

*Sending our warmest appreciation to our friends, customers and business associates for your continued support*



**Rhiannon Agostino**  
Client Care Administrator



**Stephanie Mulvina**  
Business Administrator



**Rita Nordine**  
Marketing



**Chris Bower**  
Interior Designer



**Don MacDonald**  
Courier



**Nicolette Lesperance**  
Sales Representative



**Jennifer Mitchell**  
Sales Representative



**Christine Burns**  
Sales Representative



*...from Tom and Diane Mitchell  
and the Mitchell Team*



### **Aunt Anna's Shortbread**

- 4 cups of all purpose flour
- 7 large tablespoons of icing sugar
- 1 Pound of soft butter

Mix flour, icing sugar & butter by hand.

Once combined rollout cookie dough on a flour board.

Use your favourite cookie cutter shapes.

Line cookie sheet with parchment paper.

Bake 8-10 minutes @ 350 degrees on the middle rack.

### **Peanut Butter w/Rosebud Chocolate Top – flourless cookies!!**

- 1 cup of peanut butter
- 1 cup of brown sugar
- 1 egg
- 1 box of rosebud chocolates

Preheat oven to 350 degrees, Mix peanut butter, brown sugar & egg, roll dough into small balls onto cookie sheet, press a rosebud chocolate on top and press down lightly.

Bake for 10-12 mins.

Enjoy!

## **Mitchell Team Market Watch**

Aurora - N06	2008	2009
Sales	663	816
Listings	1429	1237
Average Price	\$432,018	\$442,018
% of Asking	98%	97%
Avg Days on Market	33	40
East Gwillimbury - N15		
Sales	196	223
Listings	442	404
Average Price	\$408,634	\$381,489
% of Asking	97%	97%
Avg Days on Market	45	51
Newmarket - N07		
Sales	1039	1191
Listings	2050	1700
Average Price	\$346,937	\$347,586
% of Asking	98%	98%
Avg Days on Market	33	39
West Gwillimbury - N18		
Sales	316	366
Listings	710	636
Average Price	\$309,573	\$316,156
% of Asking	97%	97%
Avg Days on Market	43	47

YTD October 31, 2009



**TOM & DIANE**  
**MITCHELL**  
SALES REPRESENTATIVES



**Our Service Will Move You!**

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**Additional Photos Online [www.TheMitchellTeam.com](http://www.TheMitchellTeam.com)**



**Preston Lake Beauty...**

Why drive to the cottage when you can enjoy the best of both worlds. Mins to Hwy 404, Toronto, Richmond Hill, Markham, Unionville. Exec. Lifestyle on Preston Lake. Priv. Surroundings, 4+1 bdrm, huge prinpl rms, w/o bsmt has in-law apt/nanny suite. Quality upgrds. A must see!

**\$899,900**

ID#593N



**Historic King Township...**

Century Home in the perfect country location, just minutes to Newmarket & Hwy 400. Steel roof, new windows, doors, furnace, A/C, 4 bdrms, w/o from family room to new deck. Small barn & kennel. Treed + one acre property. Don't miss this one!!

**\$650,000**

ID#578N



**Executive Living At It's Best...**

Beautiful SW Aurora. Stunning 5+1 bdrm home (3130sq ft), gracious & inviting entrance, gleaming hrdwd floors, crown mldg, great room w/16 ft clg, sunroom off kitchen, formal lr/dr, pro fin bsmt has kit, l/r, 3pc bath, 6<sup>th</sup> bdrm. New roof & wdws. Southern exposure in backyard. A must see!!

**\$599,900**

ID#577N



**Beautiful 4 Bedroom Home...**

Spac home that is situated on a prem lot in the heart of Aurora. Gracious foyer, open staircase from upper level to prof fin w/o bsmt. Exc floor plan, eat-in kit w/o to deck o/looking conserv/ravine. Hrdwd flooring in f/r. Spac master bdrm has w/ clst & 4pc ens. Pride of Ownership!

**\$549,900**

ID#588N



**Peace & Tranquility Offered Here...**

Why drive 4 hrs to the cottage when you can have it right here in town. Sprawling bungalow w/addition situated on approx 8.83 acres. Great commuter location, mins to Hwy 404. I/G Pool, 3 bdrms, 4 bath. You can have the best of both worlds!!

**\$499,900**

ID#587N



**Premium Ravine Lot...**

Enjoy the picturesque views & privacy that this beautiful family home has to offer. Desirable, mature family neighbourhood, 4+2 bdrm, mn flr den, eat-in kit has w/o to balcony o/looking ravine. Master bdrm w/5pc ens, pro fin w/o bsmt apt(not retrofit). New hardwood flrng'09, new roof'07. A must see!!

**\$489,900**

ID#584N



**Backing Onto Haskett Park...**

Beautiful home nestled on a premium lot in the heart of Newmarket. A much sought after location backing onto Haskett Park. This tranquil setting offers you complete privacy surrounded by mature trees. Lovingly maintained, 2 bdrms, eat-in kit & sunroom. A must see!!

**\$379,900**

ID#585N

**HOT  
NEW  
LISTING!!**

**Affordable Living At It's Best...**

Can't beat the price...4 bdrm home located in mature family neighbourhood. Main floor living/dining/family rms, spacious eat-in kit, main floor laundry w/garage access, master bdrm has 4pc ens & w/i closet, part fin bsmt, fully fenced yard, mostly upgrade windows. Shows Excellent!

**\$329,900**

ID#595N



**Situated In Mature Family Neighbourhood..**

4 Bdrms, eat-in kit, w/o to deck & huge backyard from dining room. Master bdrm has hardwood, w/i closet & 2 pc ens. Part fin bsmt has rec room & workshop. Full of character, great potential!!

**\$319,900**

ID#591N



**Great Value...Come See For Yourself...**

Immac 3+1 bdrm detach home in mature family neighbourhood! Shows true pride of ownership t/out. Landscaped w/interlock walkway. Solarium-style eat-in kitch has w/o to deck. Spacious bdrms, family room has gas fp, 4th bdrm for your guests. Just mins to Hwy 400.

**\$319,900**

ID#575N



**In The Heart of Aurora...**

Mature street in the heart of Aurora. Lovely 3 bdrm freehold town w/tons of character. Lovingly maintained, great layout, eat-in kit has w/o to patio & private backyard, o/looking ravine & park. Shows excellent!!

**\$319,900**

ID#592N



**Opportunity Is Knocking At Your Door...**

Superb semi in ideal location for the family or for the investor. 3 Bdrms on main level with living/dining & kitchen. Bsmnt apt has 2 bdrms, living rm & kitchen. Great income potential. Don't miss out!

**\$249,900**

ID#594N

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