

TOM & DIANE MITCHELL
SALES REPRESENTATIVES



KELLER WILLIAMS
REALTY CENTRES, BROKERAGE
Independently Owned and Operated

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January 2010

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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

An Enlightened Way to Live

We convince ourselves that life will be better after we get married, have a baby, then another. Then we are frustrated that the kids aren't old enough and will be more content when they are. After that, we're frustrated that we have teenagers to deal with. We will certainly be happy when they are out of the state. We tell ourselves that our life will be complete when our spouse gets his or her act together, when we get a nicer car, are able to go on a nice vacation, when we retire.

The truth is, there's no better time to be happy than right now. If not now, when? Your life will always be filled with challenges. It's best to admit this to yourself and decide to be happy anyway.

Alfred Souza said: "For a long time it had seemed to me that life was about to begin – real life. But there was always some obstacle in the way, something to be gotten through first, some unfinished business still to be served, or a debt to be paid. Then life would begin. At last it dawned on me that these obstacles were my life."

This perspective helps to see that there is no way to happiness. Happiness is the way. So treasure every moment that you have and treasure it more because you shared it with someone special, special enough to

spend your time with. And remember that time waits for no one. So, stop waiting until your finished school, until you go back to school, until you lose 10 pounds, until you gain 10 pounds, until you have kids, until your kids leave the house, until you start work, until you retire, until you get married, until you get divorced, until Friday night, until Sunday morning, until you get a new car or home, until your car or home is paid off, until spring, until summer, until fall, until winter, until your off welfare, until the first or the fifteenth, until your song comes on, until you've had a drink, until you've sobered up, until you die, until you are born again, to decide that there is no better time than right now to be happy.

Happiness is a journey not a destination. Work like you don't need the money. Love like you've never been hurt. "And Dance Like No One Is Watching".



(Author Unknown)

Free No Obligation Market Evaluation Of Your Home
905-898-6300 www.TheMitchellTeam.com

Mitchell Kid's Corner

I hope you had a great Christmas and happy New Year. I went to a party with some of my hockey friends. Megan went to Niagara Falls and Jamie-Lee spent New Years Eve in Punta Cana...lucky girl! My Mom and Dad had a quiet night at home. It was great to have Megan and Jamie-Lee home over the holidays. The house is so quiet without them around.

Between Christmas and New years I played in a hockey tournament in Oakville. We made it to the quarter finals. We played a team from Finland and one of the teams from Denmark won the tournament.

I went skiing with Megan and her boyfriend Tylour, he's a great snowboarder. It was tons of fun. I love skiing.

Jamie-Lee's boyfriend flew in from Switzerland on Boxing Day. His name is Vincent. He's never had a turkey dinner, so my Mom prepared a second Christmas dinner and we celebrated with Vincent and Tylour on Boxing Day. We were literally stuffed.

Megan and Jamie-Lee had a few painting jobs lined up over the holidays, so they were both busy painting right up to Christmas and Megan had another big job after Christmas.

Megan is back at school and we'll see her again during reading week in February. Jamie-Lee is making plans to do her MBA in Europe and is heading to Switzerland early February.

I'm back at school and hitting the books. I'm playing on the school hockey team. Between school and two hockey teams my days are pretty packed.

Wishing you a fantastic 2010
Luke

Beat the Winter Blues

(NC)—Feeling stuck inside your home because of the outdoor weather? Looking for something productive to do while inside the home? Take advantage of your time spent indoors by taking on a quick and easy home renovation project this winter. With the number of government grants available to homeowners, now's a great time to embark on the renovation projects you may have put off and potentially save while you're at it.

"Home renovations have become even more affordable for Canadians with the help of government grants and incentives available today," says David Flood, Insulation Expert at Owens Corning. "For example, homeowners can save up to \$750 on an attic re-insulation project under the the ecoENERGY retrofit program, adding to the long-term energy-saving benefits that may already come with the retrofit."

Re-insulating the attic can also help homeowners:

- Redeem up to 15 per cent on attic re-insulation costs through the Home Renovation Tax Credit (HRTC)
- Save up to 28 per cent* on monthly heating and cooling costs

- Reduce up to a half ton** of greenhouse gas emissions annually when insulating the attic up to R-50 with up to 15 inches of PINK FIBERGLAS batt insulation
- Improve the overall energy efficiency of their home
- Increase comfort levels inside the home

Complete your attic re-insulation project to help beat the winter blues and keep your family warm and comfortable all winter long. For more information on the HRTC and how to insulate your attic visit www.insulationtaxcredit.ca and www.actionplan.gc.ca. For details on the ecoENERGY Retrofit Program, visit www.oee.nrcan.gc.ca.

www.newscanada.com



Colour Takes Baths from Blah to Aha

(NC)—Today's bath has been redefined as home spa, the one place in a home where you can retreat to for a reviving pick-me-up. So, when it comes time to give this room a pampering of its own, consider paint and the power of colour. It's a quick, easy and economical way to invigorate the space.

"A splash of paint can be the perfect tonic for toning up a tired bathroom," suggested Benjamin Moore colour expert Sharon Grech. "Whether it's just a fresh coat of existing colours or a whole new palette, budget-conscious consumers will appreciate the affordability."

In today's volatile housing market, a bath makeover remains a home renovation that still is a wise investment, increasing a home's value.



Often, just a simple paint job can be so transformational that it also can achieve comparable payoffs whether your plans are to stay put or re-sell.

When it comes to bathroom paint, conventional wisdom has always dictated that only a high-gloss finish will do, to avoid telltale water spots and streaks from showing. Now, according to Grech, Benjamin Moore has developed Aura Bath & Spa a *matte* finish paint that locks out moisture. "It is exceptionally eco-friendly, low-VOC premium performance paint that retains the colour integrity regardless the steamiest conditions and offers a terrific option for consumers." The new formulation is available in 1,800-plus colours.

With a choice of colours that extensive, deciding which ones to use can be the biggest challenge. "The cool palette of blues, greens and watery hues is, of course, a popular choice for creating a calming and serene setting," she advised. "Think about using the warmer end of the spectrum—yellows, oranges and pinks—if you want a room that wakes up the senses and is more stimulating and lively."

You can learn more online at www.benjaminmoore.ca.

www.newscanada.com

Top 10 Resolution Ideas

1. Do something you love and that you do best everyday.
2. Do something just for you everyday.
3. Give yourself credit & a pat on the back when you deserve it.
4. Strive to learn something new everyday.
5. Create a budget and stick to it.
6. Examine your debt and work with a professional to improve your financial situation.
7. Listen more than you talk.
8. Read voraciously to continue to learn & grow.
9. Take up a new hobby or activity this year.
10. Take yourself a little less seriously.

SEMINARS

First Home Seminar

In this seminar you will learn:

- When is the right time to buy?
- How to come up with the down payment?
- Understanding the mortgage qualification process
- How to assemble your home buying team....and much more.

Date: Tues., January 19th

Time: 7:00pm - 9:00pm

Location: Newmarket Public Library

To Register call

905-898-6300 or email at admin@themitchellteam.com



Real Estate Investor Seminar

Based on the *New York Times* best seller, *The Millionaire Real Estate Investor*, **The Workshop** reveals proven and tested models to help you build a real estate investment portfolio.

Date: Tues., January 26th

Time: 7:00pm - 9:00pm

Location: Newmarket Public Library

To Register call

905-898-6300 or email at admin@themitchellteam.com



Mitchell Team Market Watch

Aurora - N06		
	2008	2009
Sales	691	867
Listings	1521	1301
Average Price	\$431,915	\$443,129
% of Asking	98%	97%
Avg Days on Market	34	40
East Gwillimbury - N15		
Sales	204	246
Listings	468	435
Average Price	\$410,126	\$382,974
% of Asking	97%	97%
Avg Days on Market	45	51
Newmarket - N07		
Sales	1095	1288
Listings	2186	1819
Average Price	\$345,291	\$349,024
% of Asking	98%	98%
Avg Days on Market	33	38
West Gwillimbury - N18		
Sales	335	400
Listings	760	673
Average Price	\$307,999	\$317,394
% of Asking	97%	97%
Avg Days on Market	44	47

Meet the Award Winning Mitchell Team

Our highly skilled team takes customer service to new levels

Sales Team



Tom Mitchell*



Nicolette Lesperance*



Jennifer Mitchell*



Christine Burns*

Support Team



Diane Mitchell*
Office Manager



Rhiannon Agostino
Client Care Administrator



Stephanie Mulvina
Business Administrator



Rita Nordine
Marketing



Chris Bower
Interior Designer



Don MacDonald
Courier

* Sales Representative

YTD November 30, 2009

Our Service Will Move **You!**

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Additional Photos Online www.TheMitchellTeam.com



Preston Lake Beauty...

Exec lifestyle surr Preston Lake. Quiet country-like living, 4+1 bdrms, fin w/o bsmnt, lrg pcp'l rooms t/out, w/o to balcony from l/r, hrdwd flrng, pot ltg. Perfect for large families/ in-laws/live-in nannies. Mins to Hwy 404. Great commuter location. Why drive to the Cottage?

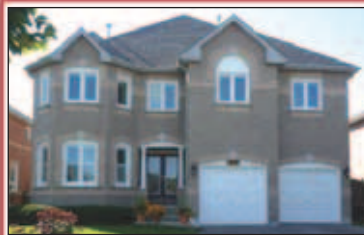
\$899,900 ID#593N



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 l/r/dr, pro fin bsmnt has kit, l/r, 3pc bath, 6th 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 bsmnt. 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

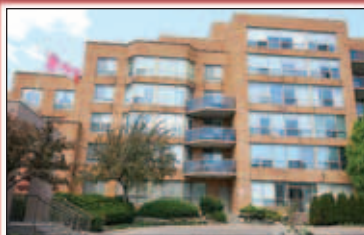


SOLD

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 bsmnt apt(not retro-fit). New hardwood flrng'09, new roof'07. A must see!!

\$499,900 ID#584N



Spectacular 'Highland Gate' Condo...

Luxurious condo apartment has all your wants & more! \$\$\$ spent on quality upg incl gourmet kctn, reno'd baths, new brdml, pot ltg, crown mldg. Lrg picture wdws o/lkg priv treed setting. Amenities incld spa, sauna, fitness centre, whirlpool, party/meeting rms, 24 concierge, security, w/g parking.

\$494,500 ID#597N



Exceptional 3+2 Bdrm Home...

Superb location, tree lined street. Great curb appeal, beautifully landscaped, inground pool. Meticulously maintained, wood flooring in living/dining rooms. Pro fin bsmnt has rec rm, 3pc bath & 2 bdrms. Look no further!!

\$399,900 ID#598N



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 my mature trees. Lovingly maintained, 2 bdrms, eat-in kit & sunroom. A must see!!

\$379,900 ID#585N



Finished Basement...

Lovely 3 bdrm home in great family neighbourhood. Pride of ownership throughout. Eat-in kit, combo living/dining rooms, w/o to backyard from kit, Master has 4pc ens & w/i clst. Pro fin bsmnt. 1.5 car garage, fully fenced backyard. Great commuter location.

\$339,900 ID#599N



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 bsmnt, fully fenced yard, mostly upgrade windows. Shows Excellent!

\$329,900 ID#595N



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/inter-lock walkway. Solarium-style eat-in kitchen 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



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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