

Compliments of



SEAN DONLEVY

REALTOR®

O: 780-431-5600

C: 587-986-9545

sdonlevy@royalpage.ca

www.sdonlevy.ca

Volume 22 ~ Issue 4, MAY 2017

Call today for your FREE Property Evaluation

I will be pleased to provide this service without further obligation from you.

- 5 Year Reno Plan
- Market Numbers
- Lime Basil Butter Recipe
- Considering Renos
- Garden Plants

YOUR FIVE-YEAR HOME RENOVATION PLAN

Like any good business plan, looking ahead and planning for home renovations will help you to stay on track - ensuring your home sells in any market, even if that's 15 to 25 years from now. The most effective way to fund home renovations is to establish an annual budget that will go toward future improvements. This way, you can accomplish regular upkeep and preserve your home's marketability.

Think of it as a five-year home renovation plan, to be reviewed annually and updated in the fourth year. Planning in this way will translate positively to your overall financial health .

Cornerstones for developing your plan:

- I. Decide on the major renovations you foresee in the next five years, such as kitchen, bathroom(s), heating and air conditioning, windows and/or roof.
- II. Prioritize and establish rough budgets for each.
- III. Establish an automatic payroll deduction plan that arranges for a set amount each week to be deposited into a savings account or tax-free savings account.
- IV. Review your priorities each year and adjust both your savings contribution and the list of projects.
- V. In the fourth year, re-write your plan for another five years.

More information and tips on home improvements that extend the marketability of your home are available at royalpage.ca.

Lime Basil Butter

www.food.com

A twist on plain butter – butter but better you could say...

Ingredients:

- 1/4 cup basil leaves, lightly packed
- 1/2 cup unsalted butter, softened
- 1 tsp kosher salt
- 2 garlic cloves
- 1 tblsp fresh lime juice
- 1 pinch sugar



Directions:

- ⇒ Pulse basil and garlic in a food processor until chopped.
- ⇒ Add butter, lime juice, salt and sugar; process until smooth.
- ⇒ Transfer to a container and refrigerate.
- ⇒ Enough for 8 ears of corn

Average Residential Sale Price: **\$382,736**

Average Single Family Sale Price: **\$441,085**

Average Condo Apartment Sale Price: **\$240,124**

Average Duplex/ Row house Sale Price: **\$361,130**

EDMONTON CAPITAL REGION ACTIVITY

30 Day Averages as of May 3, 2017

Average Days on Market: 56.25 YTD Sales: 5,263 (+2.85% compared to last year)

Visit www.royalpage.ca for currently listed homes in and around the Edmonton area.

This newsletter is not intended to solicit properties already listed for sale.

RENOVATIONS YOU MAY WANT TO CONSIDER

Custom renovations are often a great way to put your family's personal stamp on a home. However, you may want to rethink your plans if it means renovating to create something unique, like a built-in aquarium.

There is nothing wrong with transforming your home to reflect your family's style, but it is important to keep in mind that customizations do not always have a positive effect on the value of your home.

Consider these tips when renovating your home.

Avoid extravagant personal touches. Before choosing to install a Hollywood movie-themed room, or over- or under-height countertops to accommodate tall or short family members, remember that personal touches can potentially decrease the value of your home.

Beware of changing a room's function. The most common way to decrease the value of a home is to decrease the number of bedrooms. Consider future homeowners before you renovate and change the original function of any room.

Think carefully about installing a pool. If having a pool will please your entire family, then by all means, get one. But bear in mind a pool rarely adds monetary value to your home. Future buyers may view a pool as a chore, and parents with small children or pets may be hesitant to purchase a home with a pool due to safety concerns.

Stay away from outdoor custom renos that will be seldom used. In Canada, the majority of homeowners can only utilize the backyard for half the year. Costly additions such as outdoor kitchens or tennis courts may not deliver your intended return on investment.

Think twice about customizing a garage for specific family members. While specific family members may value a garage equipped with all the conveniences for a stay-at-home retreat, keep in mind that potential buyers may prefer a garage that can house a car or two, along with tools, garden and sports equipment.



CHOOSING THE RIGHT PERENNIALS FOR YOUR GARDEN



Plants that grow and bloom over the spring and summer, become dormant over the winter and then return in spring from their established roots are known as perennials. These plants are often regarded as the easiest and most economical way to maintain a garden you can enjoy year after year. However, the initial outlay for perennials can be somewhat pricier than annuals or biennials, so it's important to choose your plants carefully.

Gardeners find their best success when they purchase and plant perennials that are appropriate to their particular climate, sun exposure and soil conditions. If you get these three factors right, achieving a lush perennial garden that offers years of low-maintenance enjoyment and adds value to your home, is well within your reach.

Know your plant hardiness zone. Canada is divided into roughly nine different planting hardiness zones, ranging from coldest to warmest. Refer to Canada's Agriculture Plant Hardiness Zones Map to help you to identify your particular plant hardiness zone. Visit planthardiness.gc.ca.

Know your soil. Most nursery-bought plants will label the ideal soil conditions for optimal growth. Some require well-drained soil to circumvent overwatering. Others require heavier soils to retain moisture. In addition, there are often considerations for acidity of the soil for particular plants, and it may be recommended that you add the appropriate organic material to augment your soil to a closer ideal. Consider purchasing a soil testing kit to start and ask your local garden centre for further guidance.

Know your level of sun exposure. Consider the level of sunlight your plants will receive throughout the day in the location you have chosen. Whether your garden is in full sun, partial sun, shade or full shade throughout the day, the perennial plants you choose will grow best when they match the level of sun required.

For more information, visit royallepage.ca.



"However difficult life may seem, there is always something you can do and succeed at."

Stephen Hawking