

# PROPERTY EVALUATION

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PREPARED FOR : **Dear Home Owner**  
ADDRESS : **123 Your Street**  
CITY : **Your City**  
POSTAL CODE : **L2V 4r6**

MARKET EVALUATION OF : **Your Prperty**  
EVALUATION DATE : **Todays Date**

**Compliments Of:**  
**JAMIE ISHERWOOD**

**Internet Residential Realty Inc, Brokerage - 209**  
Bus: 905-329 2457

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## PURPOSE OF EVALUATION:

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### To Estimate Market Value of the Property

#### MARKET VALUE

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The highest price estimate, in terms of money which a property will bring if exposed for sale in the open market allowing reasonable time to find a buyer who purchases it with knowledge of the uses to which it is adapted and for which it is capable of being used. (As defined by the Courts.)

#### OR

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It is referred to as **the price a willing seller would sell and a willing buyer would buy**, neither being under abnormal pressure.

#### HOW IT IS ACCOMPLISHED

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Realtors typically price a home based on the basis of three or more '**comparables**' which are **similar** properties that have **recently sold**.

Then they adjust for distinct features of the house and property in question, considering condition, age, size, etc. and the level of competition in terms of other homes for sale nearby. In the end, the Realtor recommends a price range for marketing the home.

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# THE IMPORTANCE OF INTELLIGENT PRICING

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# ESTIMATE OF VALUE BY MARKET ANALYSIS

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REAL ESTATE STUDIES HAVE SHOWN IN A STEADY MARKET THAT 75% OF HOMES FOR SALE AT AN ACCURATELY CALCULATED SUGGESTED LISTING PRICE WILL SELL WITHIN 5 WEEKS OR LESS.

MOREOVER, 95% OF THE HOMES PRICED AT JUST 2% UNDER THE SUGGESTED LISTING PRICE WILL SELL WITHIN 3 WEEKS.

BUT IF A HOME IS OVER-PRICED BY JUST 5% CHANCES ARE ONLY 1 IN 20 THAT IT WILL SELL IN 12 WEEKS OR LESS.

OUR **SUGGESTED LISTING PRICE** IS AN EXPERIENCED EVALUATION OF WHAT A HOME WOULD SELL FOR, WITHOUT UNDUE WAITING OR INCONVENIENCE.

THE FOLLOWING REPORT REPRESENTS OUR CONSIDERED OPINION OF WHAT A BUYER WOULD LIKELY BE WILLING TO PAY FOR A HOME SUCH AS YOURS, WITHIN A REASONABLE PERIOD, IN TODAY'S REAL ESTATE MARKET.

OUR OPINIONS ARE BASED UPON A STUDY OF SELECTED, RECENTLY SOLD PROPERTIES WHICH WE BELIEVE TO BE THE MOST LIKE YOURS. SHOULD YOU WISH A MORE FORMAL AND COMPREHENSIVE REPORT, WE WILL ASSIST YOU IN ARRANGING FOR A PROFESSIONAL APPRAISAL WHICH WOULD BE PREPARED FOR YOU ON A FEE BASIS.

COMPARABLE HOMES HAVE BEEN **LISTED** FROM \$ **219,000.00** TO \$ **234,000.00**

DURING RECENT MONTHS, HOMES THAT HAVE **SOLD** DURING THIS SAME PERIOD HAVE RANGED FROM \$ **230,000.00** TO \$ **238,000.00**

BASED ON THE MARKET INFORMATION SUPPLIED, THE ESTIMATED VALUE OF THIS SUBJECT PROPERTY IS:

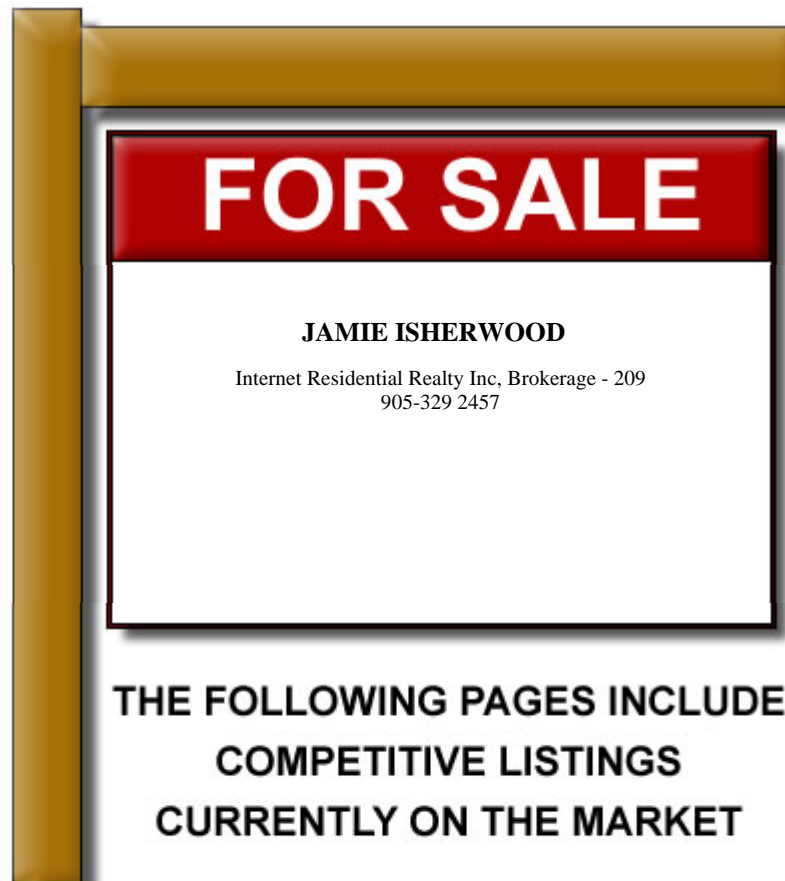
**SUGGESTED LIST PRICE:**  
**\$ 238,000.00 to \$ 240,000.00**

**PROBABLE FINAL SALE PRICE:**  
**\$ 234,000.00 to \$ 236,000.00**

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# **HOMES THAT ARE 'F-O-R S-A-L-E' IN YOUR MARKET AREA**

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WHILE ALL HOMES VARY FROM ONE ANOTHER BY THE INCLUSION OR EXCLUSION OF CERTAIN FEATURES, OUR MARKET STUDY SHOWS THESE HOMES, CONSIDERING TYPE, LOCATION, COMMUNITY, ETC. TO REPRESENT YOUR BEST COMPETITION IN THE MARKETPLACE TODAY.

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<b>260 WINTERBERRY BLVD</b> <b>Active</b> <b>558-THOROLD URBAN -</b> <b>CONFEDERATION HEIGHTS</b> <b>MLS# 2076313</b> <b>05- THOROLD</b> <b>\$234,500</b> Urban	Taxes: <b>3159.22(2006)</b> Roof: <b>Asphalt Shingle</b> Style: <b>Bi-Level, Detached</b> Bedrooms: <b>2+0</b> Full/Half Baths: <b>1 \ 0</b> Square Footage +/-: <b>1,162</b>	Flooring: <b>Carpet, CeramicTile</b> Heating: <b>Forced Air, Natural Gas</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Garage Type: <b>Attached, Single</b> Basement: <b>Full, Poured Concrete</b> Ext. Construction: <b>Brick Facing, Low Maint. S/F/E</b> Possession: <b>30-60 DAYS/TBA</b> Building Age +/-: <b>3</b>	(M) living room 24.6x16 (M) dining room comb (M) kitchen 10.4x17 (M) dinette comb (M) master bedroom 15.7x9.10 (M) bath (# pieces 1-6) 14.5x8.10 (M) bath (# pieces 1-6) 4pc
	Lot Size/Acreage: <b>52.52X102.36</b>	Legal Descr.: <b>PLAN 59M280, LOT 69</b> Site Influences: Inclusions: <b>CO DETECTOR, DISHWASHER, SMOKE DETECTOR, FRIDGE, STOVE, WASHER/DRYER, ALL LIGHT FIXTURES, ALL WINDOW COVERINGS &amp; BLINDS</b> Mort. Info.: <b>Deck, Partially Fenced</b> Mortg.Amount: Mortg.Rate: \$Payment (PIT): Mortgagee: Due Date:	



Compliments of: JAMIE ISHERWOOD, Sales Person: 905-329 2457 [jamieisherwood@sympatico.ca](mailto:jamieisherwood@sympatico.ca) INTERNET RESIDENTIAL REALTY INC, BROKERAGE - 209- 905-641-8888

Listing Office: RE/MAX GARDEN CITY REALTY INC, BROKERAGE- ST. CATHARINES - 283

THIS GREAT BI-LEVEL IS LESS THAN 3 YRS OLD AND OFFERS ATTACHED GARAGE WITH IN-HOUSE ENTRY , VAULTED CEILINGS, POT LIGHTING, LRG EAT-IN KITCHEN W/EXTRA WIDE PATIO DOORS TO REAR DECK, C/AIR, BSMT BATH R/L, CENTRAL VAC R/L. THIS LOVELY HOME SHOWS VERY WELL, PRICED WELL BELOW BUILDERS RATE, ASSUME REMAINDER OF NHWP, ALL APPLIANCES INCLUDED.

<b>9 WESTMOUNT AVE</b> <b>Active</b> <b>558-THOROLD URBAN -</b> <b>CONFEDERATION HEIGHTS</b> <b>MLS# 2078387</b> <b>05- THOROLD</b> <b>\$219,900</b> Urban	Taxes: <b>2396.65(2006)</b> Roof: <b>Asphalt Shingle</b> Style: <b>Bungalow, Detached</b> Bedrooms: <b>3+0</b> Full/Half Baths: <b>2 \ 0</b> Square Footage +/-: <b>1,100</b>	Flooring: <b>Carpet, Vinyl, Wood</b> Heating: <b>Forced Air, Natural Gas</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Garage Type: <b>Single</b> Basement: <b>Full</b> Ext. Construction: <b>Brick Facing, Low Maint. S/F/E, Wood</b> Possession: <b>30 DAYS/TBA</b> Building Age +/-: <b>OL</b>	(M) living room 17.3x14.4 (M) kitchen 7.5x9 (M) dinette 9.6x8.6 (M) bedroom 10.11x8.6 (M) bedroom 11.5x10.11 (M) bedroom 10.10x11.4 (M) sun room/florida rm 10x18 (B) rec room 21x14.5 (B) laundry 20x17 (B) kitchen comb (M) bath (# pieces 1-6) 4pc (B) bath (# pieces 1-6) 3pc
	Lot Size/Acreage: <b>55X113.88</b>	Legal Descr.: <b>PLAN 31, LOT 26, NP 917</b> Site Influences: <b>Cleared, Corner</b> Inclusions: <b>GARAGE DOOR OPENER, SMOKE DETECTOR, FRIDGE DOWN TO STAY, BLINDS &amp; WINDOW COVERINGS, FRIGE, STOVE, WASHER, DRYER ARE NEGIBLE</b> Mort. Info.: <b>Exterior Lighting, Partially Fenced, Patio</b> Mortg.Amount: Mortg.Rate: \$Payment (PIT): Mortgagee: Due Date:	



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Listing Office: SUTTON GROUP SKYWAY REALTY INC, BROKERAGE - 2102

IMMACULATE 3 BDRM BUNGALOW IN PRIME THOROLD LOCATION, HOME FEATURES LARGE LIV RM, W/FP, HRDWD UNDER CARPETS ON MN, WORKING KITCHEN W/DINETTE, REC RM DOWN W/3PC, POTENTIAL FOR 4TH BDRM, LAUNDRY WITH KIT DOWN, C/AIR, VINYL WINDOWS, S/F/E, GARAGE DOOR OPENER, FLORIDA RM & SINGLE CAR GARAGE, SHOW & SELL!

<b>162 SULLIVAN AVE</b> <b>Active</b> <b>558-THOROLD URBAN -</b> <b>CONFEDERATION HEIGHTS</b> <b>MLS# 2078473</b> <b>05- THOROLD</b> <b>\$227,900</b> Urban	Taxes: <b>2381.00(2006)</b> Roof: <b>Asphalt Shingle</b> Style: <b>Back Split, Detached</b> Bedrooms: <b>3+2</b> Full/Half Baths: <b>3 \ 0</b> Square Footage +/-: <b>1,050</b>	Flooring: <b>Carpet, CeramicTile, Wood</b> Heating: <b>Forced Air, Natural Gas</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Garage Type: <b>Full, Poured Concrete</b> Basement: <b>Full, Poured Concrete</b> Ext. Construction: <b>Aluminum Siding, Brick Facing, Low Maint. S/F/E</b> Possession: <b>90 DAYS/TBA</b> Building Age +/-: <b>OL</b>	(M) living room 12.7x11.10 (M) dining room 9.8x11.3 (M) kitchen 10.4x11 (2) master bedroom 12x10 (2) bedroom 10.8x10 (2) bedroom 11.10x8.4 (L) rec room 14.6x17.5 (L) bedroom 11.6x8.5 (B) bedroom 11.6x9.10 (B) foyer 11.6x8.6 (B) laundry (B) fruit cellar (2) bath (# pieces 1-6) 3pc (L) bath (# pieces 1-6) 3pc
	Lot Size/Acreage: <b>50X106.17</b>	Legal Descr.: <b>PLAN M12, LOT 25</b> Site Influences: Inclusions: <b>FRIDGE, SMOKE DETECTOR, STOVE, WINDOW COVERINGS, CEILING FAN, SHED</b> Mort. Info.: <b>Fenced Yard, Storage Shed</b> Mortg.Amount: Mortg.Rate: \$Payment (PIT): Mortgagee: Due Date:	




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Listing Office: ROYAL LEPAGE NIAGARA R.E. CENTRE, BROKERAGE- LAKEPORT - 2137

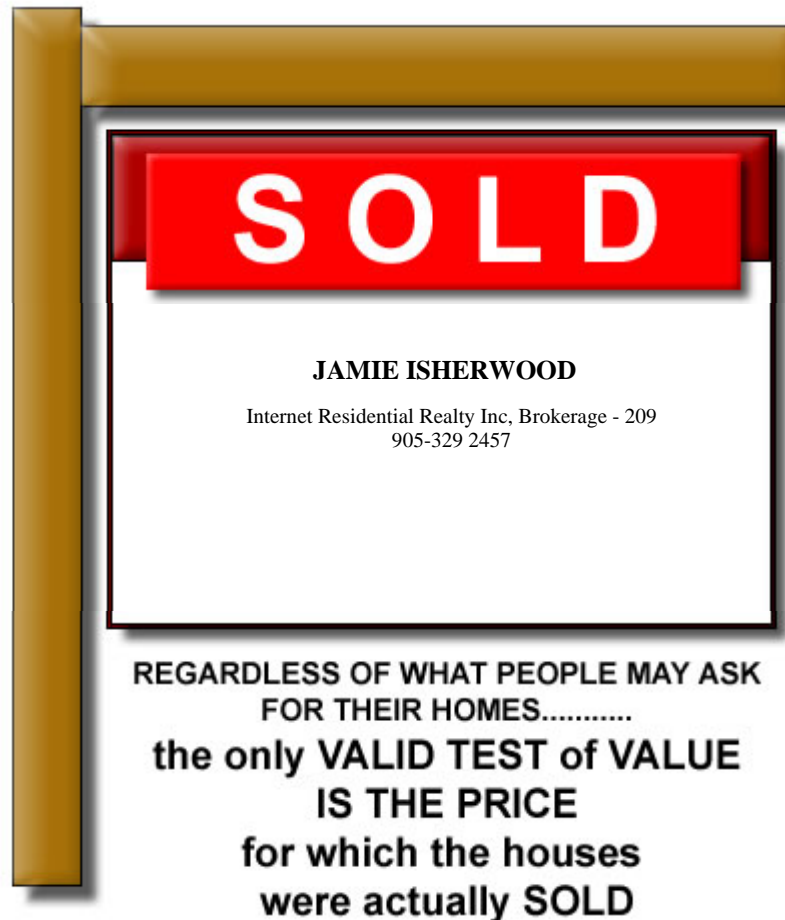
LOVELY 4-LEVEL BRICK BACKSPLIT FEATURES 4 OR 5 BRS OR 4 W/ OFFICE. BEAUTIFUL UPPER 3PC BATH W/ JACUZZI AND MARBLE VANITY PLUS 3PC AND 4PC BATHS ON 2 LOWER LEVELS. GLEAMING HDWD IN LR AND DR. OAK CABINETS IN KIT W/ CERAMIC FLRS. ROOF '06, WINDOWS '02, HYDRO ON BREAKERS. BRIGHT AND AIRY REC ROOM HAS WOODBURNING STOVE ON BRICK HEARTH, 3PC BATH, 4TH BR AND WALK-OUT COMPLETE THIS LEVEL. SHED W/ HYDRO. EASY-CARE CERAMIC TILE ENTRY FOYER AND THROUGH THE KIT AND STAIRWAY AND HALL TO 3RD LEVEL WALKOUT. CERAMIC BACKSPLASH IN KIT. NEWER CARPET REC ROOM AND SOME BRS.



<p><b>149 KEEFER RD</b>  <b>Active</b>  <b>558-THOROLD URBAN -</b>  <b>CONFEDERATION HEIGHTS</b>  <b>MLS# 2078626</b>  <b>05- THOROLD</b>  <b>\$219,900</b>  Urban</p>	<p>Taxes: <b>2200.00(2006)</b>  Roof: <b>Asphalt Shingle</b>  Style: <b>Back Split, Detached</b>  Bedrooms: <b>3+0</b>  Full/Half Baths: <b>2 \ 0</b>  Square Footage +/-: <b>1,033</b></p>	<p>Flooring: <b>Carpet, Laminate, Vinyl</b>  Heating: <b>Forced Air, Natural Gas</b>  Water: <b>Municipal</b>  Sewer: <b>Municipal</b>  Garage Type:  Basement: <b>Full, Poured Concrete</b>  Ext. Construction: <b>Aluminum Siding, Brick Facing, Low Maint. S/F/E</b>  Possession: <b>30-60 DAYS/TBA</b>  Building Age +/-: <b>29</b></p>	<p>(M) living room 14.10x12.3 (M) dining room 9.6x9  (M) kitchen 10.6x9.9 (2) master bedroom 15.4x9.9  (2) bedroom 10x8.10 (2) bedroom 9.3x8.4  (L) rec room 18.6x13.4 (B) office 8.10x7.9  (B) see remarks 11x10.7 (B) fruit cellar 6.6x5.8  (B) work shop 11x8.6 (B) laundry 10x10  (2) bath (# pieces 1-6) 4pc (L) bath (# pieces 1-6) 3pc</p>
	<p>Lot Size/Acreage: <b>55X110</b></p>	<p>Legal Descr.: <b>PLAN M42, LOT 433</b>  Site Influences: <b>Corner</b>  Inclusions: <b>MICROWAVE, SMOKE DETECTOR</b>  Mort. Info.: <b>Exterior Lighting, Partially Fenced, Patio, Storage Shed</b>  Mortg.Amount: Mortg.Rate: \$Payment (PIT);  Mortgagee: Due Date:</p>	
<p>Compliments of: <b>JAMIE ISHERWOOD, Sales Person: 905-329 2457 <a href="mailto:jamieisherwood@sympatico.ca">jamieisherwood@sympatico.ca</a> INTERNET RESIDENTIAL REALTY INC, BROKERAGE - 209: 905-641-8888</b></p>			
<p>Listing Office: <b>ROYAL LEPAGE NIAGARA R.E. CENTRE, BROKERAGE- MAYWOOD - 2129 ROYAL LEPAGE NIAGARA R.E. CENTRE, BROKERAGE - NIAGARA FALLS - 128</b></p>			
<p>EXREMELY WELL MAINTAINED BACKSPLIT, ORIGINAL OWNERS, NEW MAPLE KITCHEN, 2 UPDATED BATHS, BRIGHT LR/DR, LOVELY REC RM W/LAMINATE FLRS &amp; GAS FP, LAMINATE IN ALL BDRMS, NEW WINDOWS, LARGE YARD, DBLE CONCRETE DRIVEWAY, SPOTLESS, MOVE-IN CONDITION</p>			

## HOMES THAT HAVE 'S-O-L-D' IN YOUR MARKET AREA IN RECENT MONTHS

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THE PROPERTIES NOTED IN THIS SECTION WERE RECENTLY SOLD AND ARE PRESENTED HERE TO SHOW WHAT PEOPLE HAVE BEEN WILLING TO PAY IN TODAY'S MARKET FOR HOMES SIMILAR TO THE PROPERTY BEING EVALUATED.

OF COURSE, EVERY HOME IS UNIQUE AND THERE WILL BE DIFFERENCES BETWEEN EACH OF THEM. ALSO, THE RELATIVE DESIRES OF THE SELLERS AND BUYERS MAY HAVE BEEN DIFFERENT AS WELL AS THE CIRCUMSTANCES OF SALE. IF THESE FACTORS WERE SIGNIFICANT, WE MAKE ALLOWANCES, PLUS AND MINUS, TO DEVELOP A MEANINGFUL COMPARISON FOR THIS EVALUATION.

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<b>17 RASPBERRY TRAIL</b> <b>Sold</b> <b>558-THOROLD URBAN - CONFEDERATION HEIGHTS</b> <b>MLS# 2075572</b> <b>05- THOROLD</b> <b>\$249,900</b> Urban	Taxes: <b>2972.00(2006)</b> Roof: <b>Asphalt Shingle</b> Style: <b>Bungalow, Detached</b> Bedrooms: <b>2+0</b> Full/Half Baths: <b>1 \ 0</b> Sale Date: <b>10-MAR-2007</b> Sale Price: <b>\$248,000</b> Square Footage +/-: <b>1,240</b>	Flooring: <b>Carpet, CeramicTile, Laminate</b> Heating: <b>Forced Air, Natural Gas</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Garage Type: <b>Attached, Single</b> Basement: <b>Full, Poured Concrete</b> Ext. Construction: <b>Brick Facing, Low Maint. S/F/E</b> Possession: <b>30-60 DAYS</b> Building Age +/-: <b>2</b>	(M) kitchen 14x11 (M) dinette 9x10 (M) living room 14x11 (M) laundry 8x6 (M) master bedroom 15x12 (M) bedroom 11x11 (M) bath (# pieces 1-6) 4pc
	Lot Size/Acreage: <b>40.02X115.5</b>		Legal Descr.: <b>LOT 81,PLAN 59M280,THOROLD</b> Site Influences: <b>Cul De Sac</b> Inclusions: <b>DISHWASHER,GARAGE DR OPENER,MICROWAVE,SECURITY SYSTEM,SMOKE DETECTOR,WINDOW BLINDS</b> Mort. Info.: <b>Exterior Lighting, Fenced Yard</b> Mortg.Amount: <b>Mortg.Rate: \$Payment (PIT):</b> Mortgagee: <b>Due Date:</b>



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Listing Office: **ROYAL LEPAGE NIAGARA R.E. CENTRE, BROKERAGE- MAYWOOD - 2129**

Selling Office: **COLDWELL BANKER MOMENTUM REALTY, BROKERAGE - 271**

LOCATION, LOCATION, LOCATION! WHY BUILD? GORGEOUS OPEN CONCEPT BUNGALOW, 'MELROSE' MODEL, ON A QUIET CUL-DE-SAC IN THOROLD. ONLY 2YRS OLD & LOADED W/UPGRADES INCLUDING ALL BRICK EXTERIOR, MAIN FLR LAUNDRY, LRG KITCHEN W/ UPGRADED CABINETS, GAS FP, MAIN BATH W/JACUZZI TUB, MASTER BEDROOM W/ HIS AND HERS CLOSETS, CENTRAL AIR, HOME SECURITY SYSTEM, BIG UNSPOILED BASEMENT, ATTACHED GARAGE, FULLY FENCED YARD AND MUCH MORE, PRICED TO SELL! OPEN HOUSE SUNDAY MARCH 11 2-4PM!

<b>134 PARKLANE CRES</b> <b>Sold</b> <b>558-THOROLD URBAN - CONFEDERATION HEIGHTS</b> <b>MLS# 2075930</b> <b>05- THOROLD</b> <b>\$214,900</b> Urban	Taxes: <b>2661.00(2006)</b> Roof: <b>Asphalt Shingle</b> Style: <b>Bungalow, Detached</b> Bedrooms: <b>3+0</b> Full/Half Baths: <b>2 \ 0</b> Sale Date: <b>05-MAR-2007</b> Sale Price: <b>\$214,000</b> Square Footage +/-: <b>1,200</b>	Flooring: <b>Carpet, CeramicTile</b> Heating: <b>Forced Air, Natural Gas</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Garage Type: <b>Attached, Double</b> Basement: <b>Full, Poured Concrete</b> Ext. Construction: <b>Brick Facing, Low Maint. S/F/E</b> Possession: <b>60 DAYS</b> Building Age +/-: <b>OL</b>	(M) kitchen 11.6x18.1 (M) living room 11.6x20.10 (M) bedroom 10.8x9.6 (M) master bedroom 11.1x10.9 sun room/florida rm 24.3x10 (M) bedroom 9.11x8.1 (M) bath (# pieces 1-6) 4pc (B) rec room 22.10x32.4 (M) bath (# pieces 1-6) 3pc (B) bath (# pieces 1-6) 3pc
	Lot Size/Acreage: <b>70X125</b>		Legal Descr.: <b>PLAN 55, LOT 9, NP 689</b> Site Influences: <b>Corner</b> Inclusions: Mort. Info.: <b>Deck, Exterior Lighting, Fenced Yard</b> Mortg.Amount: <b>Mortg.Rate: \$Payment (PIT):</b> Mortgagee: <b>Due Date:</b>



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Listing Office: **COLDWELL BANKER 1ST NIAGARA REALTY INC, BROKERAGE - 200**

Selling Office: **ROYAL LEPAGE NIAGARA R.E. CENTRE, BROKERAGE- MAYWOOD - 2129**

SPACIOUS, WELL DECORATED 3 BDRM BRICK BUNGALOW, ATTACHED BREEZEWAY AND DBL CAR GARAGE, PRIVATE FENCED IN YARD, C/AIR, C/VAC, 2 FULL BATHS, FINISHED BASEMENT, ROOF 03 APPROX, F.A.G.FURNACE, REC RM W/FP & BAR, PLEASURE TO SHOW, WHIRLPOOL TUB, MN FLR, EXTERIOR GAZEBO

<b>107 COLLIER RD N</b> <b>Sold</b> <b>558-THOROLD URBAN - CONFEDERATION HEIGHTS</b> <b>MLS# 2076605</b> <b>05- THOROLD</b> <b>\$239,900</b> Urban	Taxes: <b>2775.00(2006)</b> Roof: <b>Asphalt Shingle</b> Style: <b>Bungalow, Detached</b> Bedrooms: <b>3+1</b> Full/Half Baths: <b>2 \ 0</b> Sale Date: <b>27-FEB-2007</b> Sale Price: <b>\$238,000</b> Square Footage +/-: <b>1,175</b>	Flooring: <b>CeramicTile, Laminate</b> Heating: <b>Forced Air, Natural Gas</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Garage Type: <b>Detached, Double</b> Basement: <b>Full, Poured Concrete</b> Ext. Construction: <b>Brick Facing, Stone, Vinyl Siding</b> Possession: <b>90 DAYS/TBA</b> Building Age +/-: <b>OL</b>	(M) kitchen 11x12 (M) dining room 10.5x12 (M) living room 13x20 (M) master bedroom 11x12.5 (M) bedroom 10x10.5 (M) bedroom 10x11.5 (M) bath (# pieces 1-6) 4pc (B) rec room 24x31 (B) bedroom 11x12.5 (M) bath (# pieces 1-6) 4pc (B) bath (# pieces 1-6) 3pc
	Lot Size/Acreage: <b>66X200</b>		Legal Descr.: <b>PT TWP LT 20, BB31542, EXCEPT PT1, 59R5021; THOROLD</b> Site Influences: Inclusions: <b>DISHWASHER, MICROWAVE, SMOKE DETECTOR, SMOKE DETECTOR, GARAGE DOOR OPENER</b> Mort. Info.: <b>Fenced Yard, Patio, Storage Shed</b> Mortg.Amount: <b>Mortg.Rate: \$Payment (PIT):</b> Mortgagee: <b>Due Date:</b>




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Selling Office: **COLDWELL BANKER MOMENTUM REALTY, BROKERAGE - 196**

BEAUTIFUL BUNGALOW, TOTALLY REDONE FROM TO TO BOTTOM, KITCHEN FEATURES BLEACHED OAK CABINETS, W/PINSPOT POTLIGHTS, NEW HRDWD IN LR, BDRMS HAVE HRDWD, ROOF 3 YRS, HI-EFF FURANCE, 3 YRS




<b>47 KEEFER RD</b> <b>Sold</b> <b>558-THOROLD URBAN -</b> <b>CONFEDERATION HEIGHTS</b> <b>MLS# 2076878</b> <b>05- THOROLD</b> <b>\$236,900</b> Urban 	Taxes: <b>2900.00(2006)</b> Roof: <b>Asphalt Shingle</b> Style: <b>Back Split, Detached</b> Bedrooms: <b>3+1</b> Full/Half Baths: <b>2 \ 0</b> Sale Date: <b>07-FEB-2007</b> Sale Price: <b>\$236,000</b> Square Footage +/-: <b>1,200</b>	Flooring: <b>Carpet, CeramicTile, Laminate</b> Heating: <b>Forced Air, Natural Gas</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Garage Type: <b>1.5, Attached</b> Basement: <b>Full, Poured Concrete</b> Ext. Construction: <b>Aluminum Siding, Brick Facing, Low Maint. S/F/E</b> Possession: <b>MAY 11/TBA</b> Building Age +/-: <b>20</b>	(M) living room 12x11 (M) dining room 11x10 (M) kitchen 16x11.2 (2) master bedroom 14.2x11 (2) bedroom 11.5x11 (2) bedroom 10.8x8.2 (M) foyer 11x7.6 (L) rec room 27x19 (B) games room 17.6x9.3 (B) bedroom 11.3x10.10 (2) bath (# pieces 1-6) 4pc (L) bath (# pieces 1-6) 3pc
	Lot Size/Acreage: <b>45X110</b>	Legal Descr.: <b>PLAN M42, LOT 480</b> Site Influences: Inclusions: <b>GARAGE DOOR OPENER, BAR FRIDGE, SMOKE DETECTOR, DISHWASHER</b> Mort. Info.: <b>Deck, Exterior Lighting, Fenced Yard, Storage Shed</b> Mortg.Amount: <b>Mortg.Rate: \$Payment (PIT):</b> Mortgagee: <b>Due Date:</b>	

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Listing Office: **ROYAL LEPAGE NIAGARA R.E. CENTRE, BROKERAGE- MAYWOOD - 2129**

Selling Office: **ROYAL LEPAGE NIAGARA R.E. CENTRE, BROKERAGE - NIAGARA FALLS - 128**

BEAUTIFUL 3 BDRM BACKSPLIT, HRDWD FLRS IN LIV RM/DIN RM, SPACIOUS EAT-IN KITCHEN W/PORCELAIN TILE & UPDATED COUNTERTOP OVERLOOKS HUGE FINISHED FAMILY RM W/GAS FP, 4TH LEVEL FEATURES GAMES RM W/LAMINATE FLR & 4TH BDRM OR OFFICE, 3 GOOD SIZED BDRMS, ALL W/LAMINATE FLRS, 2 BATHS, LOWER LEVEL NEW CERAMICS & VANITY, PATIO DRS TO COVERED 2 TIERED WOOD DECK & FENCED YARD, THIS HOME IS IMMACULATE & SHOWS REALLY WELL! APPROX 2000 SQFT FINISHED LIVING SPACE!


<b>180 KEEFER RD</b> <b>Sold</b> <b>558-THOROLD URBAN -</b> <b>CONFEDERATION HEIGHTS</b> <b>MLS# 2077974</b> <b>05- THOROLD</b> <b>\$239,900</b> Urban 	Taxes: <b>3100.00(2006)</b> Roof: <b>Asphalt Shingle</b> Style: <b>Bi-Level, Detached</b> Bedrooms: <b>3+1</b> Full/Half Baths: <b>2 \ 0</b> Sale Date: <b>09-MAR-2007</b> Sale Price: <b>\$233,000</b> Square Footage +/-: <b>1,200</b>	Flooring: <b>Carpet, CeramicTile, Laminate</b> Heating: <b>Forced Air, Natural Gas</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Garage Type: <b>Attached, Single</b> Basement: <b>Full, Poured Concrete</b> Ext. Construction: <b>Aluminum Siding, Brick Facing</b> Possession: <b>60 DAYS/TBA</b> Building Age +/-: <b>29</b>	(M) kitchen 14.6x11 (M) living room 16x10.3 (M) dining room 10x10.3 (M) bedroom 16.6x11.8 (M) bedroom 12.3x8.6 (M) bedroom 9.8x9 (B) office 12.3x8.6 (B) rec room 37.6x14.2 (B) laundry 16x10 (B) storage 22x10 (B) bath (# pieces 1-6) 3pc (M) bath ensuite (# pieces 1-6) 4pc
	Lot Size/Acreage: <b>50X100</b>	Legal Descr.: <b>PCL 191-SEC M42, LOT 191, PLAN M42, THOROLD</b> Site Influences: <b>Cleared, Scenic View</b> Inclusions: <b>DISHWASHER, GARAGE DR OPENER, MICROWAVE, POOL EQUIPT, SMOKE DETECTOR, SEE L.A. FOR LIST OF EQUIPT</b> Mort. Info.: <b>Built-In BBQ, Deck, Exterior Lighting, Fenced Yard, Patio, Pool Inground, Storage Shed</b> Mortg.Amount: <b>Mortg.Rate: \$Payment (PIT):</b> Mortgagee: <b>Due Date:</b>	

Compliments of: **JAMIE ISHERWOOD, Sales Person: 905-329 2457 [jamieisherwood@sympatico.ca](mailto:jamieisherwood@sympatico.ca) INTERNET RESIDENTIAL REALTY INC, BROKERAGE - 209: 905-641-8888**

Listing Office: **RE/MAX NIAGARA REALTY LTD, BROKERAGE - FORT ERIE - 12**

Selling Office: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE- ST. CATHARINES - 283**

SPECTACULAR VIEWS FROM THE ELEVATED COVERED PORCH, THIS HOME IS VERY DECEIVING FROM THE ROAD, IMMACULATE THRUOUT, HUGE FINISHED REC RM, GAS FP, WET BAR & SLIDING DRS LEVEL TO REAR YARD, INGROUND POOL & NICELY LANDSCAPED,

<b>2 STEWART AVE</b> <b>Sold</b> <b>558-THOROLD URBAN -</b> <b>CONFEDERATION HEIGHTS</b> <b>MLS# 2078402</b> <b>05- THOROLD</b> <b>\$239,000</b> Urban 	Taxes: <b>2505.00(2006)</b> Roof: <b>Asphalt Shingle</b> Style: <b>Bungalow, Detached</b> Bedrooms: <b>4+3</b> Full/Half Baths: <b>2 \ 0</b> Sale Date: <b>14-MAR-2007</b> Sale Price: <b>\$240,000</b> Square Footage +/-: <b>1,260</b>	Flooring: <b>Carpet, CeramicTile, Wood</b> Heating: <b>Forced Air, Natural Gas</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Garage Type: <b>Attached, Single</b> Basement: <b>Full, Poured Concrete</b> Ext. Construction: <b>Brick Facing, Low Maint. S/F/E</b> Possession: <b>IMMED/W/TENANTS</b> Building Age +/-: <b>40</b>	(M) living room 12x18 (M) kitchen 8.6x11 (M) bedroom 11.10x11 (M) bedroom 9.4x11.6 (M) bedroom 9.6x11 (M) bedroom 11x12 (M) bath (# pieces 1-6) 4pc (B) bath (# pieces 1-6) 4pc (B) kitchen 8.4x8.4 (B) dinette 7.6x11 (B) rec room 12.8x17 (B) bedroom 10x12 (B) bedroom 10x12 (B) bedroom 12.6x16
	Lot Size/Acreage: <b>54X100</b>	Legal Descr.: <b>PLAN 38, PTL 17, NP 924</b> Site Influences: <b>See Remarks</b> Inclusions: <b>CO DETECTOR, DRYER, FRIDGE, SMOKE DETECTOR, STOVE, WASHER</b> Mort. Info.: <b>Fenced Yard</b> Mortg.Amount: <b>Mortg.Rate: \$Payment (PIT):</b> Mortgagee: <b>Due Date:</b>	

Compliments of: **JAMIE ISHERWOOD, Sales Person: 905-329 2457 [jamieisherwood@sympatico.ca](mailto:jamieisherwood@sympatico.ca) INTERNET RESIDENTIAL REALTY INC, BROKERAGE - 209: 905-641-8888**

Listing Office: **ROYAL LEPAGE NIAGARA R.E. CENTRE, BROKERAGE- MAYWOOD - 2129**

Selling Office: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE- ST. CATHARINES - 283**

7BR BUNGALOW IN ONE OF THOROLD'S MORE DESIRABLE AREA. 4BRS ON MAIN FLR, 3BRS, KITCHEN, REC RM & 4PC BATH IN BSMT. THIS HOME IS CLOSE TO THE PEN, BROCK UNIVERSITY & BUS ROUTE. EXCELLENT INCOME. ALL NEWER WINDOWS EXCEPT LR. HDWD FLRS IN BRS & LR UPSTAIRS. THE OUTSIDE IS BRICK/ALUM, LOW MAINTENANCE

## **HOMES THAT FAILED TO SELL IN YOUR MARKET AREA**

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THE FOLLOWING PAGES INCLUDE SOME PROPERTIES THAT DID NOT SELL WHILE EXPOSED TO THE MARKET PLACE FOR A REASONABLE PERIOD OF TIME.

THESE PROPERTIES SHOWN ARE SIMILAR IN SIZE AND STYLE TO YOURS AND USUALLY HAVE NOT SOLD BECAUSE THE SELLER WAS ASKING TOO MUCH MONEY CONSIDERING ALL THE FACTORS OF THE PROPERTY

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<b>26 CARTIER DR</b> <b>Expired</b> <b>558-THOROLD URBAN -</b> <b>CONFEDERATION HEIGHTS</b> <b>MLS# 2069900</b> <b>05- THOROLD</b> <b>\$239,900</b> Urban	Taxes: <b>2334.39(2006)</b> Roof: <b>Asphalt Shingle</b> Style: <b>Bungalow, Detached</b> Bedrooms: <b>3+2</b> Full/Half Baths: <b>2 \ 0</b> Exp.Date: <b>12-FEB-2007</b> Square Footage +/-: <b>1,014</b>	Flooring: <b>CeramicTile, Laminate</b> Heating: <b>Forced Air, Natural Gas</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Garage Type: <b>Double</b> Basement: <b>Full</b> Ext. Construction: <b>Brick Facing, Vinyl Siding</b> Possession: <b>30-60 DAYS/TBA</b> Building Age +/-: <b>26</b>	(M) kitchen 15.8x11.5 (M) living room 15x14.7 (M) master bedroom 13x10 (M) bedroom 11x8.6 (M) bedroom 10x9 (B) kitchen 13.9x10.3 (B) rec room 13.8x11.7 (B) bedroom 11.5x10.9 (B) bedroom 11.7x8.2 (M) bath (# pieces 1-6) 4pc (B) bath (# pieces 1-6) 3pc
			Lot Size/Acreage: <b>53.57X110.00</b>



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Listing Office: **CANAL CITY REALTY INC, BROKERAGE - 2101**

NORTH CONFEDERATION BUNGALOW - 5 BRS+, HOME HAS BEEN REMODELLED FROM TOP TO BOTTOM! NEW ITEMS INCL LAMINATE FLRING THRU' OUT, BASEBOARDS, PAINTED WALLS & CEILINGS, CERAMIC FLR IN EAT-IN KIT, BLT-IN DSHWSHR, SLIDING DRS TO WOOD DECK. C/A '05, C/V '04, REMODELLED BATHS, NEW ROOF, F/S/E '05, FIN BSMT & KIT, 2 BRS, REC RM. 100 AMP SERVICE BREAKERS. DBL GARAGE, AUTO DR OPENER & HYDRO. NEWER VINYL WINDOWS, FENCED YRD, PREWIRED FOR SECURITY SYSTEM. APPLIANCES NEGOTIABLE.

<b>50 LAMPMAN CRES</b> <b>Expired</b> <b>558-THOROLD URBAN -</b> <b>CONFEDERATION HEIGHTS</b> <b>MLS# 2074268</b> <b>05- THOROLD</b> <b>\$204,900</b> Urban	Taxes: <b>2800.00(2006)</b> Roof: <b>Asphalt Shingle</b> Style: <b>Bi-Level, Detached</b> Bedrooms: <b>2+1</b> Full/Half Baths: <b>2 \ 0</b> Exp.Date: <b>28-FEB-2007</b> Square Footage +/-: <b>1115</b>	Flooring: <b>CeramicTile, Wood</b> Heating: <b>Forced Air, Natural Gas</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Garage Type: <b>Attached, Single</b> Basement: <b>Full, Poured Concrete</b> Ext. Construction: <b>Aluminum Siding, Brick Facing, Low Maint. S/F/E</b> Possession: <b>60 DAYS/TBA</b> Building Age +/-: <b>21</b>	(M) living room 11.4x17 (M) dining room 122.1x11.2 (M) kitchen 10x10 (M) master bedroom 12x13.10 (M) bedroom 10x13.10 (B) bedroom 8.6x13 (B) living room 13x15 (B) kitchen 10x12 (M) bath (# pieces 1-6) 4pc (B) bath (# pieces 1-6) 3pc
			Lot Size/Acreage: <b>26.3X133.83</b>



Compliments of: **JAMIE ISHERWOOD, Sales Person: 905-329 2457 [jamieisherwood@sympatico.ca](mailto:jamieisherwood@sympatico.ca) INTERNET RESIDENTIAL REALTY INC, BROKERAGE - 209: 905-641-8888**  
Listing Office: **ROYAL LEPAGE NIAGARA R.E. CENTRE, BROKERAGE- MAYWOOD - 2129**

THIS PROPERTY HAS IT ALL! NICE LAYOUT ON THE MN FLR, TWO BDRMS, HDWD FLRG, EAT-IN KIT, SKYLIGHTS, ENSUITE PRIVILEGE, PATIO DRS TO A NICE DECK & ALL BEAUTIFULLY MAINTAINED WITH NO REAR NEIGHBOURS. BSMT OFFERS A SEPARATE ENTRANCE WITH ONE MORE BDRM, KIT, LAUNDRY & BATH, PERFECT IN-LAW SETUP, BSMT PRESENTLY RENTED TO A SINGLE STUDENT @ \$650/MTH, ENDLESS POSSIBILITIES HERE! CALL FOR DETAILS.

# SUMMARY OF COMPARABLE PROPERTIES

#	Street Address	Beds	Baths	Sold Date	DOM	SqFt	ListPrice	SoldPrice
<b>Properties Currently for Sale</b>								
1	260 WINTERBERRY BLVD	2+0	1 \ 0		60	1,162	\$234,500	
2	9 WESTMOUNT AVE	3+0	2 \ 0		9	1,100	\$219,900	
3	162 SULLIVAN AVE	3+2	3 \ 0		6	1,050	\$227,900	
4	149 KEEFER RD	3+0	2 \ 0		4	1,033	\$219,900	
					<b>Averages</b>	<b>19</b>	<b>\$ 225,550</b>	
<b>Expired Properties</b>								
5	26 CARTIER DR	3+2	2 \ 0		215	1,014	\$239,900	
6	50 LAMPMAN CRES	2+1	2 \ 0		119	1115	\$204,900	
					<b>Averages</b>	<b>167</b>	<b>\$ 222,400</b>	
<b>Sold Properties</b>								
7	17 RASPBERRY TRAIL	2+0	1 \ 0	03/10/2007	86	1,240	\$249,900	\$248,000
8	134 PARKLANE CRES	3+0	2 \ 0	03/05/2007	60	1,200	\$214,900	\$214,000
9	107 COLLIER RD N	3+1	2 \ 0	02/27/2007	36	1,175	\$239,900	\$238,000
10	47 KEEFER RD	3+1	2 \ 0	02/07/2007	8	1,200	\$236,900	\$236,000
11	180 KEEFER RD	3+1	2 \ 0	03/09/2007	10	1,200	\$239,900	\$233,000
12	2 STEWART AVE	4+3	2 \ 0	03/14/2007	6	1,260	\$239,000	\$240,000
					<b>Averages</b>	<b>34</b>	<b>\$ 236,750</b>	<b>\$ 234,833</b>

## **MARKETING EXPENSE AND NET PROCEEDS**

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MARKET VALUE ..... \$ 238,000.00

### ESTIMATED EXPENSES:

Real Estate Brokerage Fees ..... \$ 0.00

Tax(S) on Brokerage Fees ..... \$ 0.00

Legal Fees (Approximate) ..... \$ 0.00

Legal Disbursements ..... \$ 0.00

Tax(s) on Legal Services ..... \$ 0.00

Tax Adjustment ..... \$ 0.00

Survey Preparation (if applicable) ..... \$ 0.00

Tax(s) on balance of services ..... \$ 0.00

Mortgage Prepayment Penalty ..... \$ 0.00

Mortgage Prepayment Penalty ..... \$ 0.00

(2nd Mortgage) ..... \$ 0.00

Less TOTAL ESTIMATED SELLING COSTS ... \$ 0.00

NET TO SELLER PRIOR TO MORTGAGE  
PAYOFF ... \$ 238,000.00

Less Current Mortgage ... \$ 0.00

ESTIMATED NET TO  
SELLER ..... \$ 238,000.00

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## WHAT ARE SOME OF YOUR CONCERNS?

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- |   |   |
|---|---|
| <input checked="" type="checkbox"/> buyer's qualifications? | <input checked="" type="checkbox"/> inconvenience?      |
| <input checked="" type="checkbox"/> financing?              | <input checked="" type="checkbox"/> closing costs?      |
| <input checked="" type="checkbox"/> broker's commision?     | <input checked="" type="checkbox"/> possession?         |
| <input checked="" type="checkbox"/> security?               | <input checked="" type="checkbox"/> pricing?            |
| <input checked="" type="checkbox"/> advertising?            | <input checked="" type="checkbox"/> showing procedures? |
| <input checked="" type="checkbox"/> negotiations?           | <input checked="" type="checkbox"/> exclusive?          |
| <input checked="" type="checkbox"/> inspections?            | <input checked="" type="checkbox"/> multiple listings?  |
| <input checked="" type="checkbox"/> activity?               | <input checked="" type="checkbox"/> open house?         |

I AM ANXIOUS TO HAVE YOU SHARE WITH ME YOUR CONCERNS AND EXPECTATIONS ABOUT THE MARKETING OF YOUR PROPERTY. FROM THE ITEMS ABOVE...AND ANY OTHERS YOU MAY THINK OF PLEASE LIST, IN ORDER OF THEIR IMPORTANCE, THE THINGS WHICH CONCERN YOU THE MOST.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

I SHALL MAKE A SPECIAL EFFORT TO COVER IN DEPTH, THOSE AREAS OF PARTICULAR INTEREST TO YOU.

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# HOW LONG DOES IT TAKE TO MARKET A PROPERTY?

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The length of time it takes to market a house will vary.  
Some properties will sell in just a few days, others may require several months.  
Following are the six factors that influence the time it takes to sell a property

## 1. COMPETITION

Every Buyer makes his decision about which home to buy and how much it is worth by his other choices at the time he buys. The supply of other choices the Buyer's will compare with your home is constantly changing each week and month. The current competition always affects the Buyer's opinion of your property and what he thinks it is worth. So, the question is: What will be the Buyer's other choices at the time they are shown your property?

## 2. PRICE

If the property has not sold after a reasonable length of time, but other similar properties have sold, then the price may need to be reduced. If this is true and the price is not reduced, a sale may be delayed or prevented.

## 3. PROPERTY

If the property should show poorly or have major defects which cannot be, or are not corrected, a sale may not occur until the defects are corrected or the price is adjusted to compensate for them.

## 4. FINANCING

The current cost of mortgage financing plays an important role in affordability to most prospective buyers. If these costs are too high, then the financing may cause a delay or prevent a sale.

## 5. TIMING

Timing is the condition of the real estate market at the time of the sale. Supply and demand are the factors influencing whether it is a Seller's or a Buyer's market. Neither the seller nor the listing agent can change the market conditions at the time the property is for sale. It must be accepted for what it is.

## 6. MARKETING

Marketing techniques are being constantly tested and updated for the best results. But, even expert marketing has limitations because marketing cannot overcome any of the first five factors if they are out of balance and remain uncorrected. You will be supplied with a constant flow of updated information which will help you determine the marketability of your property.

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# HERE'S WHAT WE DO FOR YOU!

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## COMMITMENT

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1. Get as many **QUALIFIED** buyers as possible into your home until it's **SOLD!**
  2. **COMMUNICATE** the results of our activities weekly to you.
  3. Assist you in getting the **HIGHEST POSSIBLE DOLLAR VALUE** for your property with the least inconvenience
  4. Constantly look for the best possible methods of exposing your property to the potential buyers in the market.
  5. Suggest and advise you of any changes you might want to make to your property to make it even more marketable for the buyers.
  6. Immediately alert all **Local Realtors** of your property.
  7. Immediately place our recognized sign on your property.
  8. If your home is listed on the **M.L.S.** system, an open house for all Realtors will be held at your convenience.
  9. Develop a list of features and benefits of your home, for the co-operating agents to use with their potential buyers.
  10. Advertise as necessary, through one of our many marketing sources.
  11. Follow-up on all the sales people that have shown your home for their response.
  12. Constantly keep you up to date on current market conditions.
  13. Represent you upon the presentation of **ALL** offers by the co-operating agents and to help in negotiating the best possible price and terms for you.
  14. Handle follow-up and keep you informed, after the contract has been accepted, on all mortgage and other closing procedures.
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## NOTES

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