

Your Home **SOLD** GUARANTEED, or We'll Buy It!*

IN CASE YOU MISSED IT ...

Brought to you by

(647) 360-6433

www.SeeTorontoAreaHomes.com



The TownSend Team

*some conditions apply



MAKE YOUR LIFE EASIER WITH THESE 4 SMART PRODUCTS

Smart home products that make you safer while adding value and functionality to your home will always be the favoured upgrades.

Check out these products that will also make your life easier.

1. At an average price of \$200, Wi-Fi-enabled video doorbells will keep you tuned in visually and audibly to the action on your front porch, all via your Smartphone. You don't even have to be home, and you have the benefit of seeing and speaking to whoever rings your bell. Video doorbells are easy to install and provide great security.

2. A great partner to the video doorbell is the smart door lock. Enter the digital world by having digital key codes for anyone you wish to be able to access your home. You can give temporary access with a smart lock and lock or unlock your door with your Smartphone or voice.

3. As power grids expand and the number of households increases, so does the number of power outages. Generators for the home are becoming more popular, but not the portable ones that are noisy, need refuelling and spew smelly gases. These generators look like HVAC units and run on natural gas or propane. They kick in automatically when the power goes out and are built into your home. An added incentive to have a smart generator is that it can be operated from your Smartphone.

4. Wi-Fi-enabled blinds that you can control with your voice or Smartphone will help with heating and cooling costs. They also up your level of home security.

TAKE CARE OF YOUR HOME WITH THESE SUMMER MAINTENANCE TIPS

» Taking care of your home is one of the best things you can do to keep its value. Summer is the best time to detect issues that require maintenance to maintain the integrity of your home. There are some simple but important tips to help you take care of your investment.

» Exterior cleaning can be your biggest asset. Start by power washing your siding and decks. It may expose surfaces that need protective coatings from the winter elements.

» Follow up your pressure washing with cleaning the outside of your windows to remove accumulated dirt and grime, making the windows more functional.

» While working on the exterior, thoroughly clean your gutters. Make sure that they drain properly so you don't get pooling in the yard.

» The summer months are a great time to get a garage door tune-up to make sure it is operating smoothly and seals out water and pests. If you see pests anywhere in or outside your home, hire an exterminator to eliminate these unwanted visitors.

» Check your roof for damaged shingles and the eaves for water damage that can cause further issues to the interior of your home.

» Your landscaping should properly direct water runoff around the exterior of your home. Replacing mulch or rocks that have washed away will help ensure that water drains away from the house.

» Summer is a great time to do some interior painting. Protect your walls and take advantage of warmer temperatures for drying and odor control. Keeping up with today's decorating trends by updating your home's interior will help keep you prepared should you decide to sell.

» This advice should keep things in top shape. Contact us by phone or email, and we would be happy to give you more advice on which maintenance tips best benefit your home.

We are always here to help.

Great Ideas for Quick, Easy Fixes That Will Help Your Home Sell GET MY FREE GUIDE!

Perhaps this is the first time you're planning to sell your home or maybe you've done this a few times before, in this guide, you'll find great tips on how to get top dollar for your home.

Make it easier by requesting my Free Guide, Reach out to **647-360-6433** and we'll send it right out to you.





IS IT A GOOD IDEA TO GET PREAPPROVED?

As a serious homebuyer, you need to do everything you can to put yourself in a strong position to negotiate a purchase on a home. Before you even look at a home, the best thing you can do is to visit a mortgage lender and get preapproved for a loan.

Sellers are more willing to negotiate when you have a preapproval letter submitted with a purchase offer. A lender-signed preapproval adds strength to your offer because the lender has confirmed your creditworthiness and verified all the documentation needed to approve a certain loan amount. Most preapprovals last 60 to 90 days.

By starting your house hunting with a visit to a lender, you benefit in many ways. You have the opportunity to discuss loan options and budgeting. With a credit check, you can address any problems ahead of time, and you will know the maximum amount that you can borrow. Preapproval will take you through negotiations, while final loan approval will occur when an appraisal is done and the loan is tied to a specific property.

WHAT THEY ARE SAYING ABOUT THE TOWNSEND TEAM!

"Roger has been my real estate agent for over thirteen years. He got my wife and I our first and second home and he's my only choice in real estate. He puts his years of experience, work ethic, and patience at our disposal to go beyond our expectations in providing what our growing family needs. Buying or selling a house can be stressful, but I've never felt safer in navigating the pro and cons of such a big decision. Now I share this peace of mind with you.... Call Roger!"

-Duane Hall

"Michael was amazing. Selling our home was very stressful and his calm and professional demeanor made the process so easy. He was able to deliver in listing our place and ensuring an offer presentation date was in place to bring in high interest to our property. We really enjoyed having the 3D virtual tour available for our home - especially during these COVID times!"

-Cecile Nguyen

"I needed my place rented within a short time frame. I had reached out to Anthony and was very pleased. Anthony was very courteous, knowledgeable, prompt, reliable and forward thinking to name a few. Anthony managed to rent my place out and kept me apprised throughout the process. Without hesitation, I would reach out to Anthony again and/or refer to friends and families. Contact him, you will not be disappointed."

-Darcia Paul

Thank you for your referrals!

I succeed when people like you refer me to your friends, neighbours and loved ones. It's the best kind of feedback I can receive.

So thanks for continuing to pass this newsletter on to people you care about.

Lemon Blueberry Bread



Ingredients

- 1/3 cup butter, melted
- 2 eggs, room temperature
- 3 tablespoons lemon juice
- 1 cup sugar
- 1 1/2 cup all-purpose flour
- 1 teaspoon baking powder
- 1/2 teaspoon salt
- 1/4 teaspoon baking soda
- 1/2 cup plain sour cream or Greek yogurt
- 1 cup fresh or frozen blueberries
- 2 tablespoons lemon zest

Preheat oven to 375° F.

In medium mixing bowl, whisk butter, eggs, lemon juice and sugar. In separate bowl, mix together flour, baking powder, salt and baking soda.

Add flour mixture to butter mixture alternately with sour cream, stirring gently. Fold in blueberries and lemon zest.

Pour into greased 8 x 4 inch loaf pan. Bake at 375° F for 20 minutes. Turn oven down to 350° F and bake for additional 30-40 minutes. Cool for 10 minutes. Transfer to wire rack. Glaze if desired while warm.

& Enjoy!

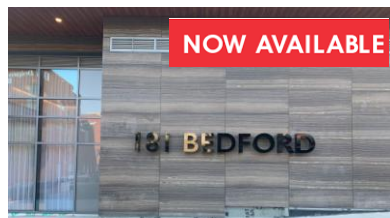
WEALTH BUILDING CORNER



131 GREENWOOD RD



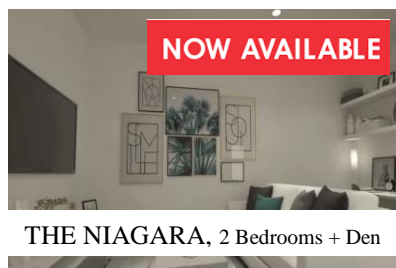
7 NAVENBY CRESCENT



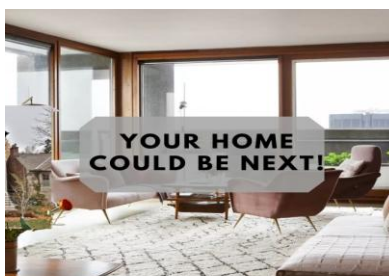
181 Bedford Rd, One Bedroom + Den



181 Bedford Rd, 2 Bedrooms + Den



THE NIAGARA, 2 Bedrooms + Den



WORTH READING



9 Irritating Things about Summer Heat (and How to Nix Them)

By Nancy Mann Jackson

House Logic

If you've looked forward to the warmer months but forgotten about the sweaty pitfalls of the summer season, this article will help you make it through the bugs, grime, heat and high cooling bills. It highlights small issues that niggle at you but are easily remedied, like ants invading your home in search of water or hot feet on a patio or deck. Check out the sizzling solutions here:

<https://tinyurl.com/worth0721a>



20 Books that Make Kids Kinder *Random Acts of Kindness*

Foundation

Stories are a key element of early development. Seeing as little ones are sponges who absorb what's happening around them, then perhaps reading stories about kindness will make them want to follow suit. This blog post offers up 20 of the coolest kindness books out there for kids from pre-school age and up, along with detailed descriptions. Check them out here:

<https://tinyurl.com/worth0721c>

Instant update when your neighbours are selling!

Want to know when your neighbours are selling & for how much, we'll tell you as soon as it goes on the market.



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BROUGHT TO YOU FREE BY THE TOWNSEND TEAM

5					2	9		4
	1	9		3	6			
		4		7		6		
	3			6	5			
		2				4		
			2	8			1	
		5		2		1		
			3	4		8	9	
9		1	6					2

Sudoku instructions: Complete the 9×9 grid so that each row, each column and each of the nine 3×3 boxes contains the digits 1 through 9. Contact me for the solution!

WE CAN'T MAKE THIS STUFF UP!



Cinda Mickols had to put up with some rowdy, uninvited houseguests at her home in Tehachapi, California, recently. Approximately 20 giant California condors trashed her deck, decorative flags and lawn ornaments, knocking over plants and scratching railings in their wake.

Detroit pizzeria owner Tony Sacco became an unlikely hero when he painted a handicapped zone blue to highlight it to other drivers. He sprang into action after getting a \$150 ticket for unwittingly parking there.

A malfunction at a UK theme park turned thrills into chills when roller coaster riders got stuck near the apex of a ride called The Big One. They had to step down a steel staircase measuring 213 feet.

A woman in Krakow, Poland, got the fright of her life when she spotted a bizarre iguana-like animal in the boughs of her lilac tree. When officers showed up at the scene, the mysterious critter turned out to be a croissant.

Find Out What Your Home Is Really Worth



FREE, Quick Online Home Evaluation

VISIT

myhomesprice.ca

THE TOWNSEND TEAM

250 Regina Road Unit 16
Woodbridge, ON

REFER YOUR FRIENDS,
NEIGHBOURS, ASSOCIATES OR
FAMILY MEMBERS CONSIDERING
MAKING A MOVE:

You can text **647-360-6433** and include the name and contact info of someone you know considering a move and we will follow up with them.

You can pass along our business card to them. We have enclosed one here for that purpose.

You can go to
www.SeeTorontoAreaHomes.com and forward the link to someone you know is considering a movie

Of course you can call us directly at
416-238-9667