



THE LONG LAKE SHORELINE

MARKET REPORT by Jim Pomeroy, Sales Representative | REALTOR®



A Manageable Plan for Preparing your Home for Sale

Depending on the condition of your property, the thought of getting it ready for sale might seem overwhelming. It doesn't have to be. In fact, if you break it down into simple steps, preparing your home can be manageable and eminently do-able.

Here's an example of a step-by-step plan:
Step 1: Do a notepad inspection. With a notepad in hand, go through your property and write down what needs to get done. Pay particular attention to cluttered spaces, needed repairs, unsightly areas, and other issues.

Step 2: Hire any needed professionals. If there are repairs or any other work you

won't be doing yourself, find and hire the right professional early in the process. Get on their schedule.

Step 3: Declutter. Stow or dispose of as many items as possible to make each room look uncluttered, spacious and inviting.

Step 4: Fix. Complete any repairs and other maintenance issues you plan to do yourself. For example, fill any holes in the walls.

Step 5: Paint. This is one of the easiest ways to make your home look great. If you're painting more than one room, this project may take two or three days.

Step 6: Clean. Make your home as clean and tidy as you would if you were expecting a

visit from an important guest.

Step 7: Stage. Go through each room and make whatever changes are required to make it look its best to buyers. Note: changes like painting and staging can take a few days depending on how comprehensive a plan you choose to implement.

These steps are just a guideline, of course. Adapt them to your own situation. Keep in mind that the better your home shows to prospective buyers, the more likely you are to receive good offers.

Need more tips on selling your home faster and for the best price? Call me.

How Narrowly Should You Focus your Home Search?

Have you ever walked into an ice cream parlor that offers dozens of flavours? If you don't know what you want, choosing can be agonizing! However, if you know you want strawberry, there are probably just two or three choices to consider.

When you're searching for a new home you might find a similar dynamic. If you know what you want and narrow your search accordingly, you'll have an easier time finding the right home for you. That's

because you'll only be considering those few listings that fit your criteria.

But can you be too narrow in your search and miss good opportunities?

It is possible to be so narrow that very few such listings come up. That might be okay with you if you're not in a hurry to buy. However, if you need to move within a particular timeframe, it makes sense to widen your scope in order to see more properties.

Keep in mind that although a listing may not check every item on your wish list, it might still be a great buy. That's especially true if the one thing it's missing can be remedied with a home improvement later on.

Need help understanding how narrowly you should be searching? Call me to discuss.

Words of Wisdom

"The greatest gift you can give another is the purity of your attention."

Richard Moss

"Strength and confidence comes from within. It is there all the time."

Anna Freud

Is it time for a better fit?

We eventually outgrow everything: cars, clothes, even jobs. So if you think you might be outgrowing your home and need something that's a better fit, give me a call. I'm here to help.

Jim Pomeroy, Sales Representative | REALTOR®

Here for you, every step of the way.

Call Today
 902.943.7588
www.JimPomeroy.ca



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COMMUNITY CORNER

Although it's getting late in the year, the real estate market has not stopped.
Homes sell every month of the year!

So, if you're thinking of selling and are putting it off until the spring, give me a call. Using the latest market data and my experience selling properties in this neighbourhood, I can advise you on whether it makes more sense to list now or to wait for the spring market.

Jim Pomeroy

Community Events:

November 6 - 8:
Bluenose Marathon

November 12 - 18:
Taco Week

November 14:
Agricola Street
Holiday Night Market

Small Business Highlight: Balance Massage and Doula

Expecting a new baby? This can be one of the most exciting and overwhelming times in a person's life. As an experienced Birth Doula, Jenny Jarrett helps prepare families for what to expect throughout pregnancy, labour, and the postpartum period.

Comprehensive prenatal education helps boost knowledge and confidence in families. Whether expecting your first baby or third, looking to have an unmedicated birth, birth with epidural, VBAC, planned or unexpected Caesarean section, doula support can have a profound positive effect on your experience.

Doula support has been shown to decrease the length of labour, decrease the request for pain medication, lower the likelihood of needing a Caesarean section, increase breastfeeding success, and contribute to better family social adjustment postpartum.

Birth Doula support includes:

- One on One Prenatal Education and Birth Preparation
- Continued check ins and availability to answer questions
- On Call 24/7 Leading up to labour
- Continuous Hands on Labour Support
- Breastfeeding/Feeding Support
- Postpartum Care
- Access to Lending Library and Resource List

Jenny is passionate about pregnancy and birth and is honoured to help guide families along their transformative journey. If you are interested in learning more about doula support or would like to set up a FREE consult, Jenny would love to speak with you!

Balance
massage & doula



*By mentioning the **SHORELINE**, Jenny will be pleased to offer a complimentary 30 minute prenatal massage if you book doula services.*

jennyjarrettdoula@gmail.com
www.jennyjarrett.com 902-440-8109

Own a small business and/or would like to have a community event that is coming up highlighted at no charge? **Give me a call.**

Do You Know What Your House Is Really Worth?

Call today for a complimentary, no obligation Real Estate Check-Up.

Cars get tune-ups, furnaces get maintenance and you see your doctor and dentist at least once a year, but did you know that your real estate investment needs a periodic check-up too?

Your home is probably one of your largest assets. That's why it's important for you to keep up-to-date on market trends in your immediate area.

Don't wait until the last minute – call today and we'll review:

- The current resale value of your house.
- Helpful hints on improving the value of your house.



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