



THE LONG LAKE SHORELINE

MARKET REPORT by Jim Pomeroy, Sales Representative | REALTOR®



How to Find Your Next Dream Home

When you're shopping for a new home, you obviously hope to find the ideal property in a desirable neighbourhood at an affordable price.

So how do you increase the probability of accomplishing that? Consider these proven strategies:

Create a profile of the home you want. You won't find what you want unless you know what you want. Describe the home you're looking for, including any special features you desire.

Target desirable neighbourhoods. The neighbourhood is just as important as the home itself. Make a list of the area characteristics that are important to you. Those might include noise levels, proximity to shopping and schools,

nearby playgrounds and more.

Find out how much you can afford. The last thing you want is to find a great home only to discover it's beyond your budget. Determine the maximum amount you'll be able to spend. That way, you can shop with confidence knowing that, when you find a property you like, you can make an offer.

Get alerted to new listings. New listings are often active for hours, or even days, before they appear on the internet. There may also be "coming soon" listings. So, let me set you up with new listing alerts you'll receive the moment properties come up for sale. That way, you won't miss an opportunity.

View targeted listings quickly. When you see a listing that fits your criteria, arrange to view it as soon as possible. Depending on the market, there may be other buyers interested. Don't let the house sell before you even see it.

Be flexible. The 18th century French philosopher, Voltaire, said, "Perfect is the enemy of good." When shopping for a home, you're bound to find something concerning about each of the properties you see. But you'll have to determine whether those concerns are dealbreakers. Is there a home that is otherwise ideal for you? Keep an open mind.

Want to find your next dream home? I can help. Call me.

Decluttering Mistakes to Avoid when Selling

When preparing your home for sale, most homeowners follow the commonly recommended strategy of eliminating as much clutter as possible. The idea is to make your home look tidier and more spacious to buyers.

That seems simple enough. However, there are a couple of decluttering mistakes that are easy to make.

First of all, you may feel the urge to leave an overabundance of personal items

around, such as family pictures, soccer trophies, grocery lists posted on the fridge door, and so forth. It's okay to have a few pictures and mementos, but too many personal items become a constant reminder to buyers that they are in someone else's home. You want buyers to imagine *themselves* living there.

Another common mistake is to ignore closets. It's easy to assume that a cluttered closet is forgivable because, well,

that's just how closets get! But the reality is, buyers will look into closets to get a sense of the space. If yours is packed to the rafters, buyers might underestimate the space available, and leave with a negative impression. You certainly don't want that!

Looking for more ideas to help make your home look attractive to buyers? Call me.

Words of Wisdom

"Feelings waste themselves in words; they ought to be distilled into actions which bring results."

Florence Nightingale

"It is easy to be brave from a safe distance."

Aesop

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

Have you ever had a big project and scrambled at the last minute to get it done? I suspect everyone has had that experience.

It's so stressful! That's why we're always reminded to plan ahead and give ourselves as much time as possible.

That's definitely true when it comes to selling a home. So, if you're thinking of listing this year – even later in the summer or fall – start making plans now. That way, you won't be rushing around at the last minute.

I can help with those plans. Contact me anytime.

Jim Pomeroy

Small Business Highlight: Christina Wyatt, Girl Next Door Financial Guide



The financial world can be a confusing place sometimes. The Girl Next Door Financial Guide is here to offer you expert advice on all your financial needs. With over a decade of experience, Christina Wyatt is a chartered life underwriter, licensed to sell life and health insurance and investments, and has a designation as a certified cash flow specialist. Christina is here to help no matter the need!

Christina understands the hesitation someone may have towards financial advisors. You should be able to trust your financial advisor to make the best decisions for you, not for themselves. Christina guarantees she is not like the financial advisors you'd find at the big banks. Instead, she will offer holistic plans for all her clients through various personal financial options. All of her plans are customized to her clients' money needs and wants.

The Girl Next Door Financial Guide is here to answer any financial questions you might have and support you with:

- Developing a detailed financial plan to fit your goals
- Planning your children's RESPs
- Managing your debt
- Understanding how your TFSA works
- Choosing the best term and/or whole life insurance solution
- Deciding on the best Personal/Family Health insurance

Christina is truly in it to help people in a transparent way by sharing life's hardest financial lessons with you. If you're ready to have a quick 15 minute conversation that will benefit you holistically, contact Christina today!

CHRISTINA WYATT

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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.



Jim Pomeroy, Sales Representative | REALTOR®

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