

# WESTOAK TRAILS REPORT

JUNE/JULY 2005

INCLUDING UPPER GLEN ABBEY & WESTMOUNT



## WESTOAK TRAILS MARKET WATCH

LATEST 3 MONTH RECAP OF SOLDS  
(MAR 1/2005 - MAY 31/2005)

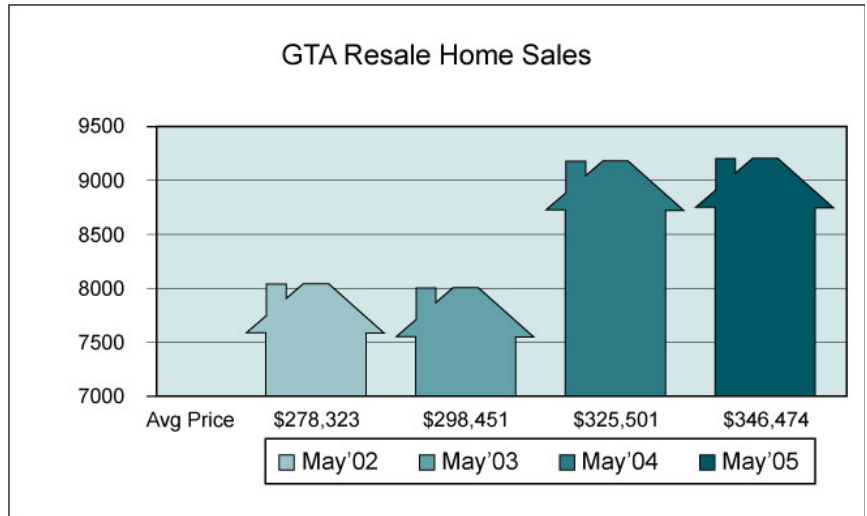
	# SOLD	AVG PRICE	DAYS ON MARKET
<b>DETACHED - DOUBLE GARAGE</b>			
2 BEDROOM	1	399,000	42
3 BEDROOM	9	451,222	51
4 BEDROOM	71	483,313	37
5 BEDROOM	8	512,188	38
<b>DETACHED - SINGLE GARAGE</b>			
3 BEDROOM	45	327,278	28
4 BEDROOM	14	334,464	38
<b>SEMI-DETACHED</b>			
2 BEDROOM	1	290,000	88
3 BEDROOM	20	284,650	33
4 BEDROOM	-	-	-
<b>TOWNHOUSES</b>			
2 BEDROOM	5	298,780	25
3 BEDROOM	48	269,356	28
4 BEDROOM	-	-	-
<b>TOTAL</b>	<b>222</b>		<b>33</b>

Figures are based on the latest 3 months and reflect all MLS® sales as reported by the Toronto Real Estate Board and the Oakville & Milton Real Estate Board. Property values depend on factors besides housing type and number of bedrooms.

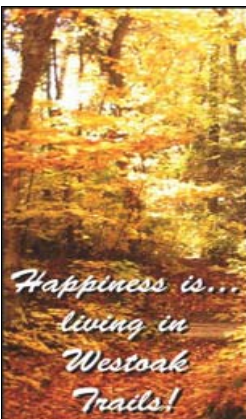
## Gangbuster spring continues

The Toronto resale home market accelerated to a record pace in May with 9,209 homes changing hands, the best ever for the month of May and the second best monthly total ever recorded in the history of the Toronto Real Estate Board. Sales were up marginally over the 9,193 figure recorded in May 2004 and down a bare 1% from the all-time record of 9,275 recorded in June 2004.

Average prices rose another 1% in May, going to \$346,474 from April's \$342,032. They were also up a full 6% over the \$325,501 recorded in May 2004. These healthy price increases occurred despite a burgeoning number of resale properties for sale (new listings came in at 16,443 for the month – up 9% versus last year; and total active listings came in at 24,875 – up 11% versus last year).



## Message from Carol and Rebekah Jones...



Well neighbours, the sun is finally here and with it comes the hot weather and humidity. To help keep the kids occupied this Summer, check out the local water park just off Third Line/Pine Glen Road. Another great idea is the YMCA, they have several different Summer camps to accommodate children ages 4 and up, to find out more check out [www.ymcaofaokville.com](http://www.ymcaofaokville.com). Just a point of interest for those of you located on or near Blue Holly Crescent. They have extended the amount of woodlot to stay, if you take a walk down the path behind Blue Holly, you'll see an orange marker. They will be keeping all the woodlot to the right of the marker, up to Grand Oak Trail. For more info check out [www.oakville.ca](http://www.oakville.ca), then Business, then Planning Oakville.



[www.OakvilleHomes.ca](http://www.OakvilleHomes.ca)

### OUR SPECIAL OFFER TO YOU!

Visit our website [www.OakvilleHomes.ca](http://www.OakvilleHomes.ca) and go to 'About Westoak Trails' and enter password "Trails".

Special Offer will change frequently, so please visit often so you don't miss out.

## This issue's featured listings...



Woodlot in Joshua Creek!

**\$839,900.** 3,550 sq. ft. "Oxford" model backing onto 25 acre woodlot. Over \$100,000 spent in landscaping, granite counters, marble backsplash, hardwood and more!



Upgraded in Westoak Trails!

**\$349,800.** 2286 Grand Oak Trail. "Riverdale" model. 1,890 sq. ft. with hardwood throughout, oak stairs, upgraded kitchen and cabinets, backsplash, 9 foot ceilings and more!



College Park Beauty!

**\$269,800.** Immaculate and upgraded semi-detached home. New kitchen includes: built-in dishwasher, microwave pantry, desk. New bathroom, windows, furnace and more!

## Landscape lighting

Have you ever considered adding low-voltage outdoor lights to your yard? Adding landscape lighting can yield nice benefits. Not only will your home's "curb appeal" improve, but you will add to the safety and security of your home as well.

Low-voltage lighting, in electrical terms, is less than house current, and is typically 12 or sometimes 24 volts. It is considered to be safe for the homeowner (i.e., the non-electrician) to install, and you'll find do-it-yourself kits at most home centres. If you want to go more upscale from these plastic fixtures, you can buy copper or bronze lights, or even solar fixtures, which come with their own little solar panels that don't require any household voltage at all.



Whatever you choose, the first thing to do is to view your yard at dusk. Note which particular areas will need to be illuminated. Study key landscape elements that you might want to

**showcase**, walking zones leading to and from your home or a special part of your garden, and other traffic areas.

A quick sketch of the areas you want to highlight will come in handy at the store.

You will need different lighting fixtures, depending on what you are trying to illuminate. The two main ways of lighting are *downlighting* and *uplighting*.

*Downlighting* illuminates the surrounding ground, and includes path lighting along a walkway or driveway. These lights mount in the soil, and not only light up the walkway, but also highlight surrounding plants and shrubbery.

With *uplighting* and *spotlighting*, the lights are also placed in the ground, but they are aimed upwards or at an angle in order to highlight a tree, a statue or other feature, or even the side of your home. The idea here is to create a dramatic focal point.

If you don't feel comfortable installing your own lighting, inquire at your local lighting store and see if they can recommend someone who can do it for you. Either way, educate yourself as to what types of lights are available and the exact places you want to have situated.



[www.OakvilleHomes.ca](http://www.OakvilleHomes.ca)

**Thinking of selling your home? Don't feel alone!**

Maximize your equity and minimize your stress. Learn key strategies for a well planned and rewarding home selling experience. Go to 'Selling our Home 101' at [www.oakvillehomes.ca](http://www.oakvillehomes.ca) or call us to talk.

Happiness is...  
living in  
Westoak  
Trails!



**Carol Jones, CRA & Rebekah Jones**  
Sales Representative      Sales Representative



*"Working Together For Remarkable Results"*

905-338-9000

*Specializing in Westoak Trails*