

TEAM WEIR NEWSLETTER

DAVID'S UPDATE

Your #1 Choice For Real Estate Services in Quinte
Serving Trenton, Quinte West, Belleville, Picton & Brighton

'Weir'
SOLD

Here we are again!

Whilst we are all waiting to see what the Bank of Canada is going to do with interest rates, the Quinte market is still plodding along. Entry level homes are still getting occasional multiple offers but, of course, higher-end homes are not moving as quickly which has led to some price reductions and marketing incentives for new homes.

We could publish reams of stats and outlooks about the market but we believe you should be looking for more home specific information for your location, the size and style of your home, etc. Weir here to help you get the most accurate and timely information so you can make an informed decision about whether this is indeed the best time to put your home on the market. We would love to hear from you ... spring is just days away!

On another note, I would like to thank those of you who have sent us messages about our ongoing support of our community. We believe in giving back, not just to our clients, but to local residents as a whole.

Over the last 4 months alone, we have been lucky enough to sponsor, support or donate to organizations such as the local Food Bank, three minor hockey teams, and Three Oaks Shelter. We have also offered free skating at the RCAF arena for Sundays in March and given away dozens of tickets to Belleville Senators games.

We are also thrilled to be a sponsor for Trenton's Quinte International Air Show, celebrating the 100th year anniversary of the RCAF. With over 100 years of military service within our Team, it was a natural fit to give back to the profession that gave us so much over the years.

Finally, on behalf of Team Weir, we want to say a most sincere thank you for trusting us with what is probably your most expensive investment and for allowing us to help you and your family navigate the real estate process. We know selling or buying a home can be a very stressful time and, with our experience, Weir here to make it as smooth as possible. Give us a call anytime!

Per ardua ad astra.

David Weir



Spring FORWARD

Just a friendly reminder that Daylight Saving Time begins this weekend! Remember to set your clocks forward one hour before you go to bed on Saturday night, March 9th.

Along with the added bonus of an extra hour of sunshine, it's a great time to take care of home maintenance tasks after the winter months. Here are some good tasks to consider:

1. **Inspect Roof and Gutters:** Check for any damage to your roof and clean out gutters to ensure proper drainage.
2. **Check Exterior:** Walk around your home and inspect the exterior for any damage, such as cracks, peeling paint, or signs of pests. Repair and repaint as needed.
3. **Service HVAC System:** Schedule a professional to service your air conditioning system before the hot weather arrives. Also, change the air filters.
4. **Inspect Windows and Doors:** Check for any cracks or gaps in window seals and door frames. Replace caulking or weather stripping as needed to improve energy efficiency.
5. **Clean Outdoor Spaces:** Sweep and power wash decks, patios, and sidewalks to remove dirt, debris, and mold that may have accumulated over the winter.
6. **Landscape Maintenance:** Trim bushes, trees, and shrubs, and clear away any dead foliage. Plan and plant your spring garden.
7. **Inspect and Clean Outdoor Furniture:** Clean and inspect outdoor furniture for any damage or wear. Repair or replace as necessary.
8. **Test Smoke and Carbon Monoxide Detectors:** Replace batteries in smoke and carbon monoxide detectors and test them to ensure they are working properly.
9. **Inspect Plumbing:** Check for leaks in faucets, pipes, and hoses. Make repairs as needed to prevent water damage.
10. **Check Attic and Basement:** Inspect your attic and basement for signs of leaks, mold, or pests. Address any issues promptly.
11. **Clean and Organize:** Declutter and organize closets, cabinets, and storage spaces. Donate or discard items you no longer need.
12. **Inspect Driveway and Walkways:** Repair any cracks or uneven surfaces in your driveway and walkways to prevent tripping hazards.



HOW TO MAKE YOUR HOME "PICTURE PERFECT" FOR VIEWINGS

**'Weir'
SOLD**

Have you ever had a formal photo shoot? Perhaps you've had one for work or arranged one for your family. If so, chances are you dressed up and made yourself look your best.

That's the right mindset to be in when selling your home too. You want to make every room look as attractive as possible because, these days, many buyers will view pictures of your listing - usually online - before they actually come to see it.

So, how do you make your home look "picture perfect"?

An effective technique is to walk around your home with a camera. You don't need to take any pictures, at least not yet. Just visit each room and view it through the camera lens. Look at the room from different angles - as though you were a Hollywood director planning a shot! Then, ask yourself the following questions:

- Will the room look cluttered in a picture?
- Does the room appear to be spacious and comfortable?
- Is there anything in the shot that stands out as distracting or negative?
- Will removing, adding or re-arranging furniture and other items make the room look better in a photo?
- Does the room look better at certain times of the day?
- Are there any other changes you can make to the room to make it look better in a photo?

After you've gone through this exercise, you'll have a clear idea of what changes you need to make to ensure your listing looks its best in photos and video.

MARKET VALUE 101

When you decide to put your house up for sale, we will start by working together to determine the market value of your property. That's important to know because if you price your home too much above its market value, you probably won't get any offers. Alternatively, if you price your property too low, it might get snapped up quickly, but you'll have left a lot of money on the table.

So how do we determine your home's current market value?

We will look at a variety of factors, such as the desirability of the neighbourhood, the features of your home, how well it has been maintained, renovations and other improvements you've made, and of course, its location. We will also review what similar homes in your area have sold for recently - which is, perhaps, the strongest indicator of current market value.

Once we know the market value of your home, we can make an informed decision as to how to price it so that it will attract the right type of buyers and the best possible price.

IS THIS YOUR YEAR TO START GARDENING?

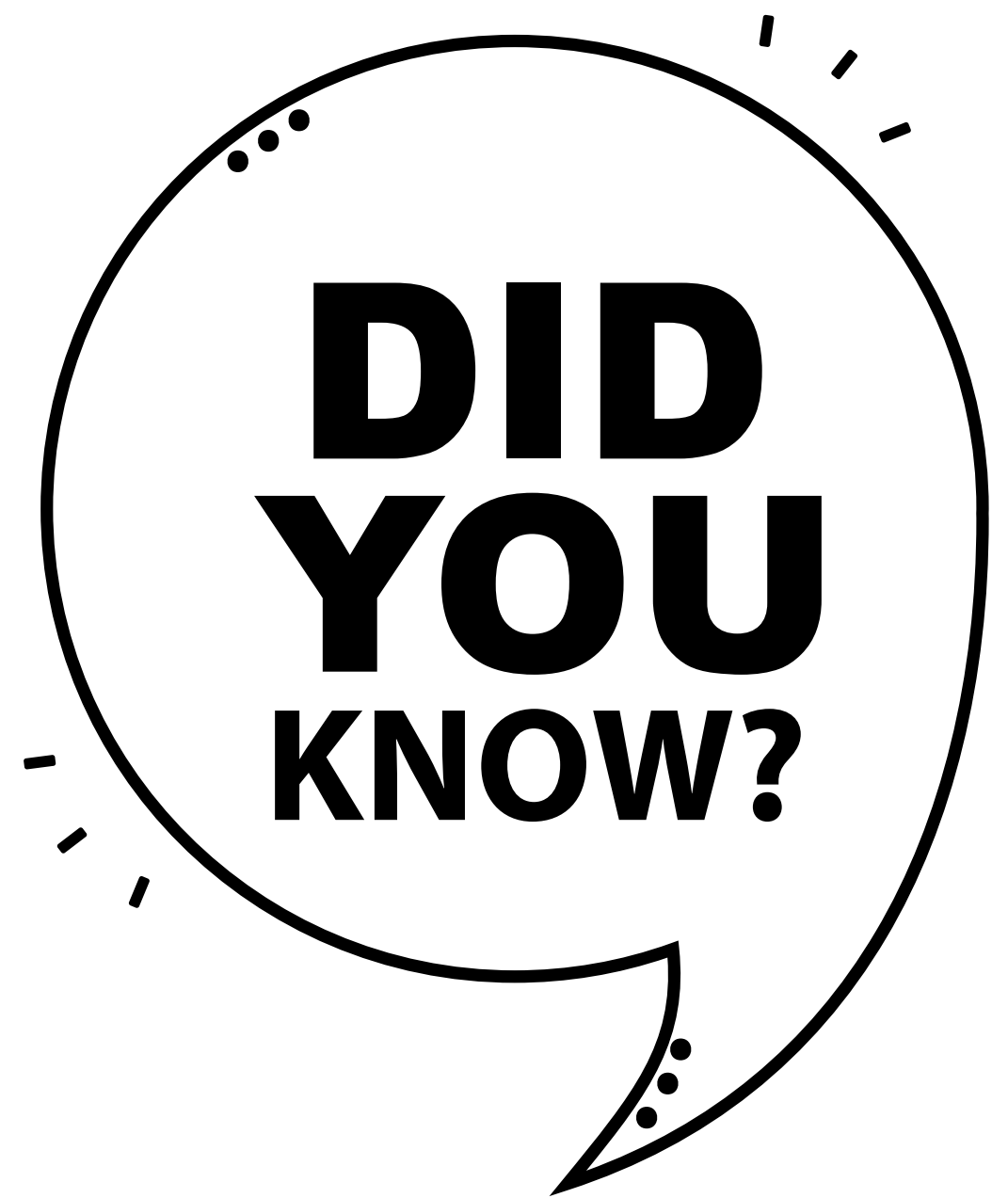
Whether you have a large backyard or a modest balcony, gardening is fast becoming one of the most popular pastimes across the land. Homeowners have become more focused on their property's appearance and productivity, while also recognizing how gardening can contribute to a healthy lifestyle.

Whether you are interested in nurturing beautiful blooms and bushes, or cultivating home-grown herbs and vegetables, a little planning will give you lasting enjoyment. One of the first things you need to do is to identify your microclimate in order to determine its suitability for growing specific plants.

Similarly, it's important to know the hardiness of your preferred plants, and how much sun and shade they require. Make sure your soil is conducive for optimum growth and supplement with appropriate nutrients as needed. Be prepared to back up nature's rainfall with a reliable source of supplementary water, either manually or through an automatic system. Now that you've done your prep work, the true pleasures of gardening begin - but don't think it's an easy hobby! It takes hard work to keep the weeds at bay and your garden on track, but you'll see the fruits of your labour grow before your very eyes.



- This year, the first day of Spring will be on Tuesday, March 19th.
- The first day of spring, the vernal equinox, has 12 hours of daylight and 12 hours of darkness.
- The sunniest spring was in 1948, in which a total of 558 sunshine hours were recorded.
- The first “spring ahead” was implemented in Canada on May 1, 1908.



TEAM WEIR GIVEAWAYS!



Celebrate the 100 years of the RCAF! We are giving away 50 tickets to the Quinte International Airshow being held during the last weekend of June 2024.

OR

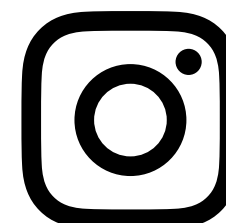
Throw your hat in a draw for a pair of tickets to see the Belleville Sens AHL Hockey Team.

HOW TO WIN

Like, comment and share! Be sure to follow our social media channels where we regularly announce these giveaways - **and MORE!**



@teamweir



@weirsold



@teamweir7301



Your chances are way better than the 649!

We invite you to send us an e-mail at david.weir1@me.com and tell us what you'd like to see more of on our channels.

Contact Team Weir Today - Call or Text 613.392.7777 - Available 24/7

David Weir BA, CD is a Broker with Royal LePage ProAlliance Realty, Brokerage in Trenton, ON, Canada. Team sales in the Quinte area have ranked them in the Top 1% of all Royal LePage REALTORS® in Canada since 2005*. If you would like clarification or more information about any of the topics, please do not hesitate to contact us.



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* Based on gross closed and collected commission or units sold from 16 November - 15 November
* Not intended to solicit buyers or sellers currently under contract

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