



Henry's Newsletter

Henry Moulin Realty Inc. Saskatoon **RE/MAX**

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For all your Real Estate Needs Call Henry at 306.933.0145

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Did you know?

Recreation Information
For information on events and activities in our City

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Information on Sports facilities & events

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What's the Real Estate Market doing?

Monthly Statistics from Saskatoon Region Association of Realtors:

	2006	2007	2008	2006	2007	2008	2006	2007	2008
	Total Listings			Total Sales			Res Average Sales Price		
Jan	480	402	570	218	293	387	\$149,922	\$190,037	\$259,444
Feb	503	529	782	276	435	495	\$148,856	\$187,594	\$264,269
Mar	589	690	1016	377	569	538	\$156,720	\$200,938	\$289,440
Apr	612	785	1261	355	641	574	\$155,633	\$220,862	\$306,268
May	814	1027	1482	515	813	502	\$162,279	\$233,917	\$301,527
Jun	715	913	1353	500	644	452	\$160,547	\$252,433	\$310,386
Jul	661	926	1240	436	577	458	\$159,493	\$245,151	\$292,428
Aug	593	1017	1235	446	535	327	\$161,921	\$253,240	\$279,366
Sep	542	758		380	397		\$162,116	\$242,091	
Oct	525	799		406	405		\$166,766	\$255,613	
Nov	325	554		292	422		\$167,480	\$251,202	
Dec	228	274		210	272		\$175,301	\$255,271	

WHAT REALTORS® DO: (Saskatoon Region Association of Realtors)

REALTORS® can manage all the details of the real estate transaction, including recommending other professional services like appraising, legal and property inspection. REALTORS® can also offer advice and provide information. REALTORS® have the resources to deliver the right level of services.

REALTORS® provide specialized service to specific markets, including: residential, commercial, resort, farm, seller, buyer, mature and first-time home

Contact Us

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We always make time for referrals of your family and friends.

It's the Experience!

buyers.

Only REALTORS® have an edge when it comes to marketing residential and commercial properties:

- MLS® Online at www.mls.ca
- The Home Showcase

In addition to the professional advice and service REALTORS® can provide, buyers and sellers can take advantage of SRAR marketing to buy or sell a property, to research the housing market and to help them make real estate decisions.

Investing time to find the right REALTOR® is a wise investment. Choose a REALTOR® carefully. Determine a real estate agent's knowledge about the industry and the regulations that govern it. Interview REALTORS®. Ask:

- for qualifications, right up to a resume
- about ethics and business practices
- about industry knowledge
- for specific experience
- about fee-for-service
- for references

Among real estate agents in Saskatoon, members of the Saskatoon Region Association of Realtors are accredited REALTORS®, a designation signifying high professional standards and qualifications. REALTORS® belong to the Canadian Real Estate Association and the Association of Saskatchewan Realtors, complete an extensive course of studies, meet the educational requirements of the Saskatchewan Real Estate Commission and uphold professional standards.

TOP TEN KITCHEN LAYOUT MISTAKES

1. **Don't wind the cabinetry around the room like a vine.** "Just because you have the space doesn't mean it needs to be filled with cabinetry," says Carolyn Bignell, senior designer at Paris Kitchens near Toronto. Cabinetry winding around the kitchen can make the ceiling look lower and the room look cluttered. Consider other options, such as pantries, armoires, entertainment systems or even adorning empty wall space with beautiful art rather than overdoing it with cabinets.



2. **Don't choose too many focal points.** This is a common mistake, and one that can ruin the look of your kitchen. "You may choose a wooden range hood, staggered heights, a light valance, open shelves with arches, a spice rack, glass doors on your cabinets and more. You think you've got it all, but really all you have is a big, cluttered mess." Instead, choose focal points carefully and be consistent with the style and design of your kitchen.

3. **Position drawers properly.** You'll live with regret if you don't put a lot of thought into drawer placement. "Don't place drawers too far away from the sink or dishwasher," says Bignell. Another common blunder is placing pot drawers too far away from the oven.
4. **Don't bother with a desk.** "I think a desk is for an office, not a kitchen. Putting a desk in a kitchen just causes clutter and ruins the space," says Bignell. A kitchen can still be a versatile space, complete with customized areas designed for working. In fact, especially for families, breakfast bars and large kitchen islands can be excellent places to do homework or projects. But placing a desk in a kitchen is an invitation for stacks of mail, piles of paper and masses of unwanted confusion – so skip the desk!
5. **Don't install a sink in a breakfast bar.** This design concept is gaining popularity but it's not necessarily a wise choice, especially if the bar or island faces into a living or dining area. "The water will splash into this area, onto carpets, hardwood or furniture and make a terrible mess so a sink here is not a good choice," says Bignell.
6. **Don't let the oven block a major traffic area.** It's not visually pleasing and can also be dangerous, especially if the oven is near a high traffic kitchen entrance or patio door frequented by young children.
7. **Don't place the stove at the end of a run of counter and cabinet-space.** "A stove should always be placed between cabinets and counter space," says Bignell. This allows for important and practical work and storage areas on either side of the appliance and is also much safer. "Children can be burned if there is a lot of space leading up to a stove, because children tend to use this kind of area for running and playing."
8. **Pay attention to code.** When designing a new kitchen or renovating an old one, there are many pitfalls one can fall into when it comes to building code. "A big one is stove placement," says Bignell. "You need to leave 18 inches of space between a stove and a combustible, such as a mantle hood coming to the counter or a fridge gable. If you don't leave enough space you won't meet code, which means if you end up making an insurance claim it could be rejected." Talk to your contractor or kitchen designer about building codes, or get a copy of local codes from your municipal offices.
9. **Leave enough space between island and counter.** Your kitchen will feel like it's closing in on you if you skimp on the space between your island and counter. "You should leave a minimum of 42 inches," says Bignell. "36 inches simply isn't enough for a major traffic area and will make your kitchen seem smaller than it is."
10. **Place task lighting and outlets properly.** Don't end up in the dark in your brand new kitchen. Kitchens often require more than one type of lighting, such as overhead or task lighting, plus dimmers – which are especially important in an eat-in kitchen. Electrical outlets are also important. Be sure you have sufficient outlets in practical spots, and keep them away from the sink!

Is your Move Tax Deductible?

The Canada Customs and Revenue Agency (CCRA) may allow you to deduct certain moving expenses from future earnings if a job change or an upgrading in your education motivates your move. In order to qualify you must be moving to start a new job or business, or to attend a post-secondary educational institution on a full time basis. Additionally, your new residence must be located at least 40 kilometers closer to your workplace or school than the old one was.

Some of the expenses that may be deductible include:

- Selling costs of your old residence, including real estate commissions.
- Mortgage pre-payment penalties.
- Early cancellation penalties on a residential lease.
- Legal fees & disbursements on the sale of your old home.
- Legal fees & disbursements incurred on the purchase of your new home.
- Travel expenses to your new location (including meals and hotel).
- Costs incurred in moving your personal belongings.
- Advertising costs to market your old home (private sale).
- Utility connections and disconnections.
- Meals and accommodations for up to 15 days if possession dates do not coincide.
- Up to \$5,000.00 in mortgage interest, property taxes and utility costs incurred at your old home while you are attempting to sell it (3 month maximum).

Of course, there are certain expenses that you may incur during your move that CCRA will not consider being deductible. They include capitol losses that you may realize when you sell your old home, expenses for house hunting trips, and any costs for improvements at your old home.

It should be noted that this deduction is applicable to future earnings in your new location and not past earnings. However, allowable deductions can be carried forward to future tax years. Further, the allowable deduction would be reduced by any reimbursements that you receive from your employer.

As real estate agents, we are not experts when it comes to income tax and potential deductions. While we believe this list of allowable deductions is complete, there may be others that qualify. Further, your personal circumstances may have some other bearing on your ability to qualify for these deductions. Please consult with your accountant to ensure that you receive the full benefits that are provided by CCRA. Depending on your tax bracket, over half of your moving expenses could be returned to you in the form of a tax deduction.

For all your Real Estate Needs

If you have any questions about Real Estate please do not hesitate to contact us. We always make room for family and friends that are referred to our office

888-444-3679 or 933-0145