

MARKET WATCH | Sheridan Gardens & Sherwood Heights Subdivisions

Clearview

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INVENTORY OF HOMES FOR SALE AND
HOW WE ARE DOING COMPARED TO
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THE NUMBER
OF HOMES
SOLD
IN CLEARVIEW
BY GEORGE KLOET
& BRENDA APEL

REAL ESTATE ACTIVITY SOARS TO NEAR RECORD LEVEL

Clearview APRIL 2020: Just 30 days ago at the beginning of March, we had just come through a month in which no property had sold in Clearview. That alone is extremely rare. The month before, in yet another anomaly, not one of the 2050 homes in Clearview came up for sale. That, we have not ever seen in the 30 years history of our community.

If you recall, my comments in the March edition suggested that the 5-6 new listings that came out on MLS in the last few days of February, "SHOULD SPUR THE RESALE MARKET." Looking at the activity in March, that observation proved to be understated! What a month! Six (6) listings in February, 11 more in March. Twelve (12) firm sales in March and two more conditional sales. And most of the activity was before mid month and before the seriousness of the virus was widely known.

By mid-month, sellers and buyers to some extent heeded the urging of our government and health professionals that staying home, and social distancing was the solution to restricting the spread of the virus. Within days, life as we knew it had changed. Real estate offices closed. Staff was urged to stay home. Realtors adapted and worked via

social media. And yet Clearview had not seen this much activity in over a year. Of the 12 firm sales, 3 sold over list price. A quick look at the sold price compared to the home size, and without a doubt, home prices are up about 15% from where they left off last fall. We can only imagine what the true numbers could have been had this external force not brought the country to a standstill. But now the country and the world are in the grip of a serious new virus. The spread of the virus is relentless. The best efforts of our leaders and health professionals does not guarantee a quick return to what we once considered normal. As time went on last month, more and more of our neighbours accepted the harsh warnings and stayed home. No one knows for sure what will be the new normal when this virus is completely eradicated.

If we can be of any help with during these stressful days, please do not hesitate to contact Brenda or George. Stay safe. Stay well. Stay home. Listen to the professionals.

We are so thankful for our doctors, nurses and all essential service men and women who stand in harms way to stem the tide of this deadly virus.



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NEGLIGENT CONSTRUCTION RESULTS IN COSTLY PENALTY

By: **Bob Aaron**

A homeowner who used a "Do-it-yourself" manual to build a house that he later sold was found liable for negligent construction by the Ontario Superior Court earlier this month.

Back in 1989, Silvan built a home in Whitestone, about 45 km north of Parry Sound. At the time, the rural community was in an "unorganized" township — not within the boundaries of a township — with no municipal office, no building inspector and no one to issue building permits.

Except for the concrete block foundation walls, constructed by a contractor, Silvan built the home without a building permit. A sunroom and garage were added eight years after the main structure was built. In 2006, Silvan sold the home to the Browns who used it as a cottage before eventually making it their permanent home.

In February 2015, the Browns discovered that the north foundation wall had collapsed, and the south foundation wall was showing signs of failure. Shortly afterward, the Browns sued Silvan for negligent construction and negligent misrepresentation. The trial took place last November in Bracebridge, and the decision of Justice Guy DiTomaso was released earlier this month.

The trial heard that Silvan had signed a seller property information statement (SPIS) — a form which gave rise to dozens of court cases across Canada. On the form, the seller stated he was not

aware of any structural, moisture or water problems or damage, and that the house was not subject to flooding. He failed to disclose that he had built an insulated interior basement wall because frost was forming on the rear foundation wall. It turned out that the foundation wall had suffered what an engineer called a catastrophic failure because of repeated freeze-thaw cycles over the years.

At the trial Silvan testified that he had no experience in the building trades and was not aware that he was required to construct the house in compliance with the Ontario Building Code. Silvan testified he acquired construction experience by watching other tradesmen do their jobs. As well, he said he'd used a "Do-it-yourself" manual to assist him with the construction.

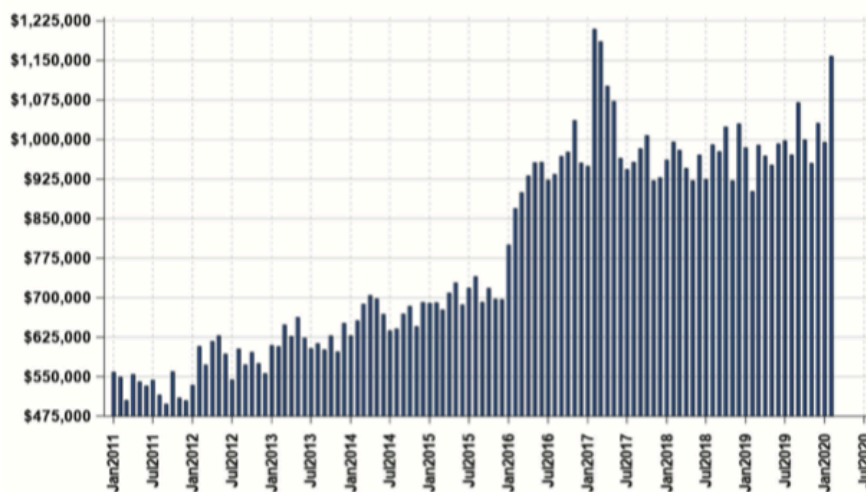
In a 16,000-word decision, Justice DiTomaso ruled in favour of the purchasers. Silvan's failure to disclose the interior basement wall amounted to concealing a known defect which made the house uninhabitable. That, along with the misstatements in the SPIS, amounted to negligent misrepresentation for which Silvan was responsible.

As well, the court ruled that Silvan owed a duty of care to the Browns since it was foreseeable that a failure to take reasonable care in constructing the building would create defects posing a substantial danger to the health and safety of the occupants. The court awarded the Browns damages of \$100,000, plus interest, as compensation for the defects in the house.



Bob Aaron is a Toronto real estate lawyer and frequent speaker to groups of home buyers and real estate agents. He can be reached by email at bob@aaron.ca, phone 416-364-9366 or fax 416-364-3818.

**Residential average price
Oakville-Milton**



SIGNIFICANT JUMP IN RESALE VALUES IN 2020... TREND OR ANOMOLY?

In our February newsletter, we reported that the resale housing market in 2020 was very unusual. Normally if the weather is favourable, new listings and property sales ramp up and often rapidly in January and February. This year the resale market remained dormant until late February. Not one new listing in January. No inventory and several ready buyers create opportunities for sellers looking to move on. When inventory finally came out in late February buyers reacted quickly and the recorded sale prices here in Clearview shot up about 15 percent from last fall.

#SupportLocal

Please help to keep our favourite local business open during our time at home and consider takeout or delivery

Four Brothers Pizza 905-829-4040
Temple Pub 905-829-4485
Angora Turkish Market 514-386-6390
Golden Palace 905-829-8688
Wendy's/Tim Horton's drive thru
Sunlight Grill 905-339-3232
(John's BBQ temporarily closed)

Celedon House 905-257-5725
Chef's Door 647-333-4802
Pizza Pizza 416-967-1111
Chippy's Fresh Fries 416-400-5252
Casalinga 905-823-2000
Solstice 905-822-1801
The 3 Brewers 289-813-2239

K & B Sushi 905-829-9185
Demetres 289-203-8080
Boston Pizza 905-829-8370
Trattoria Timone 905-842-2906
East Side Marios 905-829-3233
Scaddabush 905-829-3250

Don't forget to explore all the restaurants in Downtown Oakville offering curbside pick up or delivery Oakvilledowntown.com

HOW TO GET HELP BY PHONE DURING COVID 19

A message from COCA, Clearview Oakville Community Alliance (residents association)

If you have internet access, please keep phone lines open for those with phone-only access; use websites, chats, and email including <http://www.ourclearview.org/covid-19/>

211 Ontario is a three-digit telephone helpline (dial 2-1-1) providing information and referrals for Ontario's community, social, health-related and government services. They'll help you find services and government benefits, and explain how to apply. They answer 24 hours a day, every day. Interpreters in 150+ languages. Dial: 2-1-1, or 1-877-330-3213 or (TTY) 1-888-340-1001. Covers concerns about food, health, mental health, pets, home repairs, and many other needs.

Halton 311 is a three-digit, telephone number providing access to Halton government services, including Town of Oakville and non-emergency police. You can request a service or get general information. Translation in many languages. Dial 3-1-1, or 905-825-6000, 1-866-442-5866 (this is the number family can call from outside Halton) or (TTY) 905-827-9833.

Our Ward 3 Councillors will help if you cannot get the information you need from 311 or 211:

- 📞 **Town Councillor Haslett-Theall: janet.haslett-theall@oakville.ca 289-837-3923**
- 📞 **Regional & Town Councillor Gittings: dave.gittings@oakville.ca 905-844-5513**

LISTINGS



LEASED! Executive townhome in the Uptown Core neighbourhood of Oakville. Large 3 BR 2 BATH with 2 CAR GARAGE! Close to shopping, transit, highways.

C.O.C.A.
CLEARVIEW RESIDENTS ASSOCIATION

*Need information about the neighbourhood?
See something that needs to be improved?
Have a concern? Get informed about
community issues.*

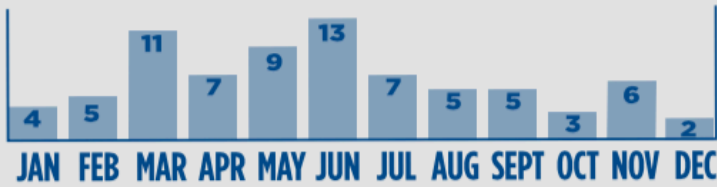
Become a member of C.O.C.A.

C.O.C.A. meets the first Thursday of each month at 7:30PM at the Hilton Garden Inn. All Clearview residents are welcome.

President Bob Brabers - rbrabers@sympatico.ca

ANNUAL CLEARVIEW CLEAN-UP & BARBECUE POSTPONED! STAY TUNED FOR NEW DATE

2019 CLEARVIEW SALES



2020 CLEARVIEW SALES & INVENTORY



YEAR TO DATE SALES TO MARCH 31



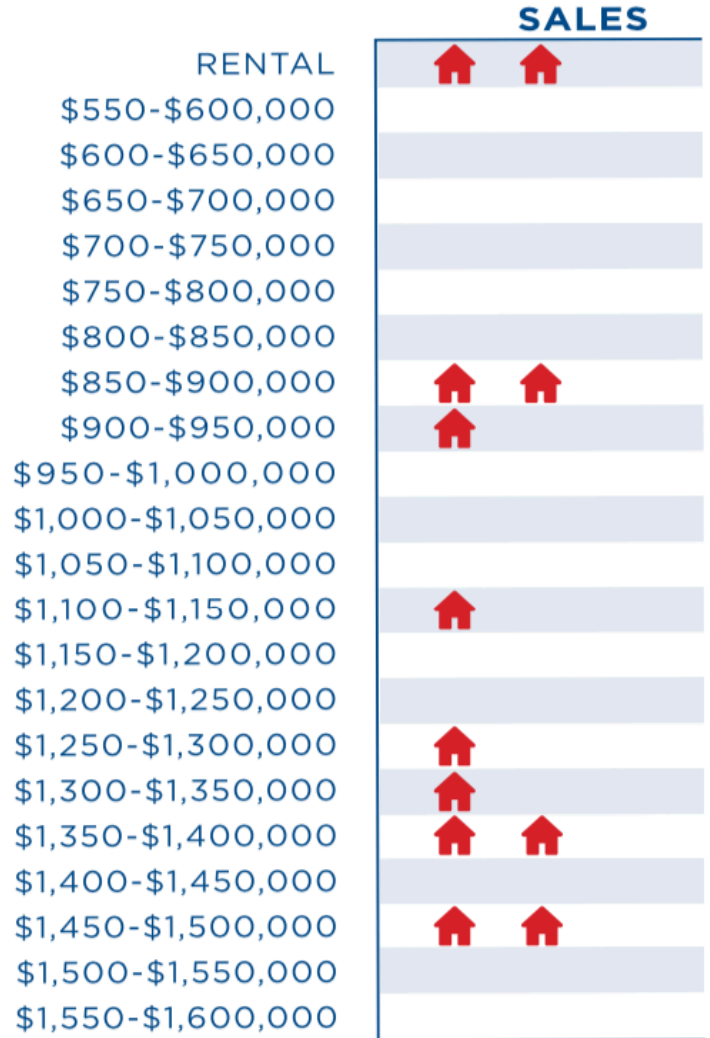
CLEARVIEW LISTINGS

April 1, 2020

1275 SIR DAVID DRIVE	DETACHED	1,388,888
1373 CHALFIELD DRIVE	DETACHED	1,599,000
2916 KINGSWAY DRIVE	DETACHED	1,599,000
1278 WINTERBOURNE DR.	DETACHED	1,599,000

WHERE THEY SOLD

March 2020



For any concerns or suggestions in Ward 3, please contact your local and regional councillors



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