

Clearview

WHAT'S INSIDE

WHERE THEY SOLD

CHECK OUT THE HOMES SOLD LAST MONTH, INVENTORY OF HOMES FOR SALE AND HOW WE ARE DOING COMPARED TO THE LAST 7 YEARS

OUR LISTINGS

SOME CURRENT LISTINGS
HOME SEARCH | UPCOMING LISTINGS

MONEY MATTERS

MIKE NEWELL
ALTERNATE WEALTH MANAGEMENT
GUEST EDITORIAL



THE NUMBER OF HOMES SOLD IN CLEARVIEW BY GEORGE KLOET & BRENDA APEL
YOUR LOCAL RE/MAX REALTORS

JULY RESALE MARKET SURPRISINGLY ACTIVE

Clearview With inventory of available homes back down below 10, buyers have very little to consider. There are 5 detached homes and just 2 attached homes on the market today. Three of the detached homes have been on the market for about 3 months. Quite a different market then it was in 2017 and to some extent in 2018. It's a hard pill to swallow if the home you purchased in 2017 is today worth about \$100,000 less than what you paid for it back then.

Seven new listings came out in July and many of these homeowners were very aware of market values. Five of the 7 new listings have already SOLD.

According to figures released by The Oakville, Milton and District Real Estate Board (OMDREB), the number of all property sales decreased very slightly – just 20 units less. The total number of new property listings also saw a drop by 70 units this year. Toronto on the other hand saw an increase of about 20% in the number of sales last month compared to the same month in 2018.

If we look strictly at the Year To Date sales graph, which is located on the back page of this newsletter, you will note that the 2019 resale market is just slightly better than last year. Fifty-six sales to July 30 in 2019 and 53 sales to July 30 in 2018.

"As we move through the summer of 2019 and beyond, we expect to see a stable market", says OMDREB President Oliver Matas. "There were only slight changes to most of the market stats compared to last year, but we did see a hefty increase in dollar volume of sales. However, we would like to see more listing inventory in the mix, and look forward to a vibrant Fall market. Oakville and Milton are very safe communities to raise a family and are well located in the GTA."

July is typically a very slow month and the past month was no exception. What a fabulous month if you were on holidays or had a pool in your back yard.

For all your real estate needs or questions, please do not hesitate to contact Brenda or George.



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MONEY MATTERS

Building Wealth – What to buy and when

MIKE NEWELL

I had a meeting with some new clients recently and they asked me an interesting question. They were both in their early forties, with kids and they asked me how to create wealth. Specifically, they wanted to know what to invest in and what should be the sequence of investments. The criteria I proposed was that the investments be tax efficient, have predictable growth and relatively low risk. Having applied this filter to all the investment choices out there, here is what I came up with:

1) REAL ESTATE

I'm a huge fan of this asset class because of its long term growth and tax advantages, particularly if it's the principal residence. Tax advantaged growth and predictability makes this my first choice. If you look at real estate as a class of investments, there has been a growth of 4% plus annually. If it's your principal residence, there is no capital gains so the annual growth is effectively 8% pre tax or more. I would compare the stability of the asset class to a GIC. So if you could get a GIC paying 8% would you buy it? The other issue is control. Real estate is usually easy to sell if it is priced properly. And you have to live somewhere anyway, so the investment risk is low.

2) YOUR OWN BUSINESS

If you can do it, starting and running your own business is a great way to build wealth. The tax deferral opportunities allow you to control how and when to pay tax over time. Combine this with the Lifetime Capital Gains exemption for small business owners and you have a tax efficient vehicle for building wealth. The risk, I would argue is manageable because it's your business and you are making all the decisions.

3) LIFE INSURANCE

This asset class came in third, although many would argue it should be higher. Loading up a Participating Life Insurance Policy with cash gives you a tax exempt vehicle for building wealth at guaranteed growth rates. Families need the insurance anyway, and the death benefit is tax free. This is a great way to create wealth and more importantly to keep it in the family without adverse tax consequences. Believe it or not, this is what the richest families in Canada do to create wealth and keep it in the family.

4) THE STOCK MARKET

While this can create excellent growth opportunities over the long term, you really have no control over what happens in the board rooms of corporations. As your silent partner, the tax man is ready to share in any money you make with capital gains, dividend and interest taxes. Overall, still a good investment for your RRSP, TFSA or a non registered savings if you are willing to be patient.

We had a good debate about these alternatives and why I had ordered them this way. Both clients agreed in the end about the sequence of investments and we are now building a strategy that will build wealth for their family.

Mike Newell is a financial advisor in the Clearview area. Having retired from the IT business 10 years ago, Mike has over 300 clients across the GTA and his advice is sought on many financial matters. With a warm smile and a plethora of bad jokes, Mike is always up for a coffee at Tim's if you want to talk about anything financial!



Just a Reminder... About the Bike Bylaw

A sidewalk is a two-way path exclusively for the use of pedestrians. Cycling on town sidewalks is prohibited, except for children under the age of 11, with wheel diameters that do not exceed 51 centimetres, or 20 inches. A parent, guardian or other adult may ride a bicycle on the sidewalk while accompanying the child. Cycling on sidewalks is downtown Oakville, Kerr or Bronte business districts or on harbours, wharfs or piers is prohibited by all users.

LISTINGS



41 Battlefield Drive, Stoney Creek

Fully renovated bungalow. Open concept main floor. New kitchen and washroom. Dark laminate floors. Three season sun room with gas fireplace. Lower basement In-law suite with separate entrance. 2nd kitchen, living-room and bedroom. Separate laundry facilities. **\$583,500**



2515 Wynten Way

Four-bedroom SOUND Home on a lovely lot siding onto the Wynten Splash pad. Shaded front porch. Freshly painted throughout. Eat-in kitchen. Open dinette with view of the park. Large Master bedroom with sitting room plus a spacious ensuite washroom, separate shower, whirlpool bath. Finished basement.



46 Dunlop Crt

End Unit Lovingly Maintained And Updated Over The Years! From The New Front Door (19) Concrete Pad To Park 3 Cars In Drive And Vinyl Surround Around The Windows You Will Be Pleased With The Curb Appeal. The Inside Does Not Disappoint! Fresh Paint And Laminate Make This Lg (1745Sqft) Townhouse Very Welcoming.



2472 Post Road Unit 19

Waterlilies Executive Condo Living At It's Best!! Beautiful Bright South Facing One Level Open Concept Unit With Patio In Premium Block. 2 Br's 2 Baths Feels Like A Bungalow. Located Among Parkland And Ponds In Desirable Oakville's Uptown Core. Walk To Major Grocery Stores, Plaza, Community Centre.



45 Bristol Road East Unit 3

Luxury Defined! From The Landscaping Up To The Front Door To The 11 Foot Ceilings Inside The Lobby, You Will Be Impressed! 2553 Feet Above Grade On 3 Levels. Open Concept Kitchen. Granite Counters. Hardwood Floors. Pot Lights. Columns. Crown Moldings, Decorative Niches. Laundry, Media Area.



35 Lorraine Cres

Immaculate 3 + 1 Bedroom, 3 Bath, Detached Home On A Premium 70' X 120' Landscaped Lot With A Heated In-Ground Pool In Desirable Bramalea Woods ! Open Concept Mainfloor Featuring A Renovated Kitchen With Granite Countertops And Stainless Steel Appliances, Spacious Master Bedroom With Walk - In Closet.



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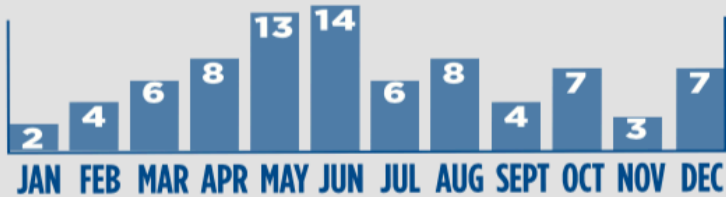
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Support your local business community
Interested in promoting your business here?
Email: george@georgekloet.com

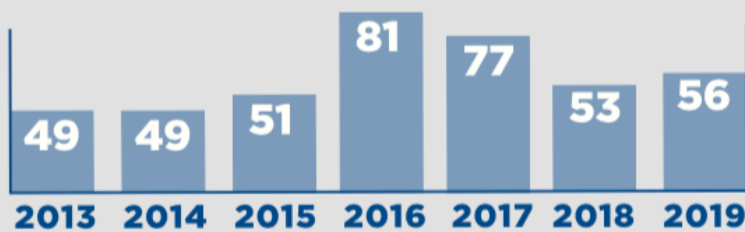
2018 CLEARVIEW SALES



2019 CLEARVIEW SALES & INVENTORY



YEAR TO DATE SALES TO JULY 30



CLEARVIEW LISTINGS August 1, 2019

2679 WYNTEN WAY.....DETACHED.....	3,600
2714 HAREWOOD COURT.....DETACHED.....	3,800
1275 VALERIE CRESCENT.....LINK HOME.....	748,800
2339 SPRINGFIELD CRES.....TOWN HOME.....	850,000
2986 KINGSWAY DRIVE.....DETACHED.....	1,228,000
2719 KINGSWAY DRIVE.....DETACHED.....	1,249,000
2714 HAREWOOD COURT.....DETACHED.....	1,299,000
1146 JONATHAN DRIVE.....DETACHED.....	1,549,000
2948 SYCAMORE STREET.....DETACHED.....	1,649,500

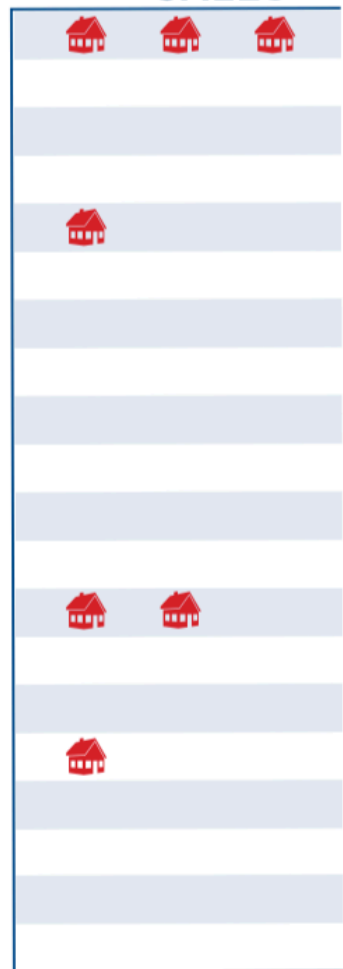
WHERE THEY SOLD

JULY 2019

RENTAL

\$550-\$600,000
\$600-\$650,000
\$650-\$700,000
\$700-\$750,000
\$750-\$800,000
\$800-\$850,000
\$850-\$900,000
\$900-\$950,000
\$950-\$1,000,000
\$1,000-\$1,050,000
\$1,050-\$1,100,000
\$1,100-\$1,150,000
\$1,150-\$1,200,000
\$1,200-\$1,250,000
\$1,250-\$1,300,000
\$1,300-\$1,350,000
\$1,350-\$1,400,000
\$1,400-\$1,450,000
\$1,450-\$1,500,000

SALES



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



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