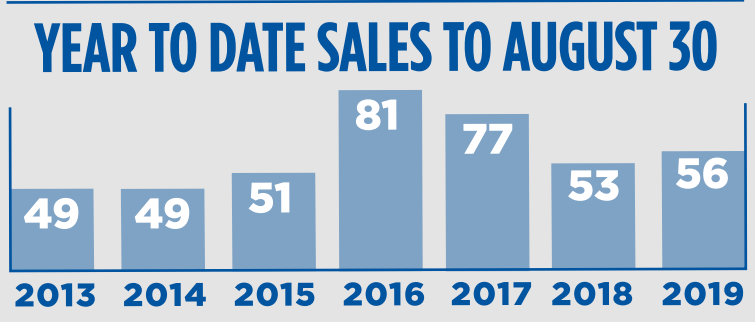
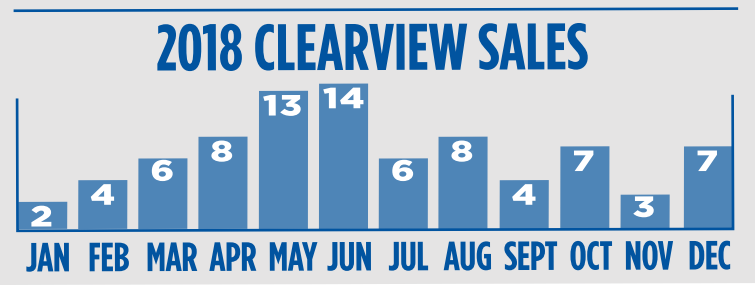


Clearview

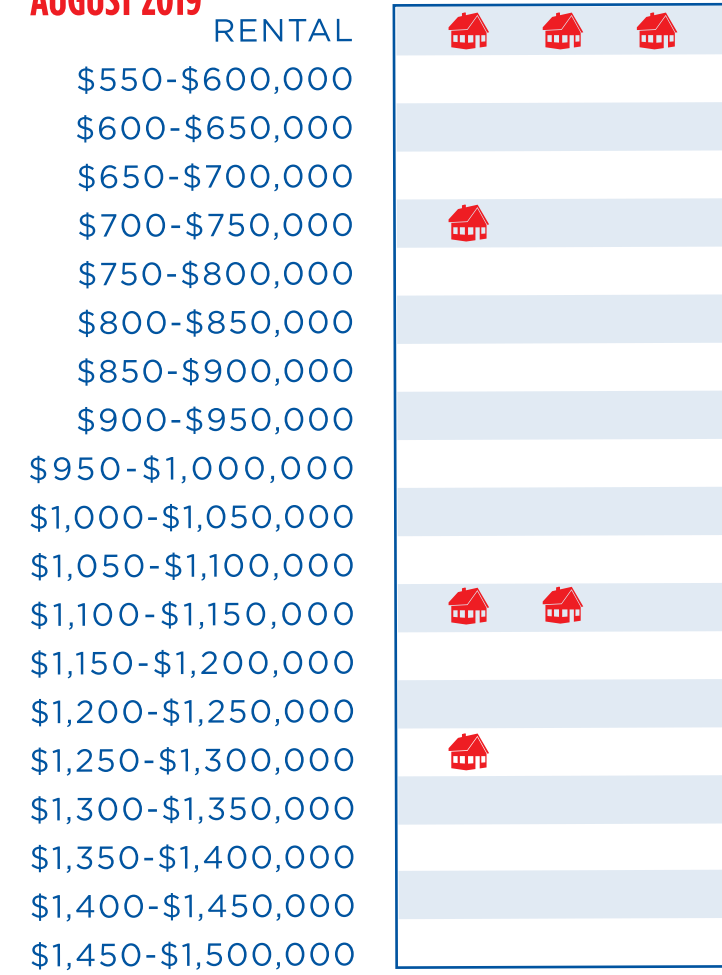
MARKET WATCH | Sheridan Gardens & Sherwood Heights Subdivisions



- ### CLEARVIEW LISTINGS September 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

AUGUST 2019



COMMUNITY CORNER

GRIEF SHARE Support for those grieving the loss of a loved one

- SUPPORT GROUP**
MONDAYS 7PM, SEPT 16-DEC 16, 2019
EXCLUDING MONDAY OCT 14
CLEARVIEW CHURCH, 2300 SHERIDAN WAY DR. OAKVILLE
- SERVICE OF SOLACE**
SATURDAY DEC 21, 2019 AT 7PM
KNOX CHURCH, 89 DUNN ST. OAKVILLE
- LOSS OF A SPOUSE**
MONDAY JAN 13, 2020 AT 7PM
KNOX CHURCH, 89 DUNN ST. OAKVILLE
- SUPPORT GROUP**
MONDAYS AT 7PM, JAN 20-APRIL 27, 2020
EXCLUDING MARCH 16 AND APRIL 13
KNOX CHURCH, 89 DUNN ST. OAKVILLE
- LOSS OF A SPOUSE**
WEDNESDAY OCT 9, 2019 AT 7PM
CLEARVIEW CHURCH, 2300 SHERIDAN WAY DR. OAKVILLE
- SURVIVING THE HOLIDAYS**
THURSDAY DEC 19, 2019 AT 7PM
CLEARVIEW CHURCH, 2300 SHERIDAN WAY DR. OAKVILLE

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
THE CASE OF THE SHRINKING DRIVEWAY

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



FALL RESALE MARKET HARD TO PREDICT

CLEARVIEW: Now that the kids are back to school, for most of us it's back to work. July and August the resale market lay dormant. It is not unexpected and happens every year. Homeowners with young children and a pool in the backyard focused on the task at hand rather than put up the for sale sign. No one wants to bark at the kids to clean up the toys just in case there is to be a showing. Others are gone for weeks at a time to their cottage or better yet, visiting a friend with a cottage. At most real estate offices the phones are quiet. Clearly realtors are enjoying the summer as well.

However it's back to work and the broker is thrilled. The halls are bustling with agents back on the phone. Staff is busy managing the paperwork of the overnight listings that have come in and booking appointments. There is a buzz in the air at the water cooler and a variety of opinions as to what to expect in the upcoming fall market.

The first 8 months of the 2019 more or less unfolded as predicted. It was to be a year with slightly more inventory and only a modest increase in the number of annual sales. Looking at the 2018 and 2019 "YEAR TO DATE SALES" chart on the back page, total sales in Clearview are identical. Sixty one (61) recorded sales. Although there are many other factors that determine a local market, lack of inventory is possibly one of the most easy to understand. Other than a flurry of listings in May and June

that saw inventory jump up into the low 20s, rarely are there more than a dozen homes for sale or for rent at any given time. Currently there are just 7 homes on the market. And that speaks to the Clearview community as being one of the most desirable in Oakville and/or Mississauga. Once you live here, no one wants to leave. Excellent walk-to schools. Central location. Public Transit. Great neighbourhood parks and trails. Even our empty nesters in large family homes are enjoying this location and the convenience of all the amenities and health care facilities around us.

Observing and commenting on real estate trends in such a local market as Clearview for over 30 years I have often mentioned that the market stalls significantly before a Provincial or Federal election. Fear of the unknown often will cause a consumer to delay a major purchase. Just listen to the TV or radio some evening and hear the impending doom in the political ads. And it goes both ways. "We're doomed if Trudeau gets back in" and "we're doomed if Scheer gets in". Every special interest group comes out and makes claims about how voting for one or the other will hurt "your family". So considerate of them.

However it's actually a great time to buy or sell. Many of the worlds most successful entrepreneurs always buy when everyone else believes it's a bad time to buy. For all your real estate needs or questions, please do not hesitate to contact Brenda or George.

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MONEY MATTERS

The Case of the Shrinking Driveway

By Shaneka Shaw Taylor & Emraan Dharsi

What do you do when your purchaser refuses to close on an Agreement of Purchase and Sale (APS) because the driveway is smaller than they originally thought? That was the central issue that the Court of Appeal grappled with in Himidan v. Farquharson, 2019 ONCA 575.

The seller, Himidan, entered into an APS to sell her home to Farquharson and Burns. After they signed the APS, but before the closing date, Himidan's neighbours claimed that they owned a two-foot strip of Himidan's nine-foot-wide driveway. To prove their point, the neighbours built a fence around the two-foot strip. Himidan and her neighbours were unable to resolve their dispute and litigated the matter.

Having heard of the litigation between the neighbours, Farquharson and Burns refused to complete the purchase as Himidan was unable to demonstrate that she owned the entire driveway. Himidan commenced an action against Farquharson and Burns, for damages for failure to close the sale. Farquharson and Burns counterclaimed for a return of their deposit. They both moved for summary judgement.

The motion judge found in favour of Farquharson and Burns. In her view, the APS was a representation that Himidan owned all of "what was visually apparent as the functioning private driveway." She found a defect in Himidan's title and held that the defect was significant enough to justify Farquharson and Burns' refusal to complete the sale.

Himidan appealed.

The Court of Appeal sided with Farquharson and Burns. It determined that the motion judge correctly used the "physical and visual appearances of the property" to interpret the APS, reaffirming LeMesurier v. Andrus. In LeMesurier, the court held that purchasers are entitled to assume "everything which to the eye appeared part of the driveway" was actually a part of the driveway. The motion judge was entitled to find that any reasonable person, upon viewing the property, would assume the property was in fact nine-feet wide, despite the provision in the APS indicating otherwise.

In further finding for Farquharson and Burns, the Court of Appeal held that the defect (the two-foot strip) was significant enough to justify Farquharson and Burns' refusal to complete the sale. After all, Himidan herself gave evidence that the fencing off of the two-foot strip, and the ensuing litigation with her neighbour, interfered with her use of the driveway. She also gave evidence that it negatively affected the sale price as she sold the property to another buyer for \$145,000 less than what Farquharson and Burns had agreed to pay.

In sum, it appears that a buyer may have a legitimate claim to refuse to close on an Agreement of Purchase and Sale where the property being conveyed differs from what the eye can see.

Emraan Dharsi is a third-year law student at Osgoode Hall Law School.

Interested In Clearview Resale Values?

I have two email distribution lists for Clearview residents:

NEW MLS POSTINGS LIST Receive details of every new property listed on MLS within hours of when that property is posted on MLS.

SOLD POSTING LIST Receive a report of properties SOLD at mid-month and then a final report of all properties SOLD in the entire month.

Kindly reply to george@georgekloet.com and indicate that you wish to be added to these lists.

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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pgray88@hotmail.com

Support your local business community
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Email: george@georgekloet.com

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



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