

Preferred Client Update

NO. 2 2006

Working Hard To Keep You Informed

JC Van Der Walt

Realtor

Call Today

403-541-9080

403-250-5803

E-mail: jcvdw@shaw.ca

Website: www.jc-executivehomes.com

www.jcshomes.ca



Apex

Big Enough To Help... Small Enough To Care



different paths to a more modern home

If you are interested in owning a more customized home - you should consider the

various options available. Of course, each has its pros and cons. In the end, you will need to determine which alternative has the benefits that are most important to you.

infill construction: in with the new

Many homeowners dream of purchasing a "lot" and hiring a custom builder. If this is your dream, remember that it takes a lot of work to make custom built homes a reality. Nevertheless, you can take advantage of wonderful opportunities in an already established neighborhood. Ask for professional advice to better understand the neighborhood and its lot values. Using this information, you can anticipate the final value of your custom built home, and therefore purchase a lot at a price that is appropriate relative to the anticipated value of the completed house.

pros

- ◆ Established Neighborhood - Developed culture, community, amenities, landscaping, etc.
- ◆ Opportunity to choose your own style, layout, finishings.
- ◆ Various aspects of labor and materials are guaranteed.

cons

- ◆ Scheduling for single home construction can be difficult - plan for delays.
- ◆ Municipal or community approvals required for plans and permits as well as for changes, easements, etc.
- ◆ Harder to predict final budget, need to understand blue prints and/or trust builder.

newer designs: ready for resale

Another viable option for a newer home is to consider buying an already renovated or recently built home in an older area, or a modern resale home in a subdivision that has had time to develop. By waiting for newer or upgraded homes to appear on the resale market, you may more fully recognize their property values, and witness firsthand how they fit into the neighborhood.

pros

- ◆ You can see exactly what you are getting... no picking, no waiting, no hassles.
- ◆ The finishings will likely include the latest products and technologies.
- ◆ You can have a full inspection to check for soundness and wear and tear, and have the purchase conditional on the results.
- ◆ More established neighborhood, infrastructure, etc.

cons

- ◆ Most materials and labor are not covered by warranty. You will need to depend on the thoroughness of the home inspection.
- ◆ Can't pick your own upgrades or finishings.

custom renovations: reflecting your lifestyle

Even if none of the above options appeal to you, you can still have a newer-style home. One of the most common ways to get a "new" home is to buy a resale home in an established area, and then thoroughly upgrade it. Taking on a major renovation of an older home could provide you with the best of both worlds, although there are still pros and cons you will need to consider.

pros

- ◆ Original architectural features add charm and character to property.
- ◆ After a full inspection before purchase, you have the option of occupying the home before renovating so you get a feel for likes and dislikes.
- ◆ Choose your own finishings from among the latest products and technologies according to your budget and schedule.
- ◆ Confidence in Community - Knowledge of area, established neighborhood, community infrastructure, etc.

cons

- ◆ Not everything can be changed when you are working with an existing shell.
- ◆ When dealing with an existing home, you never know what surprises may appear when you remove a wall, replace a doorway or make other structural changes.
- ◆ Lots of input, preparation and monitoring work is required. Permits will be needed, as well as a reliable architect and builder to undertake the renovations.

new style options, old-style comforts

There are many "new home" options - and they aren't necessarily newly constructed properties. Before choosing, you need to decide what is important to you, what decisions and responsibilities you are prepared to undertake, how much time and budget flexibility you have, and the kind of community you wish to join.

From subdivisions to infills to renovations, it comes down to your preferences in location, design and details. It may seem impossible to get all you want in a home, but it can be done, if you patiently work at it. New house or old, the more comfortable you are in your choice, the better it can serve you now and in the future.



Experts suggest that the best way to use time more efficiently is to organize our tasks and our possessions. So, without taking any more of your time, here are some basic tips toward becoming more organized...

handling paper:

Separate paperwork into three piles: "Essential", "Meaningful", and "Interesting" (everything else is trash). Put the "Interesting" pile out of sight immediately. Review your "Essential" file and make a list of the items by priority then get on with the "Essentials" as soon as possible. Your objective is to be left with only the "Meaningful" pile which you can save for leisure time. Then, once a month, review the "Interesting" pile to determine which can be purged and what can be completed - or potentially moved to the "Meaningful" pile.

sorting stuff:

Try sorting room by room, using three large boxes labeled "Use", "Store", and "Dispose". If there is an absolute and immediate use for something, determine where it should be kept. If something is needed in the future, then it should be stored away. Anything else should be sold, given away or trashed immediately. Try to be realistic especially when it comes to old clothing!

condo corner...

the upside of downsizing

Moving can seem rather daunting to some empty nesters. So, if you're considering "downsizing" to a condo, plan for the major adjustments first. Carefully consider furniture placement options that will use the space as efficiently as possible. Then reduce clutter by storing or sharing keepsakes and unused items. Soon you will be able to concentrate on the enhanced lifestyle benefits enjoyed by so many condo residents:

- ✓ Fewer safety & security concerns.
- ✓ More leisure time (fewer duties and responsibilities).
- ✓ Less shopping for home supply and maintenance purchases.
- ✓ An opportunity to have a voice in community decisions regarding facilities, services, and amenities.
- ✓ New social opportunities for like-minded adults (e.g. cards, films, day-trips, etc.)

scheduling tasks:

Keep a calendar reference handy. Plan what you want to get done and mark when you'll do it - by the hour, the day, or the week. Because interruptions are a part of life, always allow extra time to finish, especially if travel is involved. Then if you do end up with free time, reward yourself by spending the time on an item of personal interest or importance, such as reading a book or magazine, updating a to-do list, or working on a long-term plan.

Think, Act... Live!

"It may be that those who do most, dream most." - **Stephen Leacock**

"Attempt the impossible, in order to improve your work." - **Bette Davis**

"You get in life what you have the courage to ask for." - **Oprah Winfrey**

"Nothing in life is to be feared. It is only to be understood." - **Marie Curie**

"Being rich is having money; being wealthy is having time." - **Margaret Bonnano**

Heartfelt Thanks



With the New Year unfolding and the promise of spring activity waiting just around the corner, this is an ideal time to say "thanks" to all those who send referrals my way. Showing your vote of confidence through a referral is a much appreciated gesture. Meeting new clients this way proves how helpful relationships can be.

Whenever you need real estate assistance, I'm ready to help you and your friends, relatives, and acquaintances in any way I can. It is my objective to develop and maintain solid relationships and maintain them for the long term. So whether the need is to gather general market information or to develop a more specific real estate plan, I am always available to help you and those you refer.

If you want up-to-date statistical data for your street and area, please call.

**Call JC Van Der Walt today for all your Real Estate needs.
Realty Executives Apex**

105, 1212 - 31 Ave. N.E., Calgary, AB T2E 7S8

Tel: 403-541-9080
403-250-5803

Fax: 403-247-8370
Mobile: 403-681-8320

E-mail: jcvdw@shaw.ca
Website: www.jc-executivehomes.com
www.jcshomes.ca