



## GTA RESALE MARKET RESPONDS TO INCENTIVES

**Clearview MARCH 2009:** The cold Canadian weather is often fingered as one of the factors that affect the volume of real estate and vehicles sales. That theory apparently held true during the month of February. After a few weeks of bitterly cold weather in January, the one week reprieve in February allowed buyers with young families in tow to visit various homes unburdened by multiple layers of winter clothes. Realtors reported that call volume was up and that indeed several showings were being booked on their listed properties. And the results prove the point. Seven properties were reported either sold or rented during February—many during the milder weather.

Inventory across Clearview is down considerably from the high of 40 that we recorded back in October and November. As of March 1st inventory is 22 units for sale or rent. What is unusual is the number of properties available for rent. Typically in Clearview there are often no more than 2 or 3 homes for rent at any given time but in the past several months there were

often 6-10 homes for rent. As of March 1st there are 6 remaining. Across Oakville, there are close to 175 detached homes for rent. Many of these are for rent or for sale suggesting that sellers are open to any proposal that makes sense in this market. It's a buyer's market and they have several options. A large portion of the rental homes are properties that have been somewhat neglected and have sat vacant for months.

All of the 2009 sales of detached homes in Clearview were in the low to mid \$400 thousand range. Exports had predicted that buyers in 2008 and in 2009 would probably look more at buying a home that offers well-designed usable living space rather than buy the larger executive home. Although the executive home may offer more square footage, much of it is often wasted in areas like a spacious full-height lobby and/or a grand foyer. With the cost of fuel being so unpredictable, buyers are taking the cautious approach knowing that utility costs and property taxes are subject to increase at any time. The Halton District School Board is

still committed to building a new public school here in Clearview and a formal announcement is anticipated shortly. We are hearing from Open House guests, many from outside of the Clearview area that they are aware that the school is coming and are looking to relocate into Clearview for just that reason. That confirms what many of the delegates who spoke in favour of a school in Clearview had predicted in the recent PARC process. With so many affordable family homes in Clearview, if you build a school here, the children will come.

**2009 will be just fine!**

**OPEN HOUSE  
DRAW WINNERS**  
FEBRUARY 2009

\$100 **Niblick English Pub Gift Certificate**  
**Luis F.**

\$50 **Rona Gift Card**  
**Quinton S.**

\$10 **Tim Hortons Card**  
**Elizabeth B.**

**THE KLOET RE/MAX  
SCHURINGA  
TEAM**

**HALL OF FAME**

**RE/MAX**  
REALTY ENTERPRISES INC.  
1697 Lakeshore Road West  
Mississauga, Ontario L5J 1J4

Office and 24 hour Pager: **905-855-2200**

gkloet@trebnet.com  
www.georgekloet.com

**George Kloet**



"For every real estate transaction that he is involved in, George makes a monetary donation to the Children's Miracle Network."

These are the total Kloet-Schuringa Team 'CLEARVIEW' Sales to Date **384**

Where They Sold in Clearview - February 2009

PRICE RANGES	Sales
Rentals	0
\$200 to \$250K	1
\$251 to \$300K	1
\$301 to \$350K	1
\$351 to \$400K	1
\$401 to \$450K	1
\$451 to \$500K	1
\$501 to \$550K	1
\$551 to \$600K	1
\$601 to \$650K	1
\$651 to \$700K	1
\$700K to Over	1
<b>TOTAL HOMES SOLD</b>	<b>7</b>

**for SALE**

**1501 Clearview Drive**

Best priced 4 bedroom home in Clearview. Quality SHALEOAK home nestled amongst mature trees. Four bedrooms. Spacious eat-in kitchen. Some upgraded hardwood and ceramic floors and some windows. Upgraded shingles. Landscaping. Well maintained throughout. Appliances.

**Asking \$449,500.**

For additional pictures visit [www.georgekloet.com](http://www.georgekloet.com)

**ANIMAL AID FOUNDATION**

The Animal Aid Foundation **Read For Pets Charity Used Book Sale** raises thousands of dollars each year and helps the Foundation fund the rescue and veterinary medical care programs of local animal charities. This year as you are doing your Spring Cleaning, and you discover books, videos, CDs and DVDs that are in good condition and that you no longer need or want—why not donate them to the Animal Aid Foundation.

"The money helps these groups to ensure that all animals are spayed and neutered, preventing them from adding to the stray population" says Clearview resident and Foundation Treasurer, Mary Dagg. "The money also helps to pay for vet bills and get animals off the street and find them loving homes".

The Foundation has two drop-off locations right here in Clearview. **Call Pina at 905-829-3836** or email [info@animalaidfoundation.com](mailto:info@animalaidfoundation.com) to make your donation.

A book drop off table will be set up at the Clearview Clean-up Saturday morning April 25th.

Pina DeMenna  
 President  
 Animal Aid Foundation

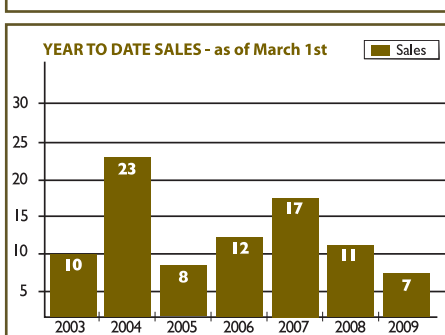
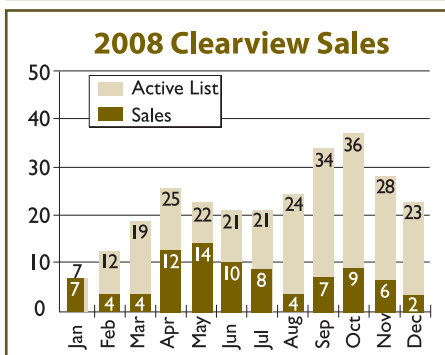
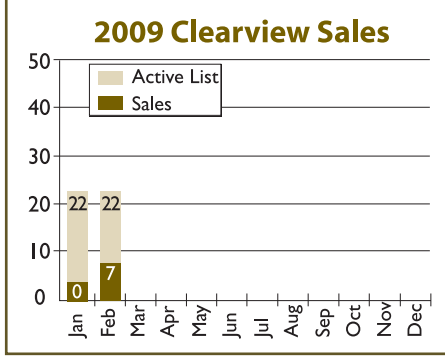
**5TH ANNUAL CLEARVIEW CLEAN-UP**

**Saturday, April 25th**  
— Start at 8:45am —

**Join the community effort to keep Clearview clean.**

**Refreshments  
Face Painting  
Free Bar-B-Que  
RE/MAX Hot Air Balloon Team  
Celebrity Guests  
Fun for Everyone**

**Community Corner**



**for SALE**

**1563 Prince John Circle**

Quality built and exceptionally maintained executive home. Updated windows and roof shingles. Hardwood and ceramic floors. Renovated family room. Kitchen cabinetry transformation. Updated Lennox furnace and air conditioner. Backyard pool and patio. Covered porch allows outdoor living at its best. Finished basement with wet bar and 3 piece washroom. \$100K in upgrades. Flexible closing. Exceptional value.

**Asking \$558,900.**

For additional pictures visit [www.georgekloet.com](http://www.georgekloet.com)

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Check out our website  
[www.georgekloet.com](http://www.georgekloet.com)

**SEE OUR LISTED HOMES ONLINE: [www.georgekloet.com](http://www.georgekloet.com)**

TOP PRODUCER TRUSCOTT OFFICE: 1993, 1994, 1995  
 #1 IN HOMES SOLD FOR ENTIRE COMPANY: 1996  
 PLATINUM AWARD WINNER:  
 1997, 1999, 2000, 2001, 2002, 2003, 2004, 2005  
 RE/MAX HALL OF FAME: 1998 • LIFETIME ACHIEVEMENT AWARD: 2006  
 Member of the Toronto, Mississauga & Oakville-Milton Real Estate Boards