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Keeping Homeowners One Step Ahead

Providing valuable insights and exceptional service to clients like you is always my priority. If there’s anything more I can do to support your real estate investment goals—whether it’s offering guidance, market information, or trusted recommendations—please know that I’m always available to help.

Quote Fuel

“If you don’t like the road you’re walking,
start paving another one.”
Dolly Parton

“Go confidently in the direction of your dreams.
Live the life you have imagined.”
Henry David Thoreau

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Issue 9, 2026

Featured Articles
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- **5 Kitchen Updates** That Look Expensive but Aren’t
- **How to Save Money** on Energy Bills



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Dear Susan and Tom,

It may be hard to believe (or not), but the first day of autumn is drawing near. For many people, fall feels like a fresh start; a time to tackle goals before year end, settle back into routines, and reconnect with their communities. It’s back-to-school season, fall activities are ramping up, and people are returning from summer vacations and cottage getaways.

As we reconnect with friends, family, neighbours, and colleagues, conversations often turn to plans, challenges, and recommendations. Maybe someone is new to the neighbourhood and needs a dentist. Maybe a leaky faucet requires a plumber right away. Or perhaps a pest control company is needed to deal with unwelcome visitors.

While online research can be helpful, there’s still nothing quite like a recommendation from someone you trust. As you know from experience, personal referrals provide confidence and peace of mind when choosing a professional.

Speaking of which, as the busy fall real estate market kicks into gear, if you hear of anyone looking for a REALTOR®, I hope you will feel comfortable passing along my name. Referrals and repeat business from wonderful clients like you are how I/we build my/our business, so I really appreciate every referral I/we receive.

Thank you for your support.

Joseph





How to Create Productive Homework and Work-From-Home Spaces

When it comes to homework or office work, a comfortable space to get it done is key. So, what makes a great workspace?

- **A quiet area** free of distractions like a TV or foot traffic. If you have younger children, a spot on the kitchen counter or dining table may work best, allowing you to supervise while preparing meals. If you need to divide a room, consider a room divider or bookshelves for visual separation
- **A well-lit area** with as much natural light as possible. Additional task lighting, such as a lamp or under-cabinet lighting, can help minimize eye strain
- **A spacious desk area.** Maximize space by storing supplies on floating wall shelves or a tiered rolling cart, and consider hideaway desks, which fold up against the wall. But if you need

to drill into walls, check if you require condo board approval first

- **An ergonomic chair** so eyes are at screen level, elbows at a 90-degree angle, and feet flat on the floor. You can also put a cushion on a dining table chair to blend it into the rest of your décor
- **It's clean and organized.** Cord sleeves and jars for writing utensils are just a couple of ways to reduce visual clutter, making it easier to focus
- **Personalize it** for inspiration to work, such as with plants and wall art. For kids, displaying their artwork on a string with clothespins can help create a space they enjoy using

With the right setup, home(work) time can be a lot more comfortable and a lot more productive.



5 Kitchen Updates That Look Expensive but Aren't

The kitchen is where many of us spend a lot of time cooking and gathering with loved ones, and it's a central selling feature in any home, so investing in it makes sense. But it doesn't need to cost a fortune and entail a full-scale reno to make your kitchen look expensive. Here are 5 budget-friendly upgrades that will instantly elevate your kitchen:

- 1. Update cabinet hardware.** Popular options include oversized modern pulls in matte black or brushed brass
- 2. Paint or reface cabinets.** Modern favourites include soft neutrals like creams, sage green, or "greige" (a mix of grey and beige)

3. Swap outdated faucets for a spring pull-down faucet in matte black, brushed nickel, or brass for a strong visual impact

4. Layer lighting for a brighter, and therefore larger-looking kitchen. Peel-and-stick LED light strips under cabinets are great for task lighting

5. Add a backsplash update. Peel-and-stick backsplashes are a budget-friendly way to add texture to your kitchen for a warm and dynamic space

Before making any changes, consider the overall style and colour scheme you want to achieve for a cohesive design and style. Now, time to get cooking on those updates!



How to Save Money on Energy Bills

With the cost of seemingly everything going up, every penny counts, but with some smart choices around your home, you can save much more than just pennies. So, what are some ways to save?

- Switch to ENERGY STAR® LED lights, which use up to 75% less electricity and last significantly longer than traditional bulbs
- Use smart power bars, which automatically shut off devices when not in use. "Phantom power" can account for 5 to 10% of your energy bill

- Seal around windows and doors with caulking, weatherstripping, and door sweeps. Also, clean door tracks on sliding doors to ensure a full seal.

- Upgrade appliances to ENERGY STAR® certified ones, and consider front-loading washers, which use up to one-half less energy because it uses less water.

- Use cold water for laundry, clean the lint trap after every cycle, and use dryer balls to reduce drying time up to 50%

- Install a low-flow showerhead, which can reduce hot water use by up to 30%

- Instead of the oven, cook with an air fryer or slow cooker whenever possible, which use significantly less energy

- If it is compatible with your building's HVAC system and you have condo board approval, consider a smart thermostat, which can be programmed to adjust to the most energy-efficient temperature, reducing energy bills

Remember that the energy-efficient purchases you make now have two prices: the purchase price and the operating price. The upfront cost will pay for itself and more with lower energy bills over time.