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Greetings!

**** Happy Father's Day to all Dads ****

Deciding whether or not to sell your current home before buying a new one can be tough. Our first article explores the pros and cons of each option.

Backyard BBQs are a great way to unite friends and family! Our second article shares some BBQ safety tips to help ensure everyone has a great time.

Finally, our third article offers some excellent advice on how to add some style to your backyard without breaking the bank.

Thanks for checking out our newsletter. Let us know if you have any questions or comments regarding the articles or real estate in general -- we'd love to hear from you!!



In This Issue...

[Buying First vs. Selling First – What's Your Best Option?](#)

[Fire Up the 'Cue, Not the Yard!](#)

[The Stylish Outdoors](#)

[And We Have A Winner](#)

Buying First vs. Selling First – What's Your Best Option?

Buying a home can be an emotional roller coaster but when you buy your second home, there's twice as much to consider! You now have to decide whether to sell your existing home first or risk carrying two homes at once.

Selling first means you'll know exactly how much you'll be able to put towards your next home. It also allows you to present a much stronger offer as it won't be conditional on the sale of your current home. Finally, selling first helps eliminate the scent of desperation that both buyers and agents can smell.

Once your home sells though, the clock starts ticking. You'll only have a limited amount of time to find the right home. You don't want to overpay or settle for anything less than perfect so you may have to be somewhat flexible when it comes to moving dates.



If you're looking for something very specific that only comes up once in a while, you may have to buy first and then arrange a longer closing to allow time for your home to sell. To avoid carrying both homes at once, make sure your home's priced competitively right off the bat in order to generate maximum interest.

Local market conditions can help determine the best option. In a buyer's market where there's lots of selection, people usually prefer to sell first so they have a bit of breathing room. In a seller's market where good homes are hard to find and sell quickly, it's preferable to buy first in order to lock down your dream home!

There's no right answer when it comes to buying or selling first as it depends on personal circumstances. Regardless of your situation though, it's important to seek professional advice from a knowledgeable, local real estate agent as market conditions can change rapidly.

Fire Up the 'Cue, Not the Yard!

There's nothing quite like the mouth-watering aroma of a backyard BBQ! Here are a few BBQ safety tips to keep in mind so that your food sizzles -- not your yard!

1. *Light Up* - Always light a gas BBQ with the lid open. If it doesn't ignite right away, turn the valves off and wait a minute before retrying.
2. *Pests' Nests* - Insect nests are the number one cause of BBQ fires so make sure you regularly clean out the tubes to prevent blockages.
3. *Keep Back* - Position the grill at least ten feet from the house, garage, trees or other combustible materials. Keep kids and pets well away at all times.
4. *Roll Up Your Sleeves* - Make sure apron strings, scarves and other clothes don't dangle over the grill and always use long handled utensils to avoid burns and splatters.
5. *Turn It Off* - Always remember to turn the gas off at both the grill and tank as soon as you've finished cooking.
6. *Rising Heat & Raw Meat* - Use separate utensils for raw and cooked meat and always use a fresh plate for cooked food.



Now that the safety stuff's out of the way, it's time to think food! Why not tantalize your taste buds this year by creating some new BBQ recipes. Grilled fruit with a side of ice cream is an excellent way to top off a backyard feast!

The Stylish Outdoors

Our outdoor spaces have become more of an extension of our indoor living areas and are often just as stylish. Here are some inexpensive ways to transform your outdoor space from dull to dazzling:

- accessorize with candles, lanterns and garden ornaments
- dress up furniture with bright outdoor pillows and rugs
- tropical plants and bamboo fencing add an exotic touch
- add solar lights to show off your garden around the clock

A trellis, hammock or a few pots are other great ways to transform a barren backyard into a stylish, relaxing retreat. It's easy to add some style to your garden without spending a fortune -- just use your imagination!



And We Have A Winner

A new banner and logo was selected for HomesListed website and this newsletter last week, it was a very close race. Thanks to everyone for their input. Coming SOON.



PS Please pass this newsletter on to friends and family members who may benefit from its resources. If you received this email through a friend or family member and would like to join our mailing list [click here](#) and type subscribe in the message box.

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