

Your local real estate & mortgage newsletter  
compliments of your REALTOR®

**RE/MAX**<sup>®</sup>  
REAL ESTATE UPDATE



Continuing on with an abundance of charming, family-friendly ideas to create warmth and enhance any home in the cooler months ahead.

P2



Quick and easy ideas to research in preparation to prepare your home for sale, plus tips to style your table for easy entertaining.

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**LESLIE WOTHERSPOON**

**306.262.3938**

agentleslie@gmail.com  
www.agentleslie.com

### Welcome to the Winter Edition of the RE/MAX Real Estate Update

*As 2020 draws to an end I want to take this opportunity to say THANK YOU for your business. Your support is vital to my success, and I have found it to be my pleasure to help great people like you achieve the goal of homeownership.*

*As we move into 2021 I am fully committed to providing you with excellent service and continuing to share my real estate knowledge with you.*

*For assistance of any kind with any of your real estate needs - now or in the future - please give me a call. I would love to hear from you!*

RE/MAX Saskatoon #200, 227 Primrose Drive  
Saskatoon, Saskatchewan S7K 5E4

# hello Winter

## Home Decor

Create a comfortable, warm home

### Winter is a great time to display your home's family-friendly charm

**As temperatures outside drop, it's time to bring some warmth back into your home. Use these tips and tricks to learn the best ways to cozy up for winter.**

#### Fire Up the Fireplace

As temperatures dip lower, bring your focus inward by rearranging your furniture. If you have a fireplace, pull pieces in toward the center of the room and face them toward the fireplace to create a cozy gathering spot for winter entertaining. Extra pillows and throws add warmth even without a roaring fire.

#### Add a Dose of colour

Avoid the winter blues by infusing your spaces with pops of cheery color or rich warm neutrals. A bright throw or a boldly patterned pillow will ensure your neutral spaces don't look stark and cold like the space outside your windows. Brightly colored elements can also last into the spring and summer, so you'll get more bang for your decorating bucks.

#### Reflective Light

With the shorter days, it's time to maximize what natural light is still available. Hanging a large mirror on a blank stretch of wall or above a mantel display will reflect light throughout your space. Turn the mirror into a decorative



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display by painting the frame an eye-catching color.

### Window Dressing

Even kitchens need a little TLC during the winter months. Adding bold window treatments to your kitchen windows, like cheery coloured curtains, will keep your workspace feeling cheery and bright. Create your own by purchasing a yard of fabric in the color or pattern of your choice, hemming the raw edges, and using clip-style curtain rings over rods.

### Sitting in Style

Similar to winter fashion, winter decorating is all about layering on the fabrics. Cozy your dining room up for the season by covering your chairs with simple slipcovers. Slipcovered chairs add warmth and style to a neutral dining room and can be easily taken off for a quick cleaning after a family dinner or gathering with friends.

### Luxe Looks

Give your bedroom a quick style update and prepare it for the season by layering in textured bedding, throws, and pillows. A luxurious cashmere throw and soft velvet bed pillows turn a bedroom into a cozy refuge from those harsh winter winds.

### Toasty Transitions

Adding a sheepskin instantly brings warmth to any room in your home. Place a sheepskin rug beside your bed, a cozy greeting to feet on brisk winter mornings, or toss one over an ottoman or a chaise to provide a toasty spot to tuck chilly toes while reading or relaxing.

### White as Snow

Collect a display of crisp white glassware to bring a hint of winter's beauty into your home. Bright white dishware stands out against a black-painted hutch backed with pretty patterned wallpaper. Accents of silver scattered throughout the display echo the sparkle of freshly fallen snow.

### Comfort Underfoot

Although wood floors create a style statement year-round, you'll need to cozy them up for the cold winter months. A fluffy area rug sets off a living room's main seating area and adds warmth.



Adding texture, pattern, and colour will ensure a successful outcome in creating a home that is both warm and cozy

## Best Homemade Hot Chocolate

If you're feeling really decadent and fancy (as you should), add a splash of half-and-half or heavy cream just before serving.

**INGREDIENTS**

- 3 tablespoons cocoa powder (preferably Dutch-processed), plus more for serving
- 3 cups whole milk
- 6 ounces semisweet chocolate (preferably Scharffen Berger), finely chopped
- 3 tablespoons demerara or granulated sugar
- Lightly sweetened whipped cream (for serving)

**RECIPE PREPARATION**

Bring  $\frac{3}{4}$  cup water to a simmer in a medium saucepan over medium-high heat. Whisk in 3 Tbsp. cocoa powder until no lumps remain, then add milk and return to a simmer. Whisk in chocolate and sugar and cook, whisking frequently, until mixture is smooth and creamy and chocolate is melted, about 5 minutes.

Divide hot chocolate among mugs. Top with whipped cream and dust with cocoa powder.

So delicious! Thick, rich, and delicious!

★★★★★

“ Kindness is like snow- It beautifies everything it covers. ”

- KAHIL GIBRAN



## Is it time to SELL?

### DO YOUR 'HOME' WORK

Compare the home you plan to sell with other homes in the area. If a comparable property sold for \$500,000 with a renovated kitchen and new appliances, don't think you can get the same by simply repainting the kitchen cabinets and laying down new linoleum. When you scout other properties, note what upgrades have been made. Are the kitchens and baths fully renovated, with granite counter-tops and stone tile, custom cabinetry and stainless steel appliances? Are there brand new hardwood floors throughout? Recessed lighting? A finished basement? Is the electrical and plumbing upgraded?

### PUT YOUR MONEY IN THE KITCHEN AND BATHROOMS

But find a balance between being cost-conscious and not appearing like you took the cheap route. Kitchens and bathrooms can cost a lot of money. Again, check the comparables and see what materials they used. If most of the homes in the neighbourhood feature granite counter-tops and brand-new appliances, then you should follow suit if you expect a similar price tag.

### REPLACE / UPGRADE FLOORING

Again, check the comparables in your neighbourhood before you decide on what new flooring you should choose. If all the homes in the area have new hardwood, don't lay down laminate, unless you want to sell your property at a lesser value.

Finally, make sure you have a savvy real estate agent on board who knows your neighbourhood. Also, be aware of fluctuating markets. Don't assume that a property that sold in your neighbourhood a year ago will yield the exact same price. Remember the goal to selling is to make money. Be realistic about profit margins before you begin. You can't sell a million-dollar home in a moderately priced neighbourhood where homes go for a maximum of \$500,000—no matter how much marble you use.

## Bring all the table trends together

## Entertaining is easy when you start with the right inspiration piece.

Get the conversation started around the dinner table with our fabulous centerpieces. Whether your style is traditional or contemporary, we've found something for you!



- Glass display candle-holders
- Blacksmith handled wooden bowl
- Wood tray
- Driftwood candle-holder
- Olive branch
- Leaf bowls
- Espresso root bowls
- Ginkgo leaf candle-holder
- Addison candle-holders

## Saskatoon Monthly (5 yrs) Real Estate Statistics

	Total Listings					Total Sales					Residential Avg. Sales Price				
	2016	2017	2018	2019	2020	2016	2017	2018	2019	2020	2016	2017	2018	2019	2020
<b>Jan</b>	984	1042	324	393	304	232	249	205	145	203	\$354,105	\$341,806	\$344,720	\$290,736	\$326,845
<b>Feb</b>	1116	926	622	304	571	304	311	202	171	216	\$331,679	\$337,855	\$329,940	\$302,138	\$322,250
<b>Mar</b>	1231	620	526	481	468	425	229	211	211	230	\$347,441	\$342,100	\$328,208	\$338,268	\$346,849
<b>Apr</b>	1432	860	671	706	602	502	314	233	258	237	\$343,672	\$361,329	\$338,158	\$316,823	\$339,695
<b>May</b>	1516	858	599	778	490	524	317	229	381	213	\$353,197	\$354,010	\$322,963	\$342,772	\$359,304
<b>Jun</b>	1345	1,112	704	916	757	547	456	297	421	326	\$354,038	\$350,000	\$321,592	\$338,142	\$334,603
<b>Jul</b>	1152	1,125	589	78	830	499	420	286	375	514	\$367,455	\$348,960	\$307,215	\$331,780	\$350,455
<b>Aug</b>	1279	812	517	752	816	506	331	245	390	549	\$352,478	\$337,710	\$317,388	\$323,110	\$354,199
<b>Sept</b>	1146	780	518	728	780	446	261	253	325	460	\$353,704	\$343,688	\$295,207	\$350,946	\$353,925
<b>Oct</b>	1016	781	405	721	812	420	287	195	307	429	\$344,299	\$330,396	\$296,420	\$318,831	\$357,935
<b>Nov</b>	966	721	595	599	<b>623</b>	310	290	286	304	<b>429</b>	\$350,212	\$341,301	\$324,535	\$333,056	<b>\$351,747</b>
<b>Dec</b>	571	586	534	454		245	261	204	244		\$342,617	\$339,520	\$337,974	\$333,857	

Information is believed to be correct but is not guaranteed.

As a valued recipient of this newsletter, compliments of your REALTOR®, you have been entered into a draw for 3 prizes as follows:

\$50.00 Home Depot Gift Certificate

2 x \$25.00 Gasthaus Restaurant Gift Certificate @ German Cultural Centre



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**WISHING YOU ALL  
THE BEST IN 2021!**

[www.agentleslie.com](http://www.agentleslie.com)

### Saskatoon Events Notice

As re-opening plans continue to unfold across the country, Saskatoon's venues and attractions are updating their communications often. If you are planning to go out #Saskatooning, we urge you to check directly with venues and attractions to get current information.

### BHP ENCHANTED FOREST HOLIDAY LIGHT TOUR

Date(s) through January 6, 2020  
Location Saskatoon Forestry Farm  
Website [www.enchanted-forest.org](http://www.enchanted-forest.org)

### JEFFREY STRAKER: A VERY PRAIRIE CELEBRATION

Date(s) December 17, 2020 - December 18, 2020  
Host Saskatoon Jazz Society  
Tickets \$25.00 members \$35.00 non-members  
Website [www.thebassment.ca](http://www.thebassment.ca)

### For further information on COVID-19, please visit:

Government of Saskatchewan:  
[saskatchewan.ca/COVID-19](http://saskatchewan.ca/COVID-19)  
Government of Canada:  
[canada.ca/en/public-health/services/diseases/coronavirusdisease-covid-19.html](http://canada.ca/en/public-health/services/diseases/coronavirusdisease-covid-19.html)

### Mandatory Masks

Effective Thursday, November 19, 2020 mandatory masking in indoor public places will be province wide.

### Things To Do

Let your sense of discovery lead the way



### Nutrien Fireworks Festival

February 13, 2020 - February 14, 2020  
River Landing & Friendship Park  
[www.nutrienfireworksfestival.ca](http://www.nutrienfireworksfestival.ca)

Nutrien Fireworks Festival is a two-day festival located in Saskatoon and featuring world-class pyrotechnic shows choreographed to music! Come and enjoy unique fireworks productions each night along with fun-filled activities, exciting entertainers, wonderful vendors and lots of activities for people of all ages and interests to enjoy! Celebrate along with the over 30 not-for-profit and charity groups who benefit from this illuminating festival.