

ROBERT E. NEMISH & ASSOCIATES

# Real News



October 2011

## ***Preparing Your Home For Winter***

As temperatures begin to dip, your home likely will require maintenance to keep it in tip-top shape through the winter. Here are some tips to help you prepare your home for winter.

**Heating** — Annually call an HVAC professional to inspect your heating system. This will ensure that your home's heating device is operating at its highest efficiency thus minimizing your operating costs. It will also ensure that you are safe from malfunctions.

**Get the fireplace ready!** — A fireplace consists of a number of components that contribute to your enjoyment of its use. Whether it's woodburning or gas fired, make sure you have the chimney, chimney cap, dampers etc in good shape.

**Exterior, Doors & Windows** — The condition of the exterior of your home will, in great part, determine the heat loss you will suffer on the interior. Checking cracks, weather stripping, window and door conditions will pay dividends in comfort and costs.

**Inspect roof, gutters & downspouts** — Make sure your gutters are cleared of leaves and other debris and the water from them is directed away from the house. Your roof is one of 5 major components of your house and must be maintained in very good condition to avoid the internal damage from water ingress.

**Service Weather Specific Equipment** — Drain the gasoline from lawnmowers, hedge trimmers, and chainsaws and run them dry to prevent starting problems next season. Store your garden equipment and lawn furniture in a clean and dry place.

**Foundations** — Look for cracks and places rodents can enter your home. Like us, they like to stay warm in winter and are looking for ways to get into your home. Once in, they can cause significant damage.

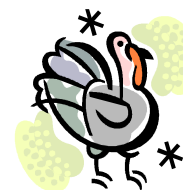
**Install Smoke & Carbon Monoxide Detectors** — Test your existing devices. If they are not working or are old, replace them with new technological equipment. Your life and those of your loved ones could depend on your due diligence.

**Prepare an emergency kit** — We live in an earthquake zone. Having a kit and a plan is very important.

For more information on all of the above and other recommendations, visit our website!

Yours truly,

Robert Nemish & Jenni Carswell, Your Real Estate Consultants—***For Life!***



We hope you had a wonderful Thanksgiving Weekend!

***A referral is sending someone you care about to someone you trust. Thank you for trusting us with your referrals.***

## WATCHING THE MARKET — Sept 2011

Victoria Real Estate Board statistics are available at [http://www.vreb.org/mls\\_statistics/index.html](http://www.vreb.org/mls_statistics/index.html)



	Number of Sales	Six Month Rolling Price		% Change Year to Year
		Sept 2011	Sept 2010	
Single Family	212	\$622,519	\$627,263	-0.76%
Condominiums	127	\$331,706	\$321,525	+3.07%
Townhomes	47	\$453,653	\$435,399	+4.02%

## Homes In Need of New Owners

**525 Mount View Avenue**

**\$339,000**



**\$30,000 Price Refinement**

**The lowest priced single family home in Colwood!** Solid 1920's family home offers a flexible floorplan which can be either 2 or 3 bedrooms. Friendly eat-in kitchen with plenty of storage and adjacent dining room. Spacious main floor laundry room with newer front loading washer and dryer, updated bathroom and plenty of space for the first time buyer looking to build some equity. With 100amp electrical, blown-in fiberglass insulation, 15 year roof, recent oil tank, gutters, soffits and more, all this solid home needs is a little bit of lipstick! Spacious, partially fenced yard great for pets and children, a sunny deck for entertaining & a garden shed too! Conveniently located close to Colwood & Langford, this home a great choice!

### COMING SOON!

Beautifully renovated 4 bedroom ½ duplex with 1 bedroom additional accommodation. A great investment or first time home buyer property. Over 2000 sq. ft. with 3 bedrooms up with a large, bright living room, dining room and renovated open kitchen. Engineered bamboo flooring throughout. Generous master with 2pce ensuite. Downstairs enjoys a spacious shared laundry room, open kitchen with lots of storage, a renovated 3 piece bath and large living room and bedroom. Newer roof, windows, eaves & insulation. Fully fenced backyard great for pets & kids. Located in View Royal, close to the Galloping Goose & Thetis Lake, Admirals Walk and easy highway access. The other side of the duplex is currently for sale too, so would make for a great investment property! Call now for more details!

### **Robert E. Nemish & Jenni Carswell**

"Exceeding Expectations" With

- Trust
- Integrity
- Knowledge
- Service



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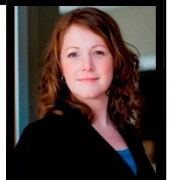
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## You're invited to our Halloween Pumpkin Party

When: Saturday, October 22nd  
12-2pm

Where: 5002 Georgia Park Terrace  
Join us for hot chocolate & hotdogs

Carve a cute or scary pumpkin  
or take one home to carve!

Please **RSVP** by Oct. 18th to  
[jenni@robertnemish.com](mailto:jenni@robertnemish.com)  
so we have plenty of  
pumpkins for everyone!

*Costumes are welcome!*