

# YOUR BEST MOVE

FEATURED  
PROPERTIES

FROM THE TEAM

10 SPRING MAINTENANCE  
TIPS FOR YOUR HOME

On The Cover: Yonge & St Clair Townhome

HEAPS  
ESTRIN  
REAL ESTATE TEAM



Michelle Way, Amanda Gaskey, Pamela England, Cailey Heaps Estrin, Megan Till-Landry, Magda Mo, Maddie Sterne

# FROM THE TEAM

## Welcome to the Spring Edition of the Your Best Move Newsletter

We hope you enjoyed a wonderful March break with your family and are excited to see spring arrive after a brief winter. As the snow melts away, we can start looking forward to our favourite things about this season. The warmer weather and longer days signal that summer is on the horizon.

We are excited to present our featured properties and helpful tips for maintaining your home in this issue. You will also find recently sold listings and a client testimonial.

The spring is a busy time for buyers and sellers, it's when we see the greatest volume of transactions. There is typically more inventory and the timing allows families to settle into their new homes before school begins in September. The Toronto real estate market is greatly influenced by school and holiday schedules, and as anticipated this year with March break and Easter side by side, it was a quiet month for listings. Fortunately, this allowed us an ideal opportunity to prepare for the exciting months ahead.

We look forward to staying in touch with you as the spring market unfolds and summer approaches. We love hearing from you so please feel free to get in touch, even if it's just to say hello.

Warm Regards,

Cailey & Team

## FEATURED PROPERTIES



**Exclusive Listing**  
Custom Build in Lawrence Park



**Exclusive Listing**  
Stunning Contemporary Gem



**Coming Soon**  
Modern Masterpiece



**Coming Soon**  
Yonge & St Clair Townhome



**Coming Soon**  
Renovated Home in Bennington Heights



**Coming Soon**  
Deer Park Detached



**Coming Soon**  
Renovated Lease Side Semi



**Coming Soon**  
Exquisite Roncesvalles Reno

Please call or email if you would like additional information on any of these exceptional homes.

# 10 SPRING MAINTENANCE TIPS FOR YOUR HOME

## 1 INSPECT YOUR ROOF

The roof is your home's first line of defense against water damage. If you delay fixing the spots that need repair, you risk damaging the inside of your home when a storm hits.

## 2 CLEAN OUT YOUR GUTTERS

Gutters direct rain away from your roof and home, protecting both in the process. Clogged gutters cause water damage, and there's a good chance you won't notice it until you need expensive repairs.

## 3 CLEAN OR REPLACE HVAC FILTERS

You need to do this more than once a year. A dirty filter forces your heat, ventilation and AC systems to work harder, which increases utility costs.

## 4 CLEAN YOUR DRYER VENT

Not all lint gets caught in the lint trap; some makes its way into the dryer vent. A clean vent will save you time and money, while also reducing the risk of a fire.

## 5 RINSE OUTSIDE SURFACES

From decks and driveways to fences, these surfaces need proper cleaning. A pressure washer makes the job easier and faster with better results. While you are cleaning, inspect surfaces for damage.

## 6 VACUUM YOUR REFRIGERATOR COILS

The coils you'll find on the bottom or back of your fridge conduct the hot air from inside the unit. If they're coated with dust, they do the job less efficiently and cause your refrigerator to work harder.

## 7 CHANGE SMOKE DETECTOR BATTERIES

Low batteries in a smoke detector can be a matter of life or death, so take the time to change them each year regardless of the remaining charge they have.

## 8 PREPARE YOUR LAWNMOWER

Change the engine oil and sharpen the cutting blade; you'll lengthen the life of the mower and improve the look of your lawn.

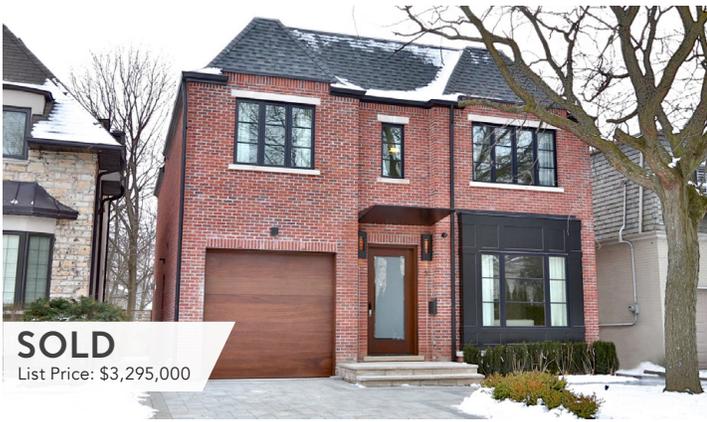
## 9 INSPECT WINDOWS & DOORS

Winter weather can crack and harden caulk and other weather seals. Inspect them and repair or replace as needed. You'll reduce your air-conditioning bill and prevent water damage.

## 10 WASH WINDOWS & INSPECT SCREENS

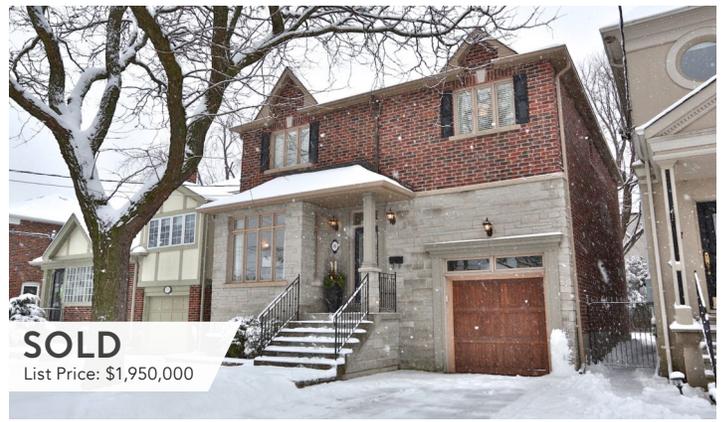
Wash all of the windows, inside and out. Check each screen for damage while you clean them and patch any holes you find.





**SOLD**  
List Price: \$3,295,000

Sold Above the Asking Price in Less Than One Week



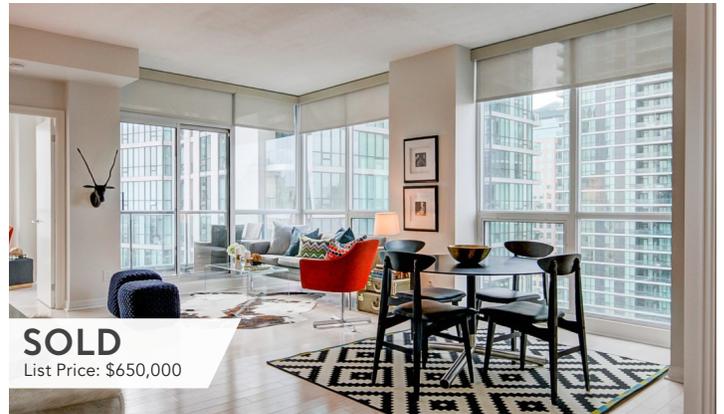
**SOLD**  
List Price: \$1,950,000

Sold Above the Asking Price in Less Than One Week



**SOLD**  
List Price: \$1,400,000

Sold Above the Asking Price in Less Than One Week



**SOLD**  
List Price: \$650,000

Sold For the Asking Price in Less Than One Week

“We recently sold two properties in Bennington Heights with the Heaps Estrin team. Although we have personal relationships with several other real estate agents, we went with Cailey and her team because they earned our business, and we are so happy that we did. Cailey won our business by demonstrating to us that she and her team could get us top dollar for our two homes. We were "sold" on Cailey's marketing strategy, her professionalism, her team approach, and mostly, by her amazing track record: the numbers speak for themselves. After selling both of our properties in record time, we are confident that we got the best exposure possible for our two properties in a limited time, and we are confident that we got the best result possible. Throughout the process, Cailey and the rest of the team were absolutely amazing. Their customer service was fantastic and they were there to help us every step of the way. During the whole process, we felt that we were the entire team's number one priority. If you have a property to sell in Bennington Heights, Moore Park or Rosedale, I would highly recommend the Heaps Estrin Team.”

**D. and L. Long**



**CAILEY HEAPS ESTRIN  
HEATHER HEAPS**

SALES REPRESENTATIVES

416.953.4930 / CELL

416.424.4900 / OFFICE

HeapsEstrin.com / WEB

Cailey@HeapsEstrin.com / EMAIL

**HEAPS  
ESTRIN**

REAL ESTATE TEAM

ROYAL LEPAGE REAL ESTATE SERVICES, HEAPS ESTRIN TEAM, BROKERAGE / INDEPENDENTLY OWNED & OPERATED

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