



Lakeside Living

Your Realtor in Lake Pointe and Winona Park

June 2008

■ Five Green Leaf Anchor Award



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Fifty Point Marina, part of Fifty Point Conservation Area in Winona, has been once again awarded the **Five Green Leaf Anchor Award** by the Ontario Clean Marine Program, **the highest rating in this internationally recognized rating system.**

Fifty Point first received its Five Green Leaf rating in 2004. The marina is re-tested every 3 years and this year's score was 95%.

The **Clean Marine Program** was developed by the Ontario Marine Operators Association and is monitored by an independent company, Greenleaf Environmental Consulting Inc.

Hamilton Conservation Authority, owner and operator of Fifty Point Conservation Area and Marina, is extremely proud that the marina has maintained this accomplishment.

Fifty Point Marina is known not only for its superb facilities, but also as an important access point to Lake Ontario fisheries.

Fishing at Fifty Point takes place on the shores of Lake Ontario year round at the conservation area, and also includes ice fishing in the marina in the winter

months as well as a stocked fishing pond within the conservation area. Salmon fishing on Lake Ontario draws anglers from all over Southern Ontario.

Fifty Point Conservation Area is also recognized as one of the **bird watching hot-spots** in the Golden Horseshoe area. It is in the middle of an internationally recognized **Important Birding Area** and the landform that juts out into Lake Ontario is known as a wonderful spot to watch for migrating waterfowl and pelagic [sea] birds.

Fifty Point Marina has also been recognized by the Hamilton Environmentalist of the Year Committee, receiving an Award of Merit in 2006 for its outstanding environmental leadership.

~ Hamilton Conservation Authority



■ Housing Outlook

Demand for housing is expected to remain solid as purchasers continue entering the market, especially in popular areas like Burlington, Hamilton, Ancaster, West Hamilton and **Stoney Creek**. These areas are expected to remain favoured throughout 2008.

The current sales-to-listings ratio now hovers at 63% and the average days on market sits at 47 for a single detached home and 48 days for a condominium.

Hamilton-Burlington's economy is strong. CIBC's World Markets Metropolitan Activity Index, which measures the economic performance and momentum of Canada's top 25 cities, recently ranked the city in the top 10.

In 2008, the resale housing market in Hamilton-Burlington is expected to enjoy another year of record growth. The number of homes sold is forecast to climb 5% to 14,450 while the average price will escalate an estimated 8% to \$289,440.

Favourable borrowing options, coupled with lower prices compared to new housing, will increase existing home sales in Hamilton to an all-time record in 2008. Existing home sales will reach 14,050 in 2008; up by 1% from the previous year.

Resale home sales will increase in the growing suburban neighbourhoods of Glanbrook, Flamborough and **Stoney Creek**.



- REALTORS® Association of Hamilton-Burlington (RAHB)
- The Oakville, Milton and District Real Estate Board (OMDREB)
- Mississauga Real Estate Board (MREB)
- Toronto Real Estate Board (TREB)
- Real Estate Council of Ontario (RECO)
- Ontario Real Estate Association (OREA)
- The Canadian Real Estate Association (CREA)

Wealthy baby boomers, who are largely driving the Hamilton housing market, prefer single-detached homes.

Hamilton resale home markets have seen listings increase an average of 3 to 4% over the past 4 years, and this trend is expected to continue. Rising new listings supply, however, is not expected to push down price growth. The strong increase in home sales in Hamilton is expected to result in tight resale market conditions, implying market conditions will strongly favour sellers.

Average price growth will exceed the prevailing rate of inflation and homes are likely to be sold within 4 weeks of being listed. Tight resale market conditions will mean strong resale home price growth in Hamilton.

The average Hamilton resale home price is expected to reach \$300,000 in 2008 - an increase of over 10% from the 2007 average.

Current Mortgage Rates

Mortgage Term	Rate %
Intro Variable	2.24
6 Month Closed	4.75
1 Year Closed	4.65
2 Year Closed	5.40
3 Year Closed	5.15
4 Year Closed	5.29
5 Year Closed	5.25
7 Year Closed	5.90
10 Year Closed	6.05

CanEquity / June 10.08

Pauline is a Winona Park resident and a member of the following:

Bumper Stickers

Lottery: a tax on people who are bad at math.

I love my cat. My cat does not care.

Ask me about my vow of silence.

This Is Not An Abandoned Vehicle.

Golf: a good walk spoiled.

3 kinds of people: those who can count and those who can't.

After only one Karate lesson, I can break boards with my cast.

Go on. I'll see you at the next traffic light.

■ Terminology Tip

Fixture: an article which was once personal property but has been joined to the real estate in such a way as to become real property [e.g. bookcases, plumbing etc.] If deemed to be a fixture, then the article is sold with the property even though it is not mentioned in the Agreement of Purchase and Sale.

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Home Staging
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