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RE/MAX
Real Estate (Mountain View)



Our Knowledge, Experience & Advice Works for You.

Canada Day kicked off the start of summer. It was a lot of fun. And seeing red and white flags waving in celebration was a great reminder that no matter what's happening on the economic front, we do live in a wonderful country.

With the summer mindset, everything seems to move at a more relaxed pace, but we always stay focused on the Real Estate Market – national trends and neighbourhood happenings. When you know someone looking to find their ideal home or considering an investment property this summer, please tell them, "My Realtors® would be glad to help, just call Doug & Roz."

When it comes to getting real estate answers and guidance, we're just a phone call away.

Enjoy the summer,

Doug & Roz

Value = Knowledge + Experience = Advice

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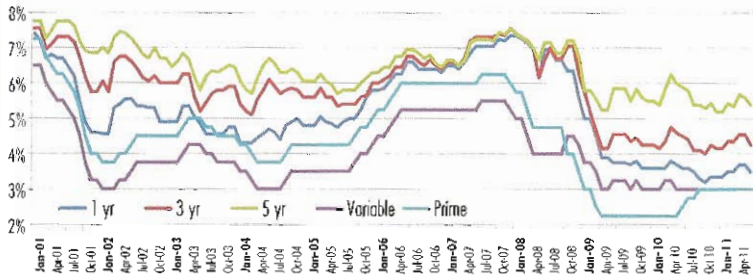


SCAN ME!

10 Year Overview

Looking back, even though the Bank of Canada raised its Key Rate from .25 per cent to 1 per cent, mortgage rates have remained fairly flat over the past 2 years. Yes, the Big Banks have nudged mortgage rates up and down in an effort to capture customers, but there has been no real trend.

With our economy not yet on solid ground, the "wizards" speculate that interest rates won't be heading up any time soon. However, keep an eye on inflation. If positive numbers continue, inflationary pressure could be the opening the BOC needs to move rates up.



Source: Bank of Canada
(Variable = Prime Rate minus 0.75% to Sept '08. Since October 08, banks have not directly followed BOC interest rate cuts)

Whole Home Cooling With A Whole-House Fan

Not to be confused with an attic fan, a 'whole-house fan' installs between the ceiling and attic space and is designed to suck hot air out of the living space and force it into the attic. This has the added benefit of displacing the very hot air trapped in the attic, which is pushed out the soffit vents. The 'whole-house fan' draws cooler outside air into the house through open windows or doors and can quickly and significantly lower the inside temperature. And it's less expensive to operate than on air conditioner.

New Insulation Material.

New Advantages.

Upgrading or building, we often think of fiberglass as the insulation of choice. Now, there's a "green" insulation that outperforms fiberglass and also controls pests.

T-A-P (Thermal, Acoustical & Pest Control) insulation is natural "cellulose" insulation that's treated with Boric Acid. Boric Acid is a natural pest control ingredient that's found in common household products. It's blown into the attic or into wall cavities, so it fills stud gaps and voids that may be missed by traditional insulation rolls or bats.

Insects can't build up a tolerance to T-A-P, as they can with organic biological treatments, and the insulation never needs to be re-treated with Boric Acid. T-A-P controls pests including ants, cockroaches, silverfish, beetles, and termites.

Check out T-A-P pest resistant insulation at www.tapinsulation.com or ask your local insulation installer.

*Narrow Minded,
Broad Thinker...*

If you can't go wide... go tall.
*(With a 3 foot entrance, this home is
33 feet high, with 3 stories, and 3 bedrooms.)*

Want the skinny on
the local real estate market? Call us.



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Doug & Roz – Your Real Estate Connection



For Sale

Close to Schools

\$499,000 over 2100 sq/ft with fully developed Walkout backing onto a linear pathway system in Airdrie! One of the nicest ensuites you will find. Excellent quality in Coopers Crossing.



For Sale

Condo TownHouse

Pride of Ownership in this 3 Bedroom Condo with a Big double attached garage. Newer flooring throughout, nicely painted, granite tiled countertops. Basement nearly completed. South backyard deck!



For Sale

Golf Course Location!

Purchased in 2007 for \$470k and the sellers then finished the basement, this home is now on the market for \$459,900 backing onto Airdrie Golf Course. Check out www.dougmaccallum.com for info!



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Solar Powering Your Home - Practical Or Dream?

Even with the improvements in solar technology, setting up a system to power your entire home is not quite practical.... But it may be soon. Already, solar power supplement systems are more commonly available and are better priced than just a few years ago.

What kind of investment are you looking at to "go solar"? For around \$30,000, there are systems that deliver an average output of 5,700 kWh/year. So, a home using 42 kWh a day, can shave about 30% off the annual energy bill. And you can bet the cost of electricity will jump even higher over the 25-year lifespan of the panels. Expect to begin the process with a site assessment – many companies use the Internet to quickly determine if a home receives enough sunlight to make the system worthwhile.

To make it more enticing for homeowners to invest in "green" energy, there are federal and provincial grants and tax incentives that can reduce the upfront investment, like the Federal ecoENERGY Home Retrofit program which was extended to 2012 in the last budget. Start by checking out oee.nrcan.gc.ca And if you're looking to research solar power retailers, click www.ecobusinesslinks.com/clean_solar_wind_energy_canada.htm for a list.

Right now, solar is still a more expensive option than buying from the utilities. But as solar technology gets better, and electricity rates continue to climb, it won't be long before producing electricity at home becomes a practical option.

Cool Tips

Only 5% of the energy that goes into a typical incandescent bulb comes out as light. The other 95% comes out as heat! Switch to compact fluorescents - 90% less heat produced, 75% less energy consumed – cool maney!

Remember, fans cool people, not rooms. If the room is unoccupied, save energy – turn off the fan.

Realty *in*sights

July 2011

If you would like to be on our Client List please contact us at dougmacallum@remax.net