



John and Thelma Jarvis

Sales Representatives

MAKING THE JOURNEY AS REWARDING AS THE DESTINATION

stats 2009

The chart below shows the number of sales, and the dollar value of sales, on Lakes Muskoka, Rosseau

Bob & Mary Crawford

from Bala are the winners of the lucky draw from the last newsletter. Thank you to all of you who called or emailed to let us know the format in which you prefer to receive your Muskoka newsletter.

WINNER!

and Joseph over the past 5 years. It is interesting to compare the number of sales and the dollar value for Lake Joseph for the year 2007 compared to 2009. In 2007, 8 of the 44 sales represented over 20 million dollars, with 2 sales being over 7,000,000 each. Only 6 sales were much under a million. The sales in 2009 were not priced as high.

If you would like to receive our complete set of statistics, please email us at thelma@royalpage.ca. We provide a detailed report, with charts depicting a wide range of information about last year's market, such as the percentage differences between original list prices, final list prices, and what the properties actually sold for.

We automatically send this information to all those who receive our monthly real estate market statistics. For those of you who do not yet receive the monthly market reports by email, just let us know if you would like to be kept up to date, this year, on the Muskoka Real Estate market. We can email the reports to you monthly.

Number of Sales on the Big Lakes

	2009	2008	2007	2006	2005
LK MUSKOKA	107 \$99,812,132	63 \$64,656,500	126 \$126,887,490	104 \$91,049,650	118 \$80,116,938
LK ROSSEAU	38 \$46,684,500	20 \$24,405,000	38 \$60,039,500	49 \$64,790,000	48 \$52,142,995
LK JOSEPH	39 \$58,612,000	30 \$49,354,000	44 \$94,971,000	45 \$70,385,000	47 \$61,786,500

Protect Your Privacy

If you watched CNBC's special on "Google.com" you will know that Google's Gmail, one of the largest and best known email services, by default, is constantly building a profile on you, as you make use of their free services. If you use Gmail, Google saves all your email, forever, on their servers so you "never have to delete another message."

Using the keywords in your emails, Google can gather data to provide its users with targeted advertising, and compile usage statistics.



If you want to protect your privacy, you can have a mail program (such as Outlook Express) download your emails using a service called POP3. When you do this, you can choose to have Google remove their copy from their server. The disadvantage to doing this is that if your computer crashes, you will not be able to retrieve a backup copy from Google's server.

If you need help setting up Gmail with POP3, we can email you the instructions.

Costly Mistakes Can be Avoided

Construction of any kind is a costly proposition and you usually expect to see a substantial increase in value as a result of the time, effort, and money spent. Unfortunately we sometimes see people not able to recoup a good profit on their cottage construction investment because the construction was done to their unique taste or ideas, which may not translate well to the appeal of the general populace purchasing in Muskoka.

As well as being a cherished family retreat, your cottage is also a significant investment, in which you want to build equity.

The opinion and input of a knowledgeable Real Estate sales person could be very valuable to you, if you are contemplating new construction or renovation.

As Realtors, we see a lot of property and get constant feedback from the clients we are showing the property to. We know what sells easily, and what does not sell well. In addition, we have made it our business to study design, and to follow the work of successful builders and architects.

We have a strong background knowledge that we can share with you, if you are interested in some input before you commit to a project.

A number of people we have helped, to date, have felt that our tips, suggestions, and resources made their projects more successful.

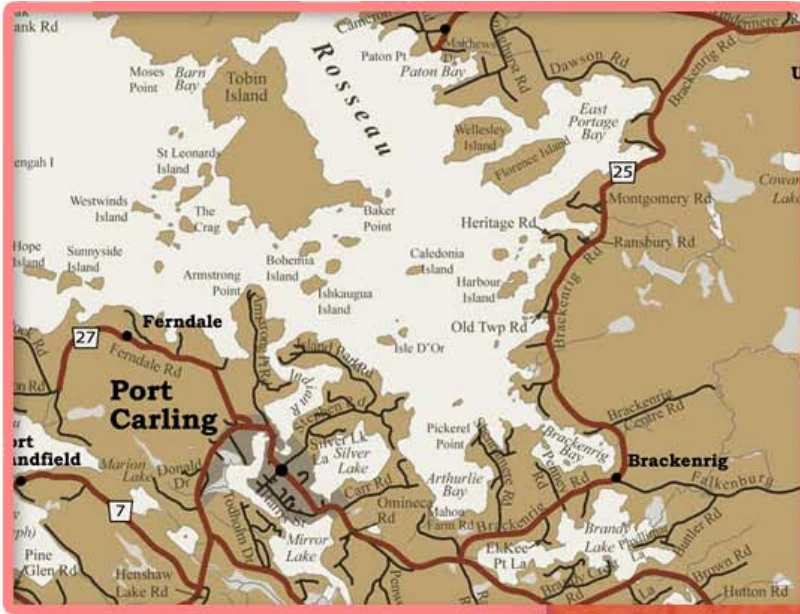
We do this on a complimentary basis, as we simply enjoy helping people avoid costly mistakes. Do not hesitate to give us a call if we can be another set of eyes, or give opinions for you to consider, before you start your construction.



We make it our business to know the Muskoka Real Estate market, thoroughly.
We are never too busy to receive your referrals. Count on us to work hard for your family and friends.



Many husbands and wives like this newsletter to come to both PC's. Please let us know if you would like your email newsletter to go to more than one email address. Just email thelma@royallepage.ca
Previous issues can be downloaded at johnandthelma.com



Our New Map

We have always wanted to hang a large map prominently in our great room, however, we could never find a map large enough, or attractive enough, for this purpose.

We are thrilled with the custom map that Linda Leibel from Linda Leibel Designs, and Sam Soja from Aquaterra Designs, helped us to design this winter. It is 4 feet wide by 5 feet high, has Lakes Muskoka, Rosseau and Joseph, and is done in the same colours we found on many of the antique maps we researched; lovely shades of tans and greys- warm, soft, and conducive to a living area. This map shows and names all main and secondary roads, names islands, bays, rivers, and provided excellent detail.

Our map will be handy to show guests where our boat trip took them, or to check the location of other cottages, towns, or other details. As well as being a handy source of reference, this map is a beautiful piece of art for a large wall, maintaining the nautical flavor of our cottage. Our map will be framed in a simplistic, custom –made, white painted wood frame, as this will compliment our décor.

If you are interested in getting your own copy of our custom made map, give us a call at 705-645-2110 or email us at thelma@royallepage.ca. We are happy to share our information on this fabulous piece, custom designed and printed for us.

Tip: Kill Ants Without Poison



Every spring we see ants around our cottage, and usually put out ant traps. We are trying to avoid use of pesticides and so have learned a new poison- free method. Try placing a small pile of cornmeal where ever you see ants. They take it home, eat it, but cannot digest it, and so it kills the ant.

New Special Report Construction Contracts

We have had several people call us to ask our advice about what should and should not be included in a construction contract. For this reason, we have put together a new Special Report on this topic, available to any of our newsletter recipients.

We spoke with a number of families who have built recently, to ask for their insight, which is 20/20 in hindsight, of course. One thing that everyone agreed upon is that discussing a comprehensive contract at the beginning of a project helps the situation when a problem arises during the project; which will certainly happen. No project is problem free. A successful project is when the problems are solved to everyone's satisfaction.

We can email this Special Report to you, and we hope it works as a useful guide to help you complete a contract with your builder. Don't forget that we also have a Special Report on selecting a builder.

See our website, www.johnandthelma.com for a complete list of our support documents.



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BROKERAGE
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Call us for all your real estate needs

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