



**John and Thelma Jarvis**  
Sales Representatives

MAKING THE JOURNEY AS REWARDING AS THE DESTINATION

# A Fast Start to the 2010 Muskoka Real Estate Market

The Muskoka Real Estate Market is fast off the block this year, because of the long stretches of very warm weather. There are 83% more cottages listed at this time of year, than last year. The numbers of listings in April 2010, more closely resemble the numbers of listings in May 2009.

At the time of writing this newsletter, there has already been one more sale across the three big lakes, than at this time in 2009. If you do not already get our monthly statistics, call or email us to receive this informative document, to track the market and your cottage investment.

# Lake Rosseau Cottage Tour

Don't forget about the Muskoka Heritage Foundation Cottage Tour, which will be on gorgeous Lake Rosseau this year. Reserve Friday July 23, 2010, to be driven in antique boats from Windermere to three fabulous Lake Rosseau cottage properties, where you will tour the grounds and the cottages. The generosity of Muskoka cottagers to open their private estates on behalf of the Muskoka Heritage

Foundation is remarkable, as is the unselfishness that motivates antique boat owners to provide their treasured crafts for guests to tour the lake and view these unique cottages. The work of the Muskoka Heritage Foundation is valued by Muskoka cottagers, who support this organization in many ways.

This is a fabulous day, combined with a special luncheon, put on by Windermere House, available only to Muskoka Heritage Foundation Tour Patrons.

Tickets will be on sale at 705-645-7393 after May 17th.

**They go quickly, so call to get yours soon.**



# Our Maps Are Ready!



Now that our map is finished and on the wall, Aquaterra knows they can provide it:

Flush mounted for \$699.00 (44X58)

Gallery Wrapped Canvas for \$349.00 (30X40)

Paper for \$349.00 (44x58)

**Call Aquaterra at  
705-644-9876**

# Letters from Your Grandchildren

It may be more motivating for your children or grandchildren to send letters and thank you notes if they have stamps with their own pictures of holidays in Muskoka to put on them.  
**What fun to send a letter, if you can show the first time you drove a boat on the stamp!**



For more information, contact Canada Post Picture Postage.  
You get 20 stamps for \$24.95  
[info@picturepostage.ca](mailto:info@picturepostage.ca) 1-866-742-7678

# Custom Furniture can be Very Inexpensive

Having custom furniture made can be a very effective and cost effective solution to your cottage decorating needs. We have quite a few custom pieces, which were made by a Mennonite family near St Jacob's (David Martin 519-664-3451). We simply took a design that we had seen in a magazine, and he was able to reproduce it for us, at a fraction of the cost. It involved us assigning measurements to the picture, so he would know exactly what we wanted. Sometimes we have had him build furniture, that we have finished ourselves, doing special painted finishes taught to us by Linda Leibel (706-1388) You end up with a 'one of a kind'.

# Cottage Gifts

If you are looking for a unique gift for the cottage enthusiast, think about playing cards, mouse pads, or puzzles with cottage pictures on them. Whoever tires of looking at pictures of the cottage or Muskoka?

Go to [kodakgallery.com](http://kodakgallery.com) to order, and select the "shop" button to see all the choices.



## What one of our clients said about us...

Thelma and John helped us find the right property for now and for the future. Throughout our search, we always felt that they were genuinely more interested in finding us a property we would love than just selling us a cottage. Through the search, offer, negotiation and closing processes, their intimate knowledge of the legal, practical and relationship aspects of cottage country real estate was invaluable. Links to associated professionals (eg. Planners, Builders, Lawyers, ect.) were provided instantly as needed. We could never have done this on our own. We would not hesitate to work with Thelma and John again and in fact, would never work with anyone else for real estate needs in the Muskoka region.

*Steve and Valerie*



# Pay Less for Automobile Insurance

Cottagers put a lot of miles on their cars each year. The Canadian Automobile Association suggests there are ways several ways that you can try to cut your insurance costs.

1. If your car is worth less than \$1000.00, drop your collision and comprehensive coverage, because after you pay the deductible, any claim you would have, would not be much more than your premium. You can check the value of your car at [www.caasco.com/blackbook](http://www.caasco.com/blackbook)
2. Compare insurance costs before you select a new car to purchase. Some cars are anticipated to have more claims, and more costly claims, than others, and the premiums are charged accordingly. You can select a car which will have lower premiums.
3. If you ask for a higher deductible, your premiums will be lower.
4. Your insurance company may have a forgiveness program that would stop you from being charged more after one “at-fault accident”.
5. If you are a safe driver, check and see if your insurance company has a safe driver discount policy.



## By Law Changes

We had heard that the municipalities are reviewing, and likely tightening, the bylaws related to standards of density, grandfathering, and setbacks on waterfront property this year. Do not assume that you can have the additions, renovations, or setbacks that have been in the bylaws previously; check with your Municipality carefully. The timing of this occurring within each Municipality differs, so you may still have time to get a building permit under the current bylaws, if you are at that stage in your planning.

Town of Bracebridge  
**705-645-5264**

Town of Gravenhurst  
**705-687-3412**

Township of Muskoka Lakes  
**705-645-3156**

Sequin Township  
**705-732-4300**



## Floh Club and Your Muskoka Choice

Florence Henderson created a toll free telephone computer service for people, (especially people her age), who are struggling with technology. It operates 18 hours a day 7 days a week, for \$249.99 a year, and is called the Floh Club.

“Just knowing that there’s someone there, that’s patient and caring, that I know won’t think I’m an idiot, and will stay on the phone with me as long as I need them, and I can call as often as I want, that’s very comforting,” Henderson said.

In Muskoka, you can call **Chris Varga, 705-646-9613**. He can come directly to your cottage, or can go on to your computer remotely, and can help you with all computer problems. He can also assist you with all the other technology in your cottage. He will set up your fax, your printers, your scanners, and your iPods. He can make your networks communicate with each other smoothly, and can wrestle almost any of your obstreperous technology into submission. He can wire, and install everything you need, and can even give you lessons on how to use it all. Chris has been very helpful to us, and we have really benefitted from his work at our place.

# Interesting Opportunity Based on an Old Idea

The Muskoka Lakes Museum is offering a unique opportunity this year. They want to support local cottagers and residents to find out more about their areas of interest. To this end, they are looking for people interested in doing a bit of their own research, on a topic of their choice about Muskoka, and being part of a research group.

This idea came from learning about a group, in a small Ontario town, that has been researching and sharing information about topics of interest, for over 100 years. The participants love having an audience to share what they learn about the topics that interest them.



You may want to research your family history in Muskoka, an island, an antique boat, a cottage, or the builder who built your family property. Or your interest may be on a different scale, and may be more towards the evolution of Muskoka water sports, the people after whom streets were named, you may want to help with the research suggesting who should be included in the Muskoka Walk of Fame, or you may have an area of interest that is more current. The field is wide open.

The Members of the Board of the Muskoka Lakes Museum will provide tips, make introductions, show how to use archives and Municipal records, and do anything else they can to help you conduct your research. Your work will add to the collection of the Museum, and so you will be benefitting the entire community.

**This is a great opportunity. Call Thelma Jarvis at 705-645-2110 or Doug Smith at 705-765-5367 if you would like to consider taking part in this unique experience.**

## Thelma and John Jarvis

Sales Representatives

Royal LePage Lakes of Muskoka

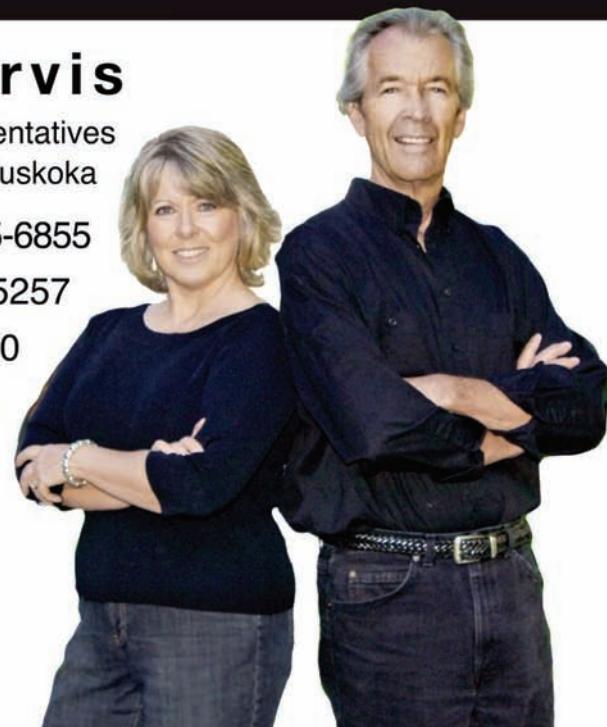
**Port Carling:** (705) 765-6855

**Bracebridge:** (705) 645-5257

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