



John and Thelma Jarvis

Sales Representatives

MAKING THE JOURNEY AS REWARDING AS THE DESTINATION

How was Summer 2009 Real Estate?

For an analysis of the summer 2009 market detailing sales, listings, price reductions, inventory and list to price ratios for each month, as well as showing the stats for the year to date, call or email us. Any time if you would like to receive this report automatically by email, as many cottagers already do, we are happy to send it to you.

Do not hesitate to call us if you would like to discuss Muskoka Real Estate trends. We are happy to share our information with you, and will ensure you are comprehensively served with any of your Real Estate needs.



Keep Years of Cottage Memories Alive



You have precious cottage memories and family history in aging photographs, slides and negatives that you could be preserving and sharing with other family and friends if they were in digital form. As well as being in your old albums, these memories would be better stored on computers, and discs, so that this history is never lost, and can easily shared with everyone in the family.

There is a new service that hand scans and enhances your old pictures, slides and negatives for a mere 29 cents each. Scan Café is a wonderfully innovative service that delivers the high quality results that only labour intensive hand scanning can produce. They do colour correction, repair scratches on negatives, and fix other things like red eye, so that you have a useful collection of high quality digital prints.

I learned about this service from a podcast I listen to called Photofocus. If you use the word "focus" in your order, you get 20% off the price of your order, as a gift from the people at Photofocus.

There is history going to waste in your old slides and negatives. Give high resolution digital photos made from your old negatives as Christmas or birthday gifts. You can do so much more with digital photos today that you could not do with the old prints. If you have them scanned through a service like Scan Café, you can make sure that everyone has a digital copy of these treasured memories of your family growing up at the cottage.

For more information and testimonials see www.scancafe.com



For information on Muskoka Cottage Sales, please go to our web site

Improve Daily Enjoyment and Add Value

At age 60 most people require 4 times the amount of light that they did when they were 20. There are a variety of ways to increase the light in your cottage making your life easier and therefore more enjoyable. Remember that anything that brings more light into your cottage pays in two ways. First it pays in your personal enjoyment of your cottage, but bringing in more light also pays significantly in increased value when it comes time to sell your cottage. It is very challenging to sell a cottage that is dark inside.

Consider the installation of skylights if your cottage tends to be dark. Skylights will more than pay for themselves in your personal enjoyment and increased value through brightening your rooms and making them more inviting. A properly installed, high quality skylight, like Velux, will not leak. Hire a reliable contractor to perform this job and do not pinch pennies when selecting your brand of skylight. You can also have light tubes installed in smaller rooms, like bathrooms. These are much less

expensive and are quite a simple installation.

Consider painting dark walls and ceilings a warm white semi gloss. No one enjoys a cold white room, but there are wonderful warm whites like Benjamin Moore "cloud white" or "mayonnaise", which make your rooms light and inviting. Sometimes people are reluctant to paint wood, but it is important to remember that wood continues to be easily recognizable even when painted. Using a paint that has a bit of gloss to it gives much more light reflection from the windows, and brightens your room considerably.

Consider under counter fluorescent lighting if you do not have it. Task lighting such as this is very important in a cottage, and under counter lights can be installed in almost any space. Also, you can install lights on both sides of your bathroom mirror rather than above it. You will be amazed at how much easier it is to see well in your bathroom and how much better you look in the mirror.

Use higher wattage bulbs and put in dimmers for times you do not need them. Have a reading light that shines directly over your shoulder.

Activities for the Fall

There are lots of things to do while at the cottage this fall. Johnston's Cranberry Marsh in Bala (762-3203) has a series of activities to interest cottagers of any age.

Try these trails:

- Cranberry Tour (Old Marsh Trail)
- Eco Tour (Little Orville Lake Trail)
- Kids' Tour (Old Marsh Trail)

Cranberry Marsh is doing something a little different this year. Instead of scheduled programs, they are offering activities you can try anytime!

- Scavenger Hunt - make lots of discoveries on the marsh!
- Borrow a net for Critter Catching - what can you find?
- Kids' Self-Guided Tour - the Old Marsh Trail has fun facts, jokes and a puzzle to solve.
- Geocache Treasure Hunting - can you find our buried treasure?



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."

thelma@royalpage.ca or (705) 645-5257

Upscaling

Upscaling is a new design term referring to the use of recycling in the decorating process, saving you money and keeping useful items out of the landfill.

First and foremost look at what you currently own to see how it can be altered to be a fresh new feature in your cottage. Cutting an old table down to be a coffee table, painting an out of date dining suite, using a faux finish technique to bring interest and texture to an otherwise boring piece; these are all ways that you can save money, save the environment, and update your cottage.

Secondly get out to some garage sales and second hand shops to see what you can pick up inexpensively. Bracebridge is an excellent source of garage sales most Saturdays . We have a group who use this as a social event. We meet for early coffee, and then the guys drive in one car and the women in the other, as we go all around town picking up inexpensive, interesting items, finishing with brunch together. This is an event that promotes lots of laughter and we come home with some great bargains, interesting projects, and lots of books. For \$100.00 my friend recently got 6 oak dining chairs with claw feet and beautiful lines, which she is painting creamy white and placing around her dining table. This will give her dining room a

whole new look for very little money. I even found a canoe for one of my clients!

Thirdly, consult a designer who specializes in Upcycling, like Linda Leibel, from Bracebridge. (706-1388) She can advise you about how to rework what you currently own, teach you how to do some finishes, or help you to select paint colours for your garage sale finds. She can also source pieces that you might be looking for from upscale second hand shops, or source that one special brand new piece on which you are prepared to spend a bit more money to give a wow factor to your cottage. I have attached a separate page with information about Linda and Upscaling for your reference.

In the picture you will see my bathroom with its upcycled claw foot tub and upcycled chandelier.



Inexpensive, Environmentally Friendly, All-Purpose Cleaner

½ cp borax to 1 gal hot water, or 1/8 cup borax to 1 quart hot water

Put this into a spray container and you are set to clean!

Make Your Drive to the Cottage More Interesting

If you have not yet discovered the joy of listening to podcasts, consider opening yourself to the possibilities. Podcasts are like radio programs that you can select, for free, according to your interests. You can choose a wide variety of programs on topics as varied as finance, comedy, science, news, health, history, photography, music and almost anything your heart desires.

I keep quite a wide variety on my iPod and get updates weekly. I am currently fond of Business Week, This Week in Technology, This Week in Photography, The Vinyl Café, Inspiring Words of Encouragement, Photofocus, Stuff You Should Know, Dr Andrew Weil's Health Program, The Best of YouTube, and Spark from CBC. We really look forward to selecting what we want to listen to when we are going for an extended car trip, and the time in the car just flies.

Podcasts can be downloaded for free from iTunes. It is amazingly easy to do this, once you are shown how, and any of the young people in your family can teach you. I urge you to avail yourself of this opportunity because of the world of entertainment that it opens up to you. Because podcasts are free, the cost of an iPod is very worthwhile for all the entertainment value you get from it.

You can use it anywhere. If I am held up in traffic or have some wait time at a doctor's office, I pull out my iPod and listen to an interesting podcast. It relaxes me to feel that I am not wasting my time, and to be productively entertained through wait times.



Thelma and John Jarvis

Sales Representatives
Royal LePage Lakes of Muskoka

Port Carling: (705) 765-6855

Bracebridge: (705) 645-5257

Home: (705) 645-2110

Email: thelma@royallepage.ca

Website: JohnAndThelma.com



LAKES OF MUSKOKA
BROKERAGE
info@rlpmuskoka.com

We are ready to work for you.
Call us for all your real estate needs

Royal LePage, Lakes of Muskoka Brokerage is Independently Owned & Operated.

