

## Online Tools for Researching Neighbourhoods

If you're looking for a new home, choosing an ideal neighbourhood is almost as important as choosing the house itself. When you can't visit a neighbourhood personally to check it out, the internet offers a plethora of tools to help you research and evaluate areas. Here are a few examples:

1. **Map apps.** Online tools like Google Maps help you explore a neighbourhood from your phone or desktop. You can use the street view feature to take a virtual walk around the area, check out nearby amenities, and even get a feel for the local traffic.
2. **City and town hall websites.** Many local governments have robust websites that provide in-depth information about the community, including amenities, events, development plans, and more.
3. **Online community groups.** Many communities have their own Facebook groups where residents share news and concerns. Joining such a group for an area you're targeting can be a great



way to get a feel for the neighbourhood.

By using these internet tools to research and evaluate neighbourhoods, you can find the perfect community for your next home.



## 4 Ideas for Staging Bathrooms

When you're selling your home, you'll want to make sure that each room is presented in the best possible way. One area that can often be overlooked is the bathroom. However, the bathroom is actually one of the most important rooms when it comes to selling a home, as it can heavily influence a potential buyer's decision.

Here are some ideas for staging your bathroom to make it more appealing to buyers:

1. **Add some greenery:** Plants can add a touch of freshness and life to any room, and the bathroom is no exception. Consider adding a small potted plant or two to the space.
2. **Upgrade the fixtures:** Swapping out old or outdated fixtures like faucets, showerheads, and towel racks can give the bathroom a more modern and polished look.
3. **Invest in new towels:** Fresh, fluffy towels can make a big difference in how a bathroom looks and feels. Consider investing in new towels in a neutral colour to add a touch of luxury to the space.
4. **Add some decorative touches:** Finally, consider adding some decorative touches like candles, artwork, or a stylish shower curtain to tie the space together and make it feel more inviting.

Implement these simple ideas to make the room look great during viewing appointments and open houses.

## Common Mistakes that Can Slow the Sale of your Home

When you're selling your home, you obviously want to get a good offer within a reasonable timeframe — an offer you're excited to accept! However, there are some common mistakes that homeowners make, sometimes inadvertently, that can slow the sale of their property.

Here's the rundown so you can avoid those same missteps.

Overpricing your home is one of the most common mistakes made when selling a home. While you may think your home is worth a certain amount, the market may not agree. Overpricing your home can deter potential buyers, and you may end up having to lower the price anyway.

Another mistake is neglecting to stage your home. Staging your home involves arranging your furniture and décor in a way that highlights your home's best features and makes it more appealing to potential buyers. A well-staged home can help potential buyers visualize themselves living in your home.

Poor curb appeal is an easy-to-overlook mistake that can slow down the sale of your home. First impressions matter, and if your home's exterior is unattractive, potential buyers may not even bother looking inside. Simple improvements like planting flowers or repainting your front door can make a big difference.



Failing to disclose important information about your home is another mistake that can slow down the sale of your home. If your home has any defects or issues, it's important to disclose them to potential buyers. Failing to do so may not only slow you down, but also expose you to legal issues down the line.

The bottom line: Avoid these common mistakes, and you'll be well on your way to a successful sale.