

TO OUR VALUED CLIENTS

2020 Customer Appreciation Winners

The Levie Team is pleased to announce the winners of our annual draw for 2020. Each year our valued clients are entered to win terrific prizes such as those below. Unfortunately, the current state of events prevented us from hosting our annual holiday event where these prizes would traditionally be distributed. Despite this, we are proud to reward our clients, albeit in a slightly different way this year. We personally delivered gift baskets to all our 2020 clients and those

who are out of town received a gift card. Congratulations to all our winners! You will be contacted shortly to arrange contactless delivery of your prize. Interested in being entered into next year's draw? Simply buy, sell, or refer someone who buys or sells with The Levie Team. Contact our team today to see how we can help with all your real estate needs!

Prize	Winner
Grand Prize Winner \$5,000 Bank Draft	Ela and Tim Rice
Second Prize Winner 4 Day Cottage Stay in Haliburton Lakefront Property	Lynn Eagles and Cheryl Bozich
Apple TV	Dustin and Michelle Leeming
Electronic Front Door Lock	Lauraine and John Rychlik
\$50 Gift Card to Shoppers Drug Mart	Christine and David Morgan
\$50 Gift Card to LCBO	Jonathan Fairbanks
Nespresso Milk Frother	Cindy Spong
\$25 Gift Card to Shoppers Drug Mart	Bart Boughner

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PEARLS OF WISDOM



"Don't argue with an idiot. He will drag you down to his level and beat you with experience." – **Greg King**

"How is it one careless match can start a forest fire, but it takes a whole box to start a campfire?" – **Anonymous**

"If evolution really works, how come mothers only have two hands?" – **Milton Berle**

"Any astronomer can predict with absolute accuracy just where every star in the universe will be at 11:30 tonight. He can make no such prediction about his teenage daughter." – **James T. Adams**

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JANUARY/FEBRUARY 2021

REAL ESTATE UPDATE

THE LEVIE'S

MARKET NEWS

HAMILTON MARKET TURNS IN EXCELLENT YEAR

MARKET HIGHLIGHTS

- Despite the challenges posed by the pandemic, the Hamilton market recorded 8,894 sales in 2020 - up by a solid 5.4% versus 2019
- Led by a buoyant single-family home market, the average selling price in 2020 reached a record annual high of \$630,522 - up by an eye-popping 17.4% versus 2019
- Strong sales rebound in the summer and fall resulted from a strong economic rebound in many sectors of the economy and by ultra-low borrowing costs
- The pandemic also caused many households to re-evaluate their housing needs in light of a fundamental shift to the "work from home" phenomenon

Resale Home Sales

+5.4% year/year

2020
8,894

2019
8,442

Average Resale Price

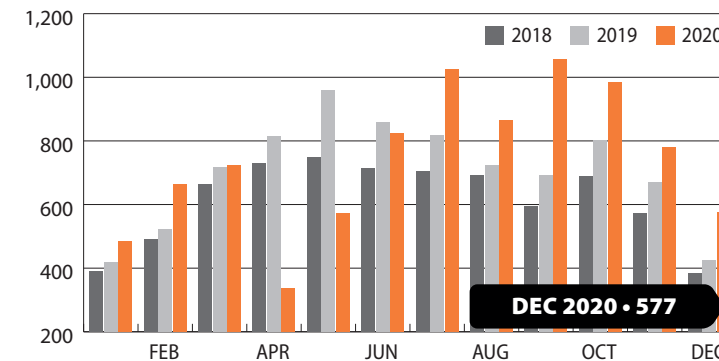
+17.4% year/year

2020
\$630,522

2019
\$537,115

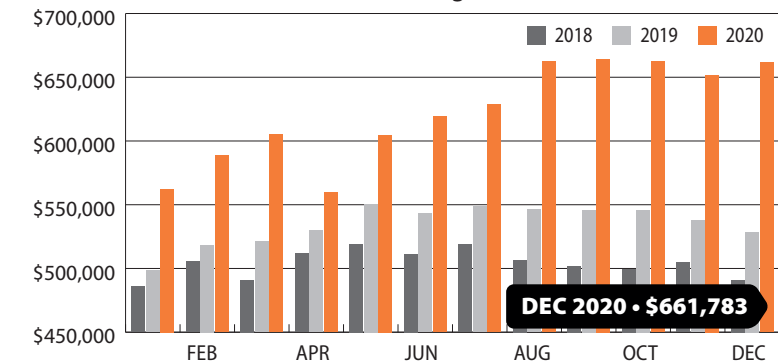


Hamilton Resale Home Sales



DEC 2020 • 577

Hamilton Average Resale Price



DEC 2020 • \$661,783

for more detailed HAMILTON statistics: ORVALROSELEVIE.INFO

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The Coolest, Smartest Appliances Totally Worth Investing In

Large appliances are one of the biggest purchases you will make for your home. There's nothing like a new appliance to instantly modernize your home, make routine tasks run more efficiently, and even add value to your property. Since they are such important additions to our homes, why not step it up a notch and invest in advanced appliances that have cool, high-tech features? They'll make your life that much easier. Plus, you'll be the envy of your friends and family. Here are just a few of the cool, new appliances to add to your wish list.

A range hood with cameras

GE has developed a high-tech range hood called the Kitchen Hub that features two cameras, one that points down at your cooktop so you can film your cooking process, and one that faces forward so you can take video calls while you cook. This is great if you like to show off your cooking or chat with friends and family while you're making dinner.

A dishwasher pre-loaded with detergent

Have you ever forgotten to add detergent to the dishwasher? That problem might be a thing of the past thanks to the Miele G 7000 dishwasher. They've created an innovative dishwasher that lets you add up to 20 loads of detergent in one go. The machine calculates the right time and temperature to release the detergent so all you have to worry about is loading up the dishes and pressing start.

A microwave that activates with your voice

Another creation by GE is their connected microwave that you can operate with just the sound of your voice. Using Google Assistant or Alexa, users can set their microwave by voice commands, doing everything from starting and stopping the microwave to setting the timer. You can even scan the barcode of a frozen dinner and it'll heat your meal according to the package's instructions.

A fridge that makes your coffee

Plenty of fridges come with a water and ice dispenser. But have you heard of one that dispenses coffee? GE has a French-door refrigerator that features a Keurig K-Cup Brewing System so you can brew a cup of coffee right from your fridge. You can even use an app to tell the fridge when you want your morning cup of coffee. That way the fridge will heat the water and have it piping hot by the time you wake up.

An oven with an HD camera inside

Are you the type that constantly opens the oven to check on the turkey? The Hoover Vision oven is built with an integrated HD camera and LED lighting inside so that you can keep an eye on your food through the Hoover Wizard app on your smartphone. That means you don't even have to be in the kitchen to check on the progress of your food. Plus, your food will cook much faster when you're

not constantly opening the oven. Another cool feature? You can adjust your settings through the touchscreen oven door.

A washing machine you can schedule from your phone

LG and Samsung both have developed washing machines that connect to your smartphone. This feature lets you do all your laundry duty from your couch. You can schedule a cycle in advance, start and stop your cycles, get alerts on your phone when a load is finished, get notified when it's time to do routine maintenance, and even get recommendations on which cycles will clean your clothes better.



Watch Out For These Encroachment Problems

Encroachment occurs when a piece of a property crosses property lines and intrudes onto the adjoining land. Sometimes the encroachment is accidental, other times it's intentional.

Either way, an encroachment is a headache for everyone involved. It impedes the use of the property for the person whose land is being encroached upon. The encroachment could even have negative effects on the value of the property and its ability to sell on the market. It could also be a legal nightmare. For instance, if a neighbour builds something on your property and an injury occurs, you could be held liable since it occurred on your property and you risk having your insurance premiums go up.

Here are a few encroachment problems to look out for, from minor ones to major ones.

Landscape

Some encroachment issues are simple mistakes that can be easily resolved without much emotional distress. For instance, it could be a shrub or garden bed that grows past the property line, or a tree branch that overhangs the adjoining property. If you notice this encroachment on your property—or vice versa—you can politely notify your neighbours of the issue and hope they address it immediately. If you're not entirely sure where your property lines are located, you can obtain an existing survey plan

to verify the boundaries. This would help avoid confusion between you and your neighbour.

If the concern is about an overhanging branch from a tree on city property, the issue is a bit more complicated. Your municipality may have bylaws that prevent you from trimming the branches. Check with your local municipality before you take any action.

Fences

If you have a fence located on a boundary line and both you and your neighbour use that fence, then it would belong to both of you. A fence encroachment occurs when you discover that a fence that you have no intention of using was built on your land. Your current neighbour could have put up the fence, or a previous owner could have put it there. Either way, if you don't want to share ownership of that fence, you should discuss your options with your neighbour.

Keep in mind that if the fence has been there for a long time, your neighbour may be able to claim adverse possession, also known as squatter's rights. That means they can potentially gain title to that portion of your property if they've been using it without objection for a certain number of years.

Structures

Some major encroachment issues tend to involve structures, such as a shed or a garage that's partially

sitting over the property line. Like any encroachment issues, double-check where the boundaries of the property are first before you speak with your neighbour. If you're lucky, your neighbour will remove the structure. But if they're unwilling to fix the encroachment and you're not able to come to a resolution, you may need to seek legal advice. While it may hurt your relationship with your neighbour, going to court may be the only way to resolve an encroachment dispute and ultimately protect your property.



This information should not be relied on as legal advice, financial advice or a definitive statement of the law in any jurisdiction. For such advice, please consult your own legal counsel or financial representative.