



NEWS YOU CAN USE

BROUGHT TO YOU BY YOUR LOCAL REALTOR

STEVE FLEMMING
BROKER



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Carbon-Neutral Airships: A New Way To Travel (and Help the Planet)

In humanity's quest to reduce carbon emissions and lessen our footprint on the environment, a fantastic breakthrough has been made in the UK with the advent of the world's first carbon-neutral airship. HAV (Hybrid Air Vehicles) is a British blimp-making company working on creating sustainable air travel for the future, decarbonising one of the biggest polluting industries on the planet. Their latest invention is Airlander 10, a prototype airship that can travel 460 miles using a mixture of electricity and combustion. HAV says their new ship will reduce the average carbon dioxide emissions per customer by up to 75 percent and are aiming to have a fleet operational for short-haul flights by 2025.

The initial routes they are looking to offer include flights between Vancouver and Seattle, from England to Northern Ireland and from Barcelona to Spain's Balearic Islands. Furthermore, by 2030, HAV hopes to have a completely zero-emissions fleet, switching to all-electric airships and removing the element of combustion.

After six test flights yielded a high success rate, the Airlander 10 prototype is now officially certified to fly in the UK, and the company hopes to have three ready for service by 2025. From there onwards, they hope to build 10 new airships per year.

With the climate emergency as present as it's ever been in the public consciousness, this is a breakthrough that will give genuine hope to many, paving the way for an optimistic future for a sustainable air travel industry.

ARE YOU A FIRST TIME HOME BUYER? GET MY FREE GUIDE

Buying your first home is a big step, and one that likely to impact your financial future for years to come.

Make it easier by requesting my free guide, "How First-Timers Can Make a Wise Buy."

Give me call or TEXT at **416-435-8311 (cell)** or **905-478-1101 (office)** and I'll send it right out to you.



This newsletter and any information contained herein is intended for informational purposes only and should not be construed as legal advice. Seek competent legal counsel for advice on any legal matter. This newsletter is not intended to solicit properties currently for sale.

Is Selling Your Home In The Fall A Good Idea?

As the leaves turn those vibrant shades of red and gold, you may be questioning whether fall is the right time to sell your home. The answer is a resounding yes. Here's why selling in the fall can be an excellent decision.

Firstly, there's less competition in fall compared to the bustling spring and summer seasons. Many sellers wait until spring, assuming it's the ideal time. However, this results in an abundance of available properties, making it harder for any single home to stand out. In contrast, fall's quieter marketplace means your home has a better chance of catching buyers' attention.

Secondly, the cozy ambiance of fall can really enhance your home's appeal. The season's natural beauty provides a picturesque backdrop for property photos, and homes can be staged with warm, inviting touches like autumnal decorations and scents of cinnamon or pumpkin spice. Don't resist the urge to pumpkin spice latte your home! Moreover, cooler temperatures make house hunting more pleasant, encouraging potential buyers to attend open houses and viewings. All of these elements can create a strong emotional connection for potential buyers.

Importantly, with fewer houses on the market, not only will your house stand out, but there will also be more flow in the process. There is less overload in these cooler months, so the whole process is less frantic and more tailored to your unique needs. Lenders, real estate agents, lawyers, surveyors and appraisers all tend to have less work during the fall, meaning the process can happen much quicker and more smoothly than in the busy spring and summer months.

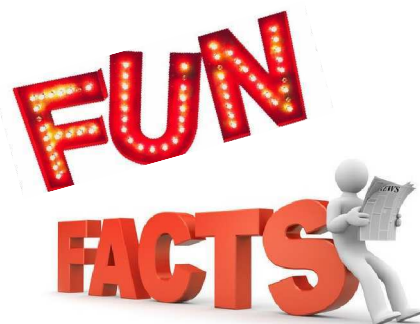
Ready to embrace the season? Call or email me today if you're considering selling this fall.

NEW!! BACK ISSUES OF "NEWS YOU CAN USE" ARE NOW AVAILABLE ON WWW.FLEMMINGPROPERTIES.COM!



		8		9				2
			5					
9			6	3	4			
4		9	8	5			7	
6		5				3		1
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Sudoku instructions: complete the 9x9 grid so that each row, column and box contains the digits 1-9.



Wimbledon tennis balls are kept at 68 degrees Fahrenheit. The temperature of a tennis ball affects how it bounces. At warmer temperatures, the gas molecules inside the ball expand, making the ball bounce higher.

Adult cats are lactose intolerant. Like some humans, adult cats don't have enough of the lactase enzyme to digest lactose from milk.

Albert Einstein's eyeballs are in New York City. They were given to Henry Abrams and preserved in a safety deposit box. He received the eyeballs from Thomas Harvey, the man who performed the autopsy on Einstein.

The Pope can't be an organ donor. According to the Vatican, the Pope's entire body must be buried intact because his body belongs to the universal Catholic Church.

A one-armed player scored the winning goal in the first World Cup. Héctor Castro, who accidentally cut off his right forearm while using an electric saw as a teenager, scored the winning goal in the last minute of the game in 1930.

MORTGAGE RATE WATCH

Prime 6.70%
 5 Year Variable Rate 5.40%
 1 Year Fixed Rate 6.14%
 3 Year Fixed Rate 4.59%
 5 Year Fixed Rate 4.34%

The rates contained in this document are obtained from various sources and believed to be reliable at time of publication but their accuracy cannot be guaranteed.

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WONDERING HOW MUCH YOUR HOME IS WORTH?

How has the price of your home changed in today's market? How much are other homes in your neighbourhood selling for? Do I need a house inspection?

These are all critical questions that shouldn't be overlooked when thinking about buying or selling your home.

Whether you're curious about prices in your area, whether it's an excellent time to sell, or just need an expert to answer your questions, I can give you the tools and offer guidance through the entire buying or selling process.

Let me know how I can help by simply texting or calling me at **416-435-8311** to set up a time to connect.

What Not To Do When Improving Your Home

Improving your home can be an exciting yet daunting task. To help you navigate your home improvements smoothly, here are six things not to do when giving your house a makeover.

Don't plant trees too close to your home. It might seem like a great idea to add some greenery, but planting trees too close to your home can lead to root damage to your foundations and plumbing. Plant trees at a safe distance to avoid future headaches. Garden centre staff will be able to help you find the very best plants for you.

Don't clean windows on a sunny day. Cleaning windows when the sun is shining directly on them can cause the cleaner to dry too quickly, leaving streaks. Choose a cloudy day to get a spotless, streak-free finish.

Don't ignore regulations. Skipping the necessary permits might save time initially but can lead to major issues down the road, including fines and even the nightmare of having to undo your work. Always check local regulations, get the proper permits, and make sure you display them!

Don't use the wrong tools. Although not splashing out on fancy tools might save money, using the wrong tools for a job can lead to poor results and potential injury. Make sure you have the right tools or hire a professional if needed.

Don't forget to protect your furniture. There's nothing worse than eyeing up a beautifully renovated room only to find your couch ruined by dust, debris and flying paint. Cover your furniture with sheeting or move it to another room to keep it safe. Resist the urge to move your drop cloths and sheets before everything has dried, as you could smudge and track paint around by mistake once you think you have the job done!

For more ideas on how to protect your home when carrying out improvements, call or email me today and I'll be happy to discuss with you.



Famous Quotes On Reading and Books

Books are the quietest and most constant of friends; they are the most accessible and wisest of counselors, and the most patient of teachers.

Charles W. Eliot

A book is a garden, an orchard, a storehouse, a party, a company by the way, a counselor, a multitude of counselors.

Charles Baudelaire

To read is to voyage through time.

Carl Sagan

Books are a uniquely portable magic.

Stephen King

What Can I Expect During A Home Inspection?

Before you close on your home purchase, you will likely hire a home inspector. They will identify any items that affect the integrity of the house. Upon reviewing any seller disclosures, the home inspector will proceed with an inspection to identify visual defects and create a report with photos to summarize all that has been discovered.

It is recommended that you and your agent attend the two- to three-hour inspection so you can better understand what the inspector discovers. The inspector will assess the property from top to bottom, from the interior functions to the exterior finishes. Outside structures and drainage will also be evaluated.

For items that may be out of the scope of the inspector's expertise, such as swimming pools or structural defects, you will be referred to specialists trained in those areas. For additional cost, the home inspector can also check for pests and hazards such as lead paint, asbestos, mould or radon. Your home inspection report enables you to negotiate with the seller on health- and safety-related costs and repairs.

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Steve Flemming, Your Local Realtor

LET'S TALK REAL ESTATE STRATEGY. CALL OR TEXT ME TODAY! 416-435-8311

If you or someone you know are planning on venturing into the real estate market, make sure you're aligned with a trusted experienced broker. Call or text me direct @ 416-435-8311 or email me @ steve@flemmingproperties.com to put together a personal strategy just for you.



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**Children's
Miracle Network
Hospitals®**

Did you know that with every purchase or sale of a property, Flemming Properties donates a portion of the commission to The Children's Miracle Network? Donations stay local and fund critical treatments and healthcare services, and RE/MAX has raised over \$89 million dollars to date.

If we can improve the health of our children together, we can improve the future.



FREE MARKET REPORT

For a FREE, zero-obligation market report via email, send your full address to

steve@flemmingproperties.com

Be sure to include "Market Report" and your address in the subject line, and I'll send you a sales report for your area.



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