

BUY | **UNIQUE HOMES** | SELL

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**Acquiring / Selling / Leasing
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FALL/WINTER REAL ESTATE MARKET

Both buyers and sellers are now settling with the current mortgage rates and this means that the pricing in the market has also adjusted. Certainly for many who have seen the likes of 5+% mortgage rates can certainly agree that pricing will likely fall to 2019/2020 levels as this is when the rates were equivalent to today. However, we are lucky in Ottawa that we have a very stable economy and there are some areas of the market where prices have not dropped as much. For instance the new construction properties in the walkable areas of the city are still in high demand as are certain price levels of homes where there might be low inventory and still a number of buyers who are pre-qualified and seeking good value. **Charts below provide insight on the current market conditions and trends.**



NANCY BENSON & ASSOCIATES

We have had a very busy year assisting both Buyers and Sellers and we are very pleased to have been able to achieve one of our best years in the business. We want to extend a warm thank you to all the people who have entrusted us in their move and welcome your feedback and of course photos of how you have settled into your new surroundings. **Many of our clients also are curious as to what we do when we are not working our extensive hours.**

Nancy Benson
Real Estate Advisor



Nancy has been balancing her real estate with her other passion equestrian show jumping with competitions in Wellington, Florida this past Spring and Lexington, Kentucky this summer. This with accompanying her spouse Bill who is very much a music fan and Nancy & Bill went to numerous concerts throughout Canada & the U.S. this Summer.

Penny Routier
Real Estate Advisor



The balancing act for Penny involves, real estate, beach volleyball and scuba diving. Although macro diving is her preference, when her schedule permits, Penny practices her scuba diving skills exploring what lies beneath the St Lawrence Seaway and enjoying the quiet serenity of being underwater.

Anne Bullen
Social Media & Marketing



Anne balances 2 jobs plus her love of the outdoors including kayaking, hiking and cycling. This past summer she raised over \$500 for MS completing a challenging ride of 160Km in 2 days.

Yalda Shirazi
Realtor



Welcome Yalda! Yalda's journey from being a settlement officer, assisting newcomers in Canada, to becoming a dedicated realtor in Ottawa, is quite inspiring. With her artistic talent, bilingual skills, and unwavering commitment to providing exceptional service, she adds a unique and valuable perspective to our team. We look forward to having her expertise and passion benefit our clients and the group.



ELECTRIC CARS AT HOME & CHARGING THEM

With the rising popularity of electric cars in Canada, more and more people are purchasing them, and wondering about how to charge them safely from home.

SOME OF THE BASICS

LEVEL 1. Using a standard household 120V outlet:

You can charge your car using a standard household 120 Volt outlet, but this is the slowest method. Ontario's Ministry of Transportation says it results in about 8 km of range for every hour of charging. Electric vehicles come with a portable cord-set, allowing you to safely recharge at home or on the road from any standard outlet.

LEVEL 2. Charging Station:

Many electric car owners opt to install a Level 2 Charging Station at home, as it charges faster than Level 1. A Charging Station uses a 240V system, similar to what is used for a clothes dryer or stove. The Ministry of Transportation says these chargers offer approximately 35 km of range for each hour of charging.

Requirements: Under Ontario law, to install a charger at home, you must hire a licensed electrical contractor. The contractor can advise you if your home needs an electrical panel upgrade to handle the requirements of the charger. A notification of the installation is required with Ontario's Electrical Safety Authority before the installation. Ask your licensed contractor to file this before the work.

To find a Licensed Electrical Contractor: The Electrical Safety Authority has a search tool to find a licensed electrical contractor near you, at www.findacontractor.esasafe.com

Certificate of Acceptance: When the work is completed, ask your contractor for the Certificate of Acceptance, which shows that your installation has been compliant with the Ontario Electrical Safety Code. Your home insurer may want a copy of it, and it's good to keep for your records.

More information: The Electrical Safety Authority has a customer-service line, to answer questions about requirements for electric vehicle chargers and other home electricity issues, at 1-877-372-7233.



MARK YOUR CALENDAR

NOV.1: NAC GALA: RENEE FLEMING WITH THE NATIONAL ARTS CENTRE ORCHSTRA

The renowned American soprano is the guest for the NAC's fundraising concert. Joining conductor Alexander Shelley and the orchestra, Fleming will perform operatic arias, musical theatre selections and art songs. NAC Southam Hall. www.nac-cna.ca



NOV. 3-12: ROYAL AGRICULTURAL WINTER FAIR: TONRONTO EXHIBITION PLACE

Many Ottawa-area horse lovers head to Toronto for a week or weekend to see the Winter Fair, the largest indoor agricultural and equestrian event in the world. It's a chance to watch champion equestrians from across Canada and abroad. www.royalfair.org

NOV. 10-12: 260 FINGERS. CLAY ART AND POTTERY SHOW

An exhibition and sale of the work of 26 clay artists and potters, mostly from Ontario and Quebec. Items include bowls, vases and mugs. Free admission. Glebe Community Centre, 175 Third Ave. www.260fingers.ca

NOV. 14-19: HAIRSPRAY

Broadway Across Canada presents the touring production of the hit Broadway musical about a teen girl in 1960s Baltimore determined to land a spot on a teen dance TV show. National Arts Centre Southam Hall. www.nac-cna.ca

NOV. 24-DEC. 23: OTTAWA CHRISTMAS CRAFT MARKET, LANSDOWNE PARK

This year's event offers more than 40 booths featuring handmade crafts, food and drink vendors, along with craft making for children at Santa's workshop. The event includes thousands of twinkling lights and holiday entertainment. Aberdeen Square at Lansdowne Park. www.ottawachristmasmarket.com

NOV. 29-DEC. 3: ROYAL WINNIPEG BALLET PRESENTS NUTCRACKER

A Canadian-themed version of the classic ballet, accompanied by the National Arts Centre Orchestra. National Arts Centre Southam Hall. www.nac-cna.ca

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CONSIDERING A HEAT PUMP?

In recent years, you may have heard friends or family talking about switching to a heat pump, an energy-efficient alternative to traditional heating and cooling systems.

Looking something like a central air conditioning unit, a heat pump warms your home in winter and cools it in summer. Thanks to improvements in technology for cold climates and government grants to encourage Canadians to switch, more homeowners are considering them to reduce energy emissions.

How they Work: Instead of burning fuel, a heat-pump transfers heat energy from outside air into your house in the winter. In summer, the pump transfers warm air out of the house. While a heat pump can use existing ductwork, there are units that don't require ductwork, if your home uses electric baseboard heaters, for example. Cold-climate pumps can warm your house in outdoor temperatures as low as -25, though they become less efficient at temperatures colder than that. For the coldest days, many people use a supplemental system, such as a furnace or electric baseboards.

Energy savings? Potential savings depend on the size of house and other factors. An HVAC contractor can give you an idea. The Ontario Clean Air Alliance has an online calculator for an estimate, at www.cleanairalliance.org/heat-pumps-can-save-you-money.

Maintenance and lifespan? Heat pumps last an average of 15 years, when maintained correctly. Regular service and maintenance are important to ensure efficient operation.

Installation Requirements: It depends on your current system, house type and size. An HVAC contractor can let you know what additional work required for your property. It can involve finding space for the unit, expanding ducts or installing new wiring.

Cost Range? An average system, including installation, is in the range of \$5,000 to \$15,000. A licensed HVAC contractor can offer recommendations and estimates.

What grants are available? The Canada Greener Homes Grant program offers grants to qualified homeowners. An energy audit of your home is required. If your home qualifies, rebates of up to \$6,500 are available for qualified models, with an additional rebate of \$600 towards the cost of the energy assessments required by the program. In Ontario, the program is co-delivered by Natural Resources Canada and Enbridge Gas under the Home Efficiency Rebate Plus program. To apply, go to: [Greener Homes Grant - Ontario \(canada.ca\)](http://Greener Homes Grant - Ontario (canada.ca)).

Interest-free Loans: Those who apply through the grant program can also apply for an interest-free loan of up to \$40,000 through the Canada Greener Homes Loan program. The loan can be repaid over 10 years, to help pay for upgrades recommended by your energy auditor. Information: Canada Greener Homes Loan.

More information on Heat Pumps: Hydro Ottawa has an informative post with links for more detailed information, at Why everyone's talking about heat pumps | Hydro Ottawa.

THESE GRANTS CAN HELP



GAS STOVES VS INDUCTION COOKING



Gas Stoves: Recent criticism of gas-filled cooktops has many confused, since many professional chefs prefer them. Some studies indicate residual off-gases can be harmful to indoor air quality, appliance manufacturers have long recommended the consistent use of a range hood fan when cooking with gas to mitigate the risk.

Induction Cooking: Is it the future of cooking! It has no "burner" and uses less energy than a traditional electric stovetop because the heat is actually created in the body of the cooking vessel through electromagnetism. A traditional stovetop transfers from a hot ring that wastes energy by radiating it elsewhere. Heat on an induction surface reaches the food more directly from the pot or pan where it is generated. Although expensive and require compatible cookware, induction cooktops are more efficient, heat faster, and safer because there is no flame and the surface remains cool, making cleanups quicker.



OUR CURRENT LISTINGS



3 3 **113 Waverley Street**
Exceptional, designer renovated home with private garden & top of the line finishes



3 3 **2920 Des Trembles Ave**
Stylish executive bungalow on a sizeable lot. Double garage, fully finished lower level



10 **452-454 Sunnyside Ave**
Fully leased turnkey investment property. Also, can be severed into a semi-detached.



2 1 **320 Parkdale Ave #505**
True Loft! 1 bedroom + den, parking & a terrific location!



3 3 **565 Eastvale Dr**
Renovated bungalow with a legal 1 bedroom suite. Fully leased & great income!



67 Springhurst Ave
Build your dream home on a 28'x165' lot in the heart of Ottawa East.

CONSIDERING A DOORBELL CAMERA?

CONSIDER THE FOLLOWING:

There are many things to take into consideration before moving forward with the installation of a doorbell camera such as:

1. **Source of power**
2. **Wi-Fi bandwidth**
3. **Picture Quality**
4. **Data Storage**
5. **Installation & privacy protection**
 - How protected your unit will be from theft
 - Password protection- avoiding potential hacker access
 - Video recording and invasion of privacy
 - Exclusive ownership of captured data?



Being able to check the front or side yard from a phone, talk to delivery drivers, and simply feel a little more comfortable within the home. For some this is worth the expense of a video doorbell. Just be sure to do diligent.