



The Dominelli Group  
... "giving you the market advantage"

## Real Estate Tracker

October 2010 Compliments of Nic Dominelli

Royal LePage Coronation West Realty



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Greetings! You're receiving this newsletter with hopes that you find it informative and entertaining.

If you're thinking of making a move, or are just curious as to real estate trends in your area, please feel free to call at any time. It's always good to hear from you!

Oh, by the way... I'm never too busy for your referrals.

Best wishes,  
**Nic Dominelli**

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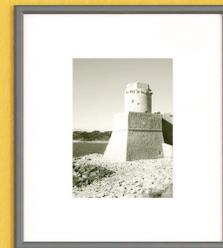
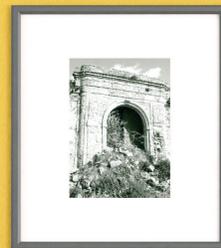
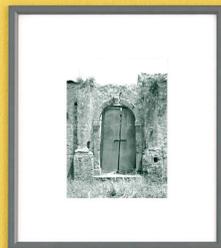
### Important Questions for Your REALTOR®

Thinking of putting your home on the market?  
Let's discuss these important neighborhood issues first:

- 1. How's your local real estate market?** We know that market conditions vary from province to province, from community to community, and sometimes even from street to street within an area. Let's see how your location measures up by reviewing recent property listings and sales, to get an idea if, and by how much, your home has appreciated since you bought it.
  - 2. Is your area experiencing conditions closer to a "buyer's market" or a "seller's market"?** According to Canadian Real Estate Association President Georges Pahud, on a national level, "The housing market is becoming more challenging for sellers." He explained, "Buyers are in less of a hurry, so sellers should consult with their local REALTOR® on how to best price and present their home to attract purchase offers."
  - 3. Is your area experiencing economic growth, or a slowdown?** Fewer jobs mean fewer buyers on the market, and a heightened need for a focused marketing approach.
  - 4. What's the most effective marketing approach for your area?** Again, a local real estate sales representative will have the answer. In fact, a real estate sales representative could even be the answer, since many real estate sales are the result of agent contacts through previous clients, referrals, friends, family and personal contacts.
- It's so important to get local insight from a real estate sales representative who can provide up-to-the-minute information on today's market. Please call to set up your no-obligation real estate consultation.

CNSF

# Matters of the Art



A house or condo doesn't truly feel like a home until there's artwork adorning the walls. But the process of selecting and displaying original works can be intimidating, which often results in blank walls long after you've moved in. Learn a few basics about choosing, framing and hanging artwork, however, and your intimidation will vanish, leaving you feeling at home with your art in no time.



## CHOOSING

Some people look at original artwork as an investment. While it's certainly possible for a piece to increase in value and turn a profit for you, that hope needn't be your main motivation in selecting artwork. Further, the market's unpredictable and there are no guarantees as to the value of a piece at any given time.

There's really only one hard and fast rule to follow when buying art: love the piece. When you emotionally connect with a work of art, it will always hold an inherent value to you, regardless of its worth on the market.

To familiarize yourself with different styles of art, such as traditional and contemporary, visit local galleries. In doing so, you'll get a handle on what styles and mediums appeal to you and which of those would incorporate most graciously with your décor.

## FRAMING

Like the art itself, its frame should make a statement about your personal style. Also, it should enhance the piece's beauty and help to protect it, without overshadowing the artwork itself. Not all pieces can be displayed in the same type of frame; a good framer will have a wide selection of frames and be able to advise you on which are best suited for your art.

It's important your framer uses quality materials (mat and backing boards, hinges, glass). Archival-quality materials

aren't just for museum-worthy art. Cheaper materials may save you money now, but they often indicate poor-quality, and after a year or two, mats may change color and hinges can loosen.

## HANGING

Artwork does best in stable climates, so try to avoid hanging pieces where temperatures and humidity levels fluctuate, like kitchens and bathrooms. While the space above your fireplace seems like the ideal place to show off a cherished work of art, you might not only be subjecting it to extreme temperatures, but soot, too.

Exposure to direct sunlight and UV lighting should also be avoided, as they can cause fading, yellowing and excessive heat. Picture lights, designed to attach to frames, can be harmful as well, by causing harsh glares and heating the paintings unevenly. Indirect sunlight, recessed lighting, or ceiling-mounted spotlights work best for home-installed art.

The biggest mistake people make in displaying artwork is hanging it too high, where it doesn't relate to the rest of your furnishings. Common custom is to hang it at eye level, but that means different heights to different people. A good rule of thumb is to hang your artwork so that there are 60 to 65 inches from the floor to the center of the art.



## Reason to Relocate

You no doubt had many good reasons for buying your current home. But sometimes you only need one to want to sell it and move. Below are some reasons to want to relocate:

- **Your commute.** Is your drive too long now that your job has moved or you've gotten a new one? Is your commute simply too stressful as the amount of traffic has increased or your tolerance for it has decreased? Or has it just become too expensive with the skyrocketing cost of gas?
- **Your location no longer fits.** Perhaps you've tired of the hustle and bustle of city living and long for the quiet of the 'burbs, or your neighborhood is on the decline due to economic factors. Maybe there's a new development planned for your area that will negatively affect your quality of life.
- **Your home is no longer the right size for you.** Maybe you're struggling to make your mortgage payments or maintain the property and you need to downsize. Or perhaps your home-based business has grown in size, or your family has, and you need more space than you have currently.
- **The floor plan doesn't work.** Having lived in your home for some time now, you may be fed up with its layout, which can impede the joy in your daily life. Whether the issue is bedrooms adjacent to high-traffic areas or having too many walls, if the floor plan doesn't work, the home doesn't work.

Call your real estate sales representative today and you'll be one step closer to life in a home that meets your current needs.

# Move for Less

There are a lot of costs associated with buying a new home, not the least of which is the actual move. Below are some tips to help make your next move less expensive:

- **Professional movers are often the biggest expense.** Consider either not hiring them altogether, or hiring them in a limited capacity. For example, hire movers only for loading and unloading, or to move just some of your things, like your biggest, heaviest items.
- **If you need movers and can be flexible on your move date,** hire them when they're least in demand. That typically means moving between October and March as opposed to during spring and summer, and at the middle of the month as opposed to the end.
- **Don't buy boxes.** Call ahead and arrange to pick them up from local businesses like grocers, office supply stores or publishing companies. Or, you can rent storage containers, from certain eco-friendly moving companies, for example.
- **Is your move job-related?** If so, talk to your employers; they may be willing to pay for a part, if not all, of your moving expenses. It's best to approach your employers upfront, as your cash flow might be tight, tied up in the purchase of your new home. Be sure to keep all your move-related receipts.
- **Move less.** The more you have to move, the more expensive your move will be. So before you start packing, purge. Recycle, donate and throw away as much as you can. Or, sell it — that way, you'll have a little extra cash to put towards your moving expenses.





# THE DOMINELLI GROUP WELCOMES

## Tracey Banni

We are very pleased to welcome Tracey to the Dominelli Group. Growing up in the Tri Cities and having graduated from Terry Fox Secondary school, gives her great knowledge of the area. She has a solid background in the real estate industry, having come from a third generation of realtors in her family. Tracey has been a licensed real estate agent for over seven years and during that time she has achieved the Royal LePage Presidents Gold club in 2006, directors platinum in 2007 and master sales in 2008. Along with these achievements, she brings a hardworking,

energetic and positive attitude that has resulted in satisfying her existing clients. Tracey also welcomes the opportunity to work with new clients utilizing these great skills. Tracey currently resides in Coquitlam and is innermost active in sports.



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**Nic Dominelli**  
Real Estate Professional

**Complimentary Market Evaluation**

Call today and I will be happy to provide a professional market evaluation of your property, at no cost or obligation. This service will assist you in determining the market value of your real estate holdings.

This is not intended to solicit buyers and sellers currently under contract with a broker.

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