



market activity report • spring 2004

A Message From the Broker

It's like winning a lottery! Many of my clients in the past year have expressed shock at what we have sold their property for. We are getting top dollar right now for most types of properties in Seguin Township but for how long?

Take advantage of this unprecedented and volatile demand by listing with me today. If it has been 9-12 months since your last evaluation, call me now. Tax increase? This is my 30th year in real estate and I can help you determine if your assessment is accurate.

For a free, no-obligation Opinion of Value in writing of the current market value of your property, call me today at my office or email me at alboucher@homelifeparrysound.com

Yours truly,



Al Boucher
Broker/Owner

Look at What They Got ...
(more sales figures on the back page)



Otter Lake

Asked: \$310,000 - Got \$280,000



Round Lake

Asked: \$249,900 - Got \$240,000



Rankin Lake

Asked: \$229,900 - Got \$219,000



Haines Lake

Asked: \$139,000 - Got \$139,100



Otter Lake

Asked: \$164,900 - Got \$150,000



Rankin Lake

Asked: \$239,000 - Got \$199,000

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HomeLife - Al Boucher Real Estate Ltd.

"Making Customer Service and Satisfaction our First Priority for 30 Years"

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"Higher Standards Agents...Higher Results"™

With a combined 63 years in real estate, our sales team is comprised of some of the best agents in the Parry Sound area. Dedicated to their careers, they have taken the HomeLife pledge of "Higher Standards".

This pledge assures you that you are dealing with ethical, knowledgeable, and caring professionals who will work their hardest to achieve "Higher Results" for you, every time. It's our personal guarantee.

Meet Jerome - The HomeLife Mascot!

Jerome is HomeLife's Disney-like magical mascot that has become a well-loved and recognized figure by children & adults alike who have participated in HomeLife's community events, children's Magical World web site and real estate business. Watch for Jerome at our office and at community events in our area - you never know where he may show up!



**ANNOUNCING
OUR NEW AFFILIATION!**

This year our company joined "HomeLife Realty Services Inc.", established in 1985 and based out of Toronto. Networked across Canada and many other countries, HomeLife is one of North America's largest real estate franchisers with over 450 affiliates & 7000 professional representatives. We look forward to serving you even better as we expand our company's profile through this powerful international network.



Our office at 70 Bowes Street in Parry Sound with plenty of free parking for our guests!

Introducing ... Our Newest Recruit

We'd like to take this opportunity to welcome Jeanne Mailloux to our growing sales team. Her enthusiasm and customer commitment will mean a positive experience every time you deal with our company!

Some of our Most Recent Cottage, Waterfront Lot and Home Sales

The decision to sell your property is based on a number of factors; staying apprised of the local market is one of the most important. Significant increases in price have hit many types of real estate in our area. Please take a moment to look at some of our recent sales and see where YOU fit in. Give us a call today. You never know, this may be your best time to sell!

Lake	List Price	Selling Price	Property Features
Otter Lake	\$310,000	\$280,000	2-Bedroom Winterized Valhalla Cottage
Nine Mile Lake	\$119,000	\$110,000	Rustic 3-Bedroom Cottage on 22 Acres
Round Lake	\$249,900	\$240,000	3 Bedroom Winterized Home/Cottage
Crane Lake	\$299,000	\$265,000	Beautifully Finished 3-Bedroom Cottage
Blue Lake	\$109,900	\$107,500	Nice Waterfront Lot - 3.77 acres & 871' frtg.
Duck Lake	\$199,900	\$182,000	Fully Winterized 3-Bedroom Home/Cottage
Georgian Bay	\$329,900	\$329,900	Classic 1931 Log Lodge w/Stone Fireplace
Mill Lake	\$269,900	\$255,000	Modern 3-Bedroom Cottage w/Yr Round Access
Murdock Lake	\$79,600	\$74,750	Acreage w/Large Garage (Living Quarters Above)
Georgian Bay	\$319,000	\$300,000	Classic 3-Bedroom Georgian Bay Cottage
Turtle Lake	\$140,000	\$140,000	2-Bedroom Cottage - Handyman's Special
Star Lake	\$109,900	\$109,000	Well-Treed Lot w/Rock Shoreline & Small Bunkie
Otter Lake	\$110,000	\$108,000	Large Waterfront Acreage - 14.3 acres & 348' frtg.
Crane Lake	\$435,000	\$400,000	Gorgeous Winterized Timber Log Cottage/Home
Otter Lake	\$174,900	\$175,000	3-Bedroom Otter Lake Cottage/Home
Rankin Lake	\$229,900	\$219,000	Viceroy Cottage + Panabode Cedar Log Cottage