



REAL ESTATE MARKET

REPORT

PARRY SOUND

SPRING 2007

FROM THE BROKER...

With the prolonged warmer temperatures Mother Nature gave us at the start of Winter, we had an active market, resulting in numerous sales. The unseasonably mild weather gave potential buyers the chance to easily view local listings.

Demand and price currently remain relatively steady for most types of properties. Parry Sound is on the short list for savvy real estate buyers as a place to invest their hard-earned money, but there is a subtle and growing sense of 'sticker shock'. Combined with the proposed Seguin Township tax increase, our local market may be sorely challenged.

Has enjoyment and use of your property diminished or do you simply have a better place for your money? My 30+ years of experience, well-known company, strategic location, extensive client base & proven sales record will get you a solid price for your property. Call me today. I'm ready to promote your property at **Booth#1017** at the 'Cottage Life Show' in Toronto!

Al Boucher
Broker of Record

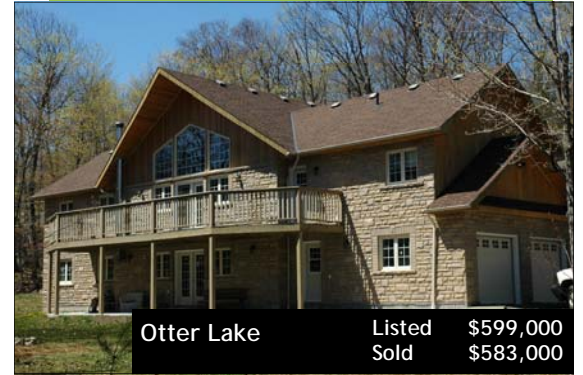


2006 HomeLife Award Winner!
Presidents Club • Top 5% in Canada

alboucher@homelifeparrysound.com



Brennan Lake Listed \$349,000
Sold \$310,000



Otter Lake Listed \$599,000
Sold \$583,000

See us at the... 

Spring Cottage Life SHOW

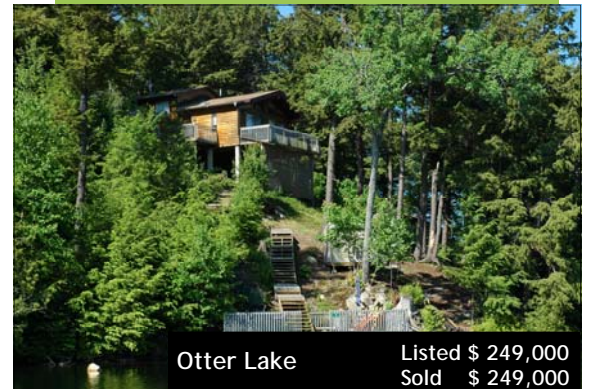
Come & Visit Us in Booth #1017!
March 30-April 1, 2007
International Centre,
6900 Airport Road

LOOK WHAT SOLD!

(MORE SALES ON BACK PAGE)



Horseshoe Lake Listed \$119,000
Sold \$110,000



Otter Lake Listed \$ 249,000
Sold \$ 249,000

"MAKING CUSTOMER SERVICE AND SATISFACTION OUR #1 PRIORITY FOR 33 YEARS"

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THIS COUPON VALID FOR: ONE FREE OPINION OF VALUE*

*IF YOU ARE CONSIDERING SELLING OR HAVE QUESTIONS ABOUT A RECENT ASSESSMENT, PLEASE RETURN THIS COUPON TO MY OFFICE OR CONTACT ME TODAY. OFFER VALID UNTIL JULY 31, 2007 AND ONLY FOR PROPERTIES LOCATED WITHIN THE TRADING AREA OF HOMELIFE AL BOUCHER REAL ESTATE LTD. BROKERAGE



Al Boucher • Broker of Record • HomeLife Al Boucher Real Estate Ltd. Brokerage



Otter Lake



Listed \$575,000
Sold \$493,000

LOOK WHAT ELSE SOLD!

Sugar Lake



Listed \$179,000
Sold \$165,000

Come & Visit us at our Office
at 70 Bowes Street in Parry Sound!



We are at the lights directly across the street
from the new West Parry Sound Health Centre
which is now open. Free Parking for our guests.

We look forward to meeting you!

- **Waterfront Ratepayers After Fair Taxation:** www.wraft.com Umbrella organization of more than 50 cottager associations with the goal of achieving equity in waterfront property taxation.
- **Cottage Dreams:** www.cottagedreams.org Donate a Sunday-to-Friday stay at your cottage to a recovering cancer patient & their family, so they can enjoy a relaxing stay at the lake, free of charge. Find out about becoming a donor, a recipient or to make a cash donation.
- **Wildflower Farm:** www.wildflowerfarm.com Cottage gardeners will definitely want to peruse the extensive on-line catalogue from this Coldwater, Ontario farm. Use their Wildflower Selection Guide to get specific info on plants & seeds native to cottage country.
- **Allergic Living:** www.allergicliving.com For people living with food and environmental allergies. Find tips on how to live with these allergies and also a database of recipes suitable for allergy sufferers.

Some Recent Seguin Township Sales.....

The decision to sell your property is based on a number of factors; knowing the local market is the first step. Prices are constantly changing, so look at a few of our recent sales.... This is a great time to sell.

<u>Lake</u>	<u>List Price</u>	<u>Selling Price</u>	<u>Property Features</u>
Otter	\$289,000	\$255,000	Cozy Cottage with 600' Frontage on the Lake
Windfall	\$169,000	\$165,000	Vacant Waterfront Acreage, 780' Fr. 34.40 Ac.
Otter	\$899,000	\$912,000	Year-Round Waterfront Cottage/Home
Horseshoe	\$119,000	\$110,000	Road-Access Waterfront Lot, 172' Fr. 0.85 Ac.
Otter	\$575,000	\$493,000	Road-Access Log Cottage 443' Fr, 4.15 Ac.
Sugar	\$179,000	\$165,000	Cozy, Road-Access Cottage, Gentle shoreline
Otter	\$599,000	\$583,000	Year-Round Home/Cottage, 267' Fr, 7.39 Ac.
Otter	\$174,900	\$168,000	Road Access Waterfront Lot, 102' Fr. 0.7 Ac.
Otter	\$249,000	\$249,000	Upgraded Cottage Boat Access 432' Fr, 1.14Ac.
Otter	\$349,000	\$340,000	Designer Home Nestled on 2.9 Ac.
Haines	\$149,000	\$130,000	Waterfront Acreage, Cabin, 1424' Fr. 17.78 Ac.
McNaught's	\$149,900	\$141,900	Year-Round Lot, 340' Fr, 8.04 Ac.
Salmon	\$250,000	\$250,000	Vacant Point of Land, 470' Fr, 0.3 Ac.
Brennan	\$349,000	\$310,000	Log-sided Cottage 240' Fr, 33.13 Acres
Rankin	\$499,000	\$480,000	Post & Beam Cottage 165' Fr. & 10.17 Ac.
Otter	\$549,000	\$525,000	3-Bedroom Cottage 174' Fr. & 1.12 Ac.
Oastler	\$219,000	\$213,500	Unique Waterfront Acreage 369' Fr. 2.5 Ac.

HOMELIFE

AL BOUCHER REAL ESTATE LTD. BROKERAGE

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email: info@homelifeparrysound.com

www.HomeLifeParrySound.com

Celebrating

33 Years

1974 ~ 2007



Name(s) of Registered Owner(s):

Property Legal Description:

Primary Mailing Address:

Phone:

Fax:

Cell:

Email: