



mid-summer market report • august 2004

*A Message From the Broker*

Late summer still sees people trekking north to enjoy our beautiful area. In our business we continue to work with buyers searching for cottages, lots and homes, but the demand slows after Thanksgiving.

Take advantage of the current market conditions before cool weather arrives by calling me today. I have 30 years in real estate as a full-time professional with consistent, top results. Add to that an extensive client base and network and I will get you the results you deserve.

If it has been more than 3-6 months since your last Market Evaluation call me now, you may be surprised! I will do a free, written Opinion of Value of your property in conjunction with my on-site visit.

If you're in the area, stop by to see me. My centrally located office is on Bowes Street, at the busy and growing south-end of the town of Parry Sound. As always, free parking is provided for our guests.

Yours very truly,

Al Boucher - Broker

info@homelifeparrysound.com



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



Otter Lake

Asked: \$319,000 - Got: \$315,000



Rankin Lake

Asked: \$539,000 - Got: \$515,000



Windfall Lake

Asked: \$169,900 - Got: \$165,000



Horseshoe Lake

Asked: \$259,900 - Got: \$246,000



Rankin Lake

Asked: \$519,000 - Got: \$500,000



Otter Lake

Asked: \$499,900 - Got: \$485,000

Get Your Free Newsletter by Email

Our newsletters are also available by email. If you prefer this method of delivery, please contact me at [info@homelifeparrysound.com](mailto:info@homelifeparrysound.com) to access this free service. Be assured, your email & personal info will not be shared or sold to any companies or individuals. We respect your privacy here at HomeLife - Al Boucher Real Estate Ltd. and are in compliance with "PIPEDA" (The Personal Information Protection and Electronic Documents Act). If at any time you would like to stop receiving our newsletter, simply let us know by Canada Post, calling our office or sending us a brief email.



HomeLife - Al Boucher Real Estate Ltd.

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

70 Bowes Street, Parry Sound, Ontario, Canada, P2A 2L3

Toll-Free: 1-800-465-9858 Local: 1-705-746-7467 Fax: 1-705-746-7645

Email: [info@homelifeparrysound.com](mailto:info@homelifeparrysound.com)

[www.HomeLifeParrySound.com](http://www.HomeLifeParrySound.com)





## July 2004 PSREB MLS Stats

As of July '04 vs. the same period in '03, the figures below reflect activity for properties listed and sold thru the Multiple Listing service with the Parry Sound Real Estate Board;

Total# of Listings YTD	<b>+11% Increase</b>
Total# of Sales (month)	<b>+34% Increase</b>
Total# of Sales YTD	<b>+23% Increase</b>
Total Sales \$ Volume (month)	<b>+61% Increase</b>
Total Sales Dollar Volume YTD	<b>+41% Increase</b>

### Interesting & Helpful Websites



<http://www.uoguelph.ca/~gbarron>

George Barron, Mycologist  
Ever wonder about eating wild mushrooms while in cottage country? This Univ. of Guelph forest fungus expert has set-up a great site!

<http://www.dpreviw.com>

Digital Photography Review  
A good place to go for unbiased assessments if you are in the market for a digital camera for quality picture taking!



<http://www.parrysoundnorthstar.com>

Parry Sound North Star  
Covering cottage country since 1874, this publication is one of the most comprehensive news sources around north of the 45°.



Our office at 70 Bowes Street in Parry Sound  
We are directly across the street from the new West Parry Sound Health Centre, scheduled to open April 2005.

### Around the Cottage/House Tips



- When washing dishes, add a tablespoon of baking soda to the water. It softens hands while cutting thru the grease.
- For a clogged showerhead, soak in hot water & vinegar.
- When paper is stuck to wood, don't use a knife! Apply a little vegetable oil, wait a bit, then gently wipe clean.

### **\$Five Million + Raised for new WPSHC!**

As of July 2004, over \$5 million has been raised towards the \$6 million community goal to build the new West Parry Sound Health Centre. A greater surge in cottager contributions has occurred since 2003, with over \$1.2 million coming in from summer residents. "The cottagers are recognizing both their need of the new facility and their responsibility in supporting it," states Fundraising Chairman Brock Tudhope. To make a donation or to track the progress of the new Centre, go to [www.in-a-heartbeat.org](http://www.in-a-heartbeat.org) or call (705)-746-4540 ext 317.

## Some of our most recent Seguin Township 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, this is a great time to sell!

Lake	List Price	Selling Price	Property Features
Otter Lake	\$199,000	\$188,000	71.28 acres of vacant waterfront with 413' frontage
Seguin River	\$ 59,900	\$ 55,000	1160' river Frtg along 23 rolling acres
Otter Lake	\$349,000	\$310,000	3 Bedroom 'Viceroy' Cottage on 1.43 acres
Oastler Lake	\$150,000	\$145,000	Cozy 2-bdrm, road-access cottage on gentle lot
Horseshoe Lake	\$259,900	\$246,000	Spacious 3-bdrm bungalow with road access
Crane Lake	\$229,000	\$225,000	Year round 3-bedroom home/cottage & bunkie
Otter Lake	\$310,000	\$280,000	Winterized 'Valhalla' Cottage with 236' frontage
Horseshoe Lake	\$239,900	\$210,000	Newer 2-bedroom cottage with 130' frontage
Windfall Lake	\$169,000	\$165,000	Year-round cottage on small, quiet lake south of town
Otter Lake	\$225,000	\$213,500	Nicely renovated winterized 3-bedroom house
Maple Lake	\$195,000	\$195,000	2 separately deeded, year-round access vacant lots
Oastler Lake	\$289,000	\$260,000	47.22 acres with 750' frtg and road-access on 2 lakes
Otter Lake	\$499,900	\$485,000	1,500 sq.ft cottage & 315'frtg with a panoramic view
Rankin Lake	\$539,000	\$515,000	Classic 3-bedroom, log siding home & 357' frtg.
Otter Lake	\$169,900	\$168,000	Immaculate 2-bedroom cottage in a protected bay
Maple Lake	\$ 99,900	\$100,000	3.30 acres & 305' frtg with year round road access