

HOUSECALLS

Spring 2019

Sutton Group Muskoka Realty Inc., Brokerage



Team Grainger has been servicing this area for 15 years. With Tanya born and raised in Dwight, Team Grainger has a solid knowledge of the area and would be delighted to help you make that move you need to. Big changes are happening at Team Grainger! Simone and Tanya, are ecstatic to welcome Jennifer Parker, as their licensed assistant to the team. Jennifer a lifelong Lake of Bays cottager turned permanent resident brings a unique perspective to our buyers and sellers as she understands both the delight of cottaging and living in Lake of Bays. With the help of Jennifer, we will be able to service your needs even better.



Our Dwight Branch Office in Erika's, 2832 Hwy 60, Dwight will be open from 10-5pm, we welcome you to stop by to say hello and meet Jennifer. If you would like to list your property or purchase a property or have any questions about real estate, we would love to see you. For more on Team Grainger visit: <http://teamgrainger.ca/about us>



Small or tiny? Starter homes bloom

In a world where things seem complicated, the romance of a tiny home is a new lifestyle trend, but, ironically, not without its complications. The tiny house movement is different. These homes, which are usually no more than 350 to 500 square feet, appeal to people who want to save money on housing, live simply, or lessen their footprint on the earth.

Zoning, city building codes and mortgaging can be an impediment to building a tiny home. However, in Northern BC, for example, tiny home communities, or micro-villages, have started to pop up. In Victoria and Vancouver, "micro-housing" is being considered as a way to address affordable housing and homelessness. Meanwhile a tiny house on wheels has different problems. Many jurisdictions consider it to be a Recreational Vehicle. This means owners are often limited to RV parks, probably not in a preferred neighborhood and sometimes not year round. These parks also add a lot rent.

With 30 plus years of construction experience on his side, Steve Zaleschuk, educated himself on the tiny home movement, researched materials, and tiny home building plans, developed a website, and simply got to work. He has been featured on HGTV on a segment as well as interviewed by Macleans magazine and CBC. Zaleschuck adds, when purchasing a micro-home people can afford to include indulgent touches because it ends up costing way less than it would in a regular sized house, for obvious reasons.



These mini-mansions give people the ability to live in luxury, even if it's in a small way.

And if you're wondering, the price of an average tiny home is, for the most part, also pretty tiny (think of it as a mini-mortgage). "We can realistically build a home starting at \$39,900 -- that's on the very low end -- up to infinity, depending on the finishes and what's needed in the home." Zaleschuk estimates a typical tiny house will cost about \$60,000.

The Canadian climate definitely requires the tiny homes to be more expensive with back up heating, electrical, extra insulation etc.

"It seems like tiny home owners have a different mindset. They want to live in a house that is eco-friendly, with a smaller carbon footprint..."

The entrepreneur says residing in a tiny home also gives people perspective, it forces them to ask, 'what do I have

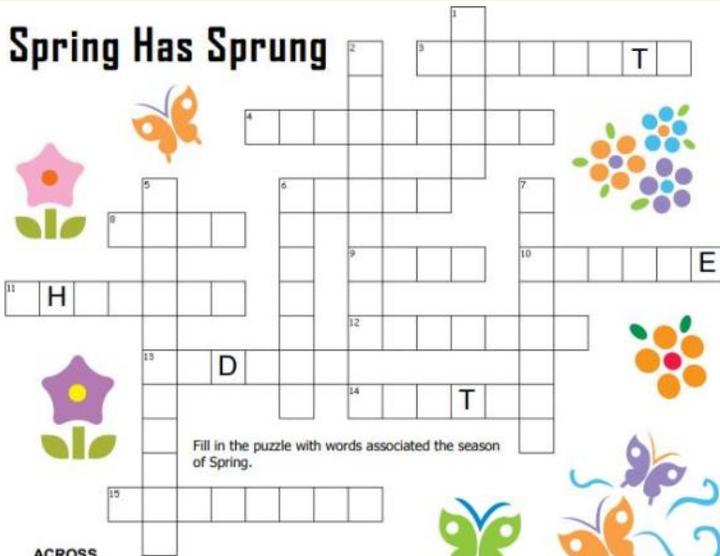
versus what do I need? Tiny homes are built as a main residence or as a guest house, micro-cabins, speciality sheds, ice fishing shacks, and any other related project clients may want or need. Those buildings range in size from about 150-square feet to 410-square feet and can be built to accommodate any requirements. For example, Zaleschuk recently completed a tiny home for a family of four that needed three separate bedrooms. The builder estimates his homes will last 50 to 60 years, or longer.

*"Out of intense complexities,
intense simplicities emerge."
~Winston Churchill*

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The difference in winning and losing is most often...not quitting. ~ Walt Disney

Spring Has Sprung



Fill in the puzzle with words associated the season of Spring.

ACROSS

3. What insects do when they move a substance from one plant to another to assist reproduction
4. A young bird, reptile, or fish recently emerged from an egg
6. A bell-shaped flower on a stem that grows from a bulb
8. A comfortable temperature that is not too hot
9. A structure where an animal, bird, or insect lives and lays eggs and/or takes care of its young
10. A gentle wind
11. Light, scattered rain
12. A waterproof coat
13. Small pool of water on the ground
14. Soft-hued color
15. A game played outside on a diamond

DOWN

1. Bird with the color red on its chest area
2. Make Way for _____
5. Eventually morphs into a butterfly or moth
6. A small creature with a large head and long tail that lives in water and develops into a frog
7. A portable, usually circular cover used for rain or sun protection

Featured Listings

Charming country log home with great privacy! Open concept living/dining/kitchen, 3 bdrms, recently renovated bathrm. Your oasis in the wilderness, only 15 mins. to Huntsville.



Perfect spot to build your dream home! 1.3 acre lot in a great location in between Huntsville & Dwight. Build your oasis in Muskoka with privacy and become one with nature. Listed at \$39,900

Tanya & Simone Grainger
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SPRING with Colour this Season! Perennials for your Garden, Perfect for the Spring!

The snow is starting to disappear into the ground and before we know it spring will be officially here and gardeners all around Muskoka will be just itching to start digging in the warm soil. A great perennial garden has an array of plants that bloom at different times of the season. So what blooms in the spring? It may be tricky to find the perfect spring bloomer for your garden, but I am sure you will find one from the following suggestions that will add the pop of colour your spring garden needs.

Moss Phlox, which creates a carpet of purples, pinks, and whites, moss phlox is a wonderful addition to any garden it makes a great edging plant and also look absolutely amazing cascading over and around rocks. Another great selection for ground cover and rock gardens are wall rock cress, a vigorous spreader with tiny clusters of white cross shaped flowers.



Spotted Lungwort; makes a great contrast in the garden with its green leaves spotted with splotches of grey. The blooms are pinks, purples and blues but be careful because it can get to be slightly invasive as it tends to self seed.



The primrose is also a great perennial with its thick wrinkled green leaves and its colorful blooms of whites to pinks and yellows it works wonders along the edge of any perennial border.



The bleeding heart is a wonderful perennial with its large arching stems dripping with flowers shaped like bleeding hearts. The bleeding heart comes in pink or white.



Euphorbia polychroma or also known as Cushion Spurge is a great show stopper for the spring, a dense cushion shaped mound with a dense yellow colour and is long blooming. Not only is the Cushion Spurge stunning in the spring it makes a show in the fall with its foliage turning a brilliant red.



Other spring bloomers that will offer vibrant shades of green and will lighten up a shady area are forget-me-knots, lily of the valley, Solomon's seal and trilliums.



Complimentary Property Evaluation Certificate

This certificate entitles you to an evaluation of your property by Team Grainger, Sutton Real Estate Professionals.

Contact us and we will show you how much your property is worth in today's marketplace. There is no cost or obligation for this valuable service.

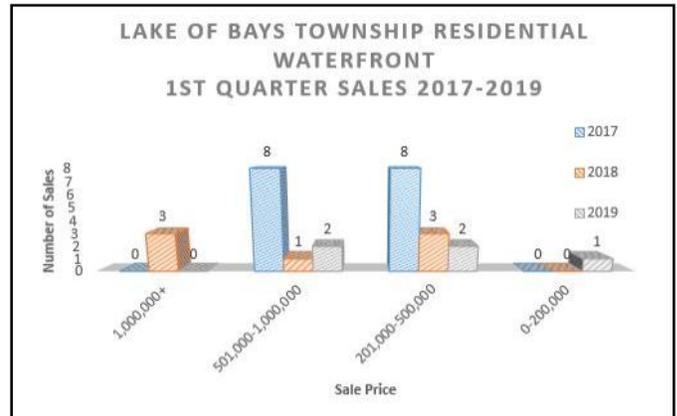
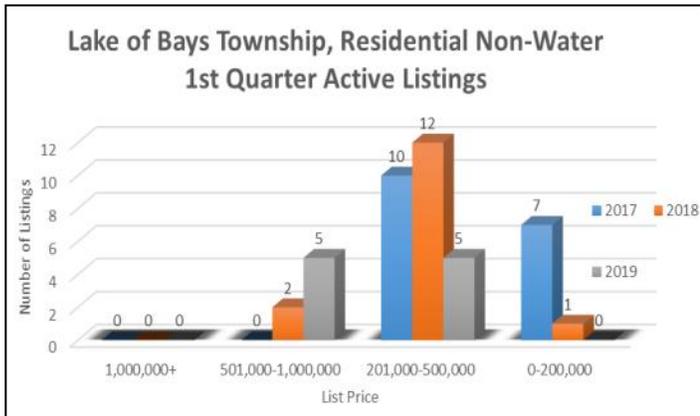


Call us today to set up your free property evaluation!
Team Grainger - Call or Text 705-380-1835



1ST QUARTER - JAN. TO MAR. 2019
STATS FOR SALES & ACTIVE LISTINGS

TO VIEW MORE STATS, VISIT: TEAMGRAINGER.CA



Stats prepared by The Lakelands Association of Realtors

What to provide to your lender to get pre-approved

Before pre-approving you, a lender will look at your current assets (what you own), your income and your current level of debt.

You'll need to provide your lender or mortgage broker with the following:

- identification
- proof of employment
- proof you can pay for the down payment and closing costs
- information about your other assets, such as a car, cottage or boat information about your debts or financial obligations

For proof of employment, your lender or mortgage broker may ask you to provide:

- proof of current salary or hourly pay rate (for example, a current pay stub and a letter from your employer)
- your position and length of time with the organization

Notices of Assessment from the Canada Revenue Agency for the past two years, if you're self-employed

For proof you can pay the down payment, your lender or mortgage broker may ask you to provide recent financial statements from bank accounts or investments.

Your debts or financial obligations may include:

- credit card balances and limits, including those on store credit cards
- child or spousal support amounts
- car loans or leases
- lines of credit
- student loans
- other loans



Disclaimers: All real estate information deemed reliable but not guaranteed and should be independently verified. If your property is currently listed with another real estate brokerage, this is not a solicitation of that listing. Each office independently owned and operated.

No place to dig a garden? Grow edibles porch or balcony

Lots of dwarf vegetable varieties are available today for container gardening on your porch, or even balcony. This may be a good solution for limited garden space however it may also be a great way to keep Muskoka animals at a distance from a desirable meal!

Start with big containers. The greatest challenge of container vegetable growing is watering, since soil dries out faster in pots than in the ground. A larger volume of soil won't dry out as fast, but be sure that any container has holes so excess water can drain away.

Self-watering containers have a reservoir beneath the soil topped with a grid through which the roots can reach down to the water.



With these containers you won't have to water as often, but you still have to fill the reservoir daily. Spread mulch over the soil in pots just as you would in a garden.

Herbs are easy to grow, especially if you begin with transplants. They add a fresh-grown taste to almost any meal, but remember that all herbs need full sun. Some, such as rosemary, prefer dryer soil and fewer nutrients.

With pots, you may be able to finesse a sun shortage. Place a wheeled pot trolley (available in garden centers) under a large pot and move it to follow the sun.

Baby greens, such as lettuce and spinach, are simple to grow. Sow seeds right in the pot. They take a week to sprout, but then will quickly reach a harvest size of three to four inches. Grow dwarf varieties of tomatoes that only grow to a certain size and bear all their fruit in a few weeks.

Buy transplants rather than trying to start them from seed. You need a large container, at least the size of a five-gallon bucket. Self-watering containers are wise because they even out the water and fertilizer supply and deter cracking, but you still will need to water frequently in summer. Provide a cage for all but the most dwarf determinate tomato varieties.

Answers to Spring Crossword Seasoned Times

Down:

1. Robin 2. Ducklings 5. Caterpillar
6. Tadpole 7. Umbrella

Across:

3. Pollinate 4. Hatchling 6. Tulip
8. Warm 9. Nest 10. Breeze
11. Showers 12. Slicker 13. Puddle
14. Pastel 15. Baseball

wise words

“Much of the stress that people feel doesn't come from having too much to do. It comes from not finishing what they started.”

David Allen

“It's no coincidence that Desserts is Stressed spelled backwards!”

For stress relief check out Erika's Bakery in Dwight

HOME OR COTTAGE DÉCOR



Home decor plays an important role in regards to how people feel about where they live. Your home should not only provide you with a place to return to at the end of each day, it should also give you a unique environment that enhances your comfort. The comfort of your family and guests is determined by the different aspects of home decor that you incorporate.

Stop by Erika's to browse our selection of décor signs and pictures to add to your home or cottage! While you are there, browse their gift shop for other unique items. New this spring, Bamboo Eco Mugs with customized sleeves, new stainless steel drinkware, Melissa & Doug toys plus so much more! Fill those cups with one of their specialty drinks, espresso, latte's, cappuccino or dark roast coffee!



Erika's

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