

Newsletter



March 2022



In this Newsletter:

- The Seller's Market
- Featured Listing
- Top Ten List of Things to Do Before you List your Home
- Decluttering Your Home
- Team Support for Ukraine

IT IS A SELLER'S MARKET!

If you have been thinking about selling your home,
NOW IS THE TIME!!

In New Brunswick, there is low inventory, homes are selling very quickly, for well OVER the asking price, in bidding wars with MULTIPLE OFFERS!!

Call or Text Fanny today at **(506) 470-9226** to learn how much YOUR home is worth in today's market.



Thinking of selling or looking for a home?



We'll be there for you
every step
of the way!



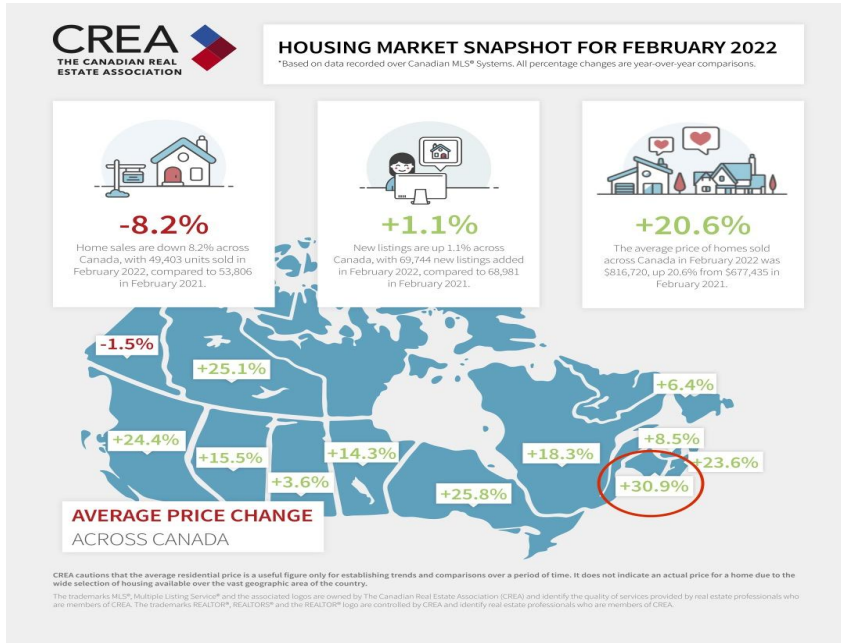
www.thepropertyladies.ca

Call or text Fanny: 506-470-9226

Newsletter



A Seller's Market - The Staggering Statistics!



The average price of homes in New Brunswick increased more than any other province in Canada.

A whopping 30.9% higher than this time last year!

SELLER'S MARKET!

The recent sale of this condo on Lian Street is a great example of the seller's market!

As soon as we listed it, there was an **immediate** high demand for showings, followed by **multiple offers**.

The sale price ended up being **WELL OVER** the asking price!



Thinking of selling or looking for a home?



We'll be there for you
every step
of the way!



www.thepropertyladies.ca

Call or text Fanny: 506-470-9226



PRIME COMMERCIAL REAL ESTATE 47-53 Sunset Drive, Fredericton \$990,000



Attention Developers,
Investors, and Entrepreneurs!

This is your opportunity to purchase a large parcel of prime real estate within city limits on Fredericton's north side. See [DRONE FOOTAGE](#) of our high visibility 4.5 acre parcel with two upgraded metal buildings!

Some features of this exceptional property and opportunity include:

- 4.5 acres, City serviced and Zoned General Industrial
- So many possibilities - auction, automotive, food services, restaurant, recreational, sales & services, light manufacturing, warehousing, etc.
- High visibility, road frontage, corner location, ample parking and easy access.
- General area is "Designated Established Neighbourhood" which could potentially lead to multi-residential projects – subject to city approval.
- Both metal buildings have many recent upgrades including electrical, ventilation systems, lighting, furnaces, and insulation.

MLS: NB066018 [Full listing](#)

Thinking of selling or looking for a home?



We'll be there for you
every step
of the way!



www.thepropertyladies.ca

Call or text Fanny: 506-470-9226

Top 10 Things To Do Before You List Your Home

1. DECLUTTER your entire home room by room – counters, cabinets, closets, child and pet areas, everywhere! *We'll share a great article on how to do this on the next page!
2. CLEAN! Your home needs to look and smell clean! Wash your curtains, dust your blinds, clean the windows and appliances, and more!
3. STAGE your home. Make it look neutral by removing personal items and photos. Buyers need to be able to picture *themselves* there - not you!
4. SPRUCE UP your front entry; you may want to repaint the front door or add a new plant.
5. FIX or REPLACE small things like missing switch plates or hardware, crooked shelves or drawers, or outdated smoke detectors.
6. CLEAN and CAULK trim and baseboards; if needed, add a coat of crisp white paint.
7. SMOOTH and REPAINT badly beaten up walls.
8. DUST and CLEAN your light fixtures, replacing any broken bulbs.
9. CONSIDER CURB APPEAL – Your home's exterior is the first thing buyers will see, so make it look as neat and attractive as possible.
10. TIDY and CLEAN OUT garage and sheds.

Thinking of selling or looking for a home?



We'll be there for you
every step
of the way!



www.thepropertyladies.ca

Call or text Fanny: 506-470-9226

Newsletter



Don't let that TO-DO list worry you!

We are here for you. And if there are fix-it projects you need help with, Paul Roy, our Fixer of Everything, can tackle them or show you how to do them yourself. Contact us! paul@thepropertyladies.ca or fanny@thepropertyladies.ca or (506) 470-9226.



DECLUTTERING TIPS!

Decluttering got the top spot on our TO-DO list because it is SO important! Here's a terrific article with great tips from [Homes & Gardens Magazine](#).



Fanny Bodart
fanny@thepropertyladies.ca
(506) 470-9226



You can find ALL New Brunswick listings at www.thepropertyladies.ca.

Thinking of selling or looking for a home?



We'll be there for you
every step
of the way!



www.thepropertyladies.ca

Call or text Fanny: 506-470-9226

Newsletter



Our team has donated to the Canadian Red Cross Ukraine Humanitarian Crisis campaign. If you would also like to donate, here is the link:
<https://donate.redcross.ca/page/100227/donate/1?locale=en-CA>



Thinking of selling or looking for a home?



We'll be there for you
every step
of the way!



www.thepropertyladies.ca

Call or text Fanny: 506-470-9226