



Tyler **BYRNE**
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real estate **REPORTER**

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Finding a real estate professional who has the ability to do the right thing in the right way at the right time is rare.

Tyler's clients appreciate his honest, no-nonsense approach. First time home-buyers value the extra time he takes to walk them through the process, teaching them the basics along the way.

His clients – range from the first-time home buyer to young families in need of more space or people intent on downsizing – all benefit from Tyler's proven ability to find them homes that perfectly “match” their needs, expectations and budgets!

So whether you are looking for your first home, looking to upgrade or looking to downsize call Tyler Byrne.

Tyler is ready and waiting to go to work for you!

September Rounds Out a Strong Third Quarter

Greater Toronto REALTORS® reported 7,658 transactions through the Toronto MLS® system in September – a 25 per cent increase over September 2010. Sales during the first three quarters of 2011 amounted to 70,588, representing a 2.6 per cent increase compared to the first nine months of 2010.

"We have experienced strong growth in sales so far this year, with a much more active summer compared to 2010. However, while sales have been strong, we have continued to experience a shortage of listings, resulting in more competition between home buyers," said Toronto Real Estate Board President Richard Silver.

"Over the past few months, the listing situation has started to improve, so we expect home buyers will have more homes to choose from in the months ahead."

With annual growth in sales (+25 per cent) outstripping annual growth in new listings (+15 per cent) in September, market conditions became tighter and the average selling price continued to grow by close to 10 per cent on a year-over-year basis.

"Strong price growth through the first nine months of the year was mitigated to a great degree by low interest rates and rising incomes," said the Toronto Real Estate Board's Senior Manager of Market Analysis Jason Mercer. **"As buyers continue to take advantage of the affordable home ownership options in the GTA, we remain on pace for the second best year for sales under the current TREB market area."**

Excerpt from the Toronto Real Estate Board Market Watch Publication

FREE OVER THE PHONE EVALUATION OF YOUR PROPERTY

You may be thinking about selling your home "down the road" and want to get some idea of it's value at the moment.

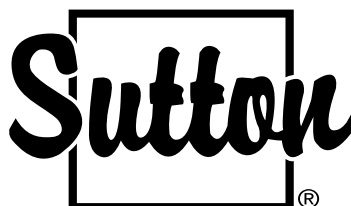
**Just give me a call at
416.993.8505**

I'll ask a few easy questions about the property and I'll then tell you what comparable homes have sold for in your area. You'll then get a copy of all the details for your records.

That's it! Simple, Free & Easy!

Visit my website for information about current listings and other valuable real estate information.

www.jtylerbyrne.com



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halfhourmeals

recipes for your busy lifestyle

Quick Fall Minestrone

Make the most of fall produce like butternut squash and kale in this hearty vegetarian soup. Pasta and beans make it especially filling.

INGREDIENTS

- 1 tablespoon vegetable oil
- 1 cup chopped onion
- 2 garlic cloves, minced
- 6 cups vegetable broth
- 2 ½ cups (¾-inch) cubed peeled butternut squash
- 2 ½ cups (¾-inch) cubed peeled baking potato
- 1 cup (1-inch) cut green beans (about ¼ pound)
- ½ cup diced carrot
- 1 teaspoon dried oregano
- ½ teaspoon freshly ground black pepper
- ¼ teaspoon salt
- 4 cups chopped kale
- ½ cup uncooked orzo (rice-shaped pasta)
- 1 (16-ounce) can cannellini beans or other white beans, rinsed and drained
- ½ cup (2 ounces) grated fresh Parmesan cheese



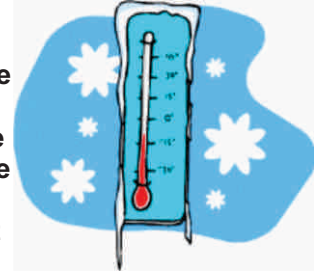
PREPARATION

Heat the oil in a large Dutch oven over medium-high heat. Add onion and garlic; sauté 2 ½ minutes or until tender. Add broth and the next 7 ingredients (broth through salt); bring to a boil. Reduce heat, and simmer 3 minutes. Add kale, orzo, and beans; cook 5 minutes or until orzo is done and vegetables are tender. Sprinkle with cheese.

Serves 8 **ENJOY!**

Prepare your home for winter's arrival

As the cold weather approaches and the first snowflakes begin to fall, it is important to ensure your home is winter-ready. There are plenty of simple ways to winterize your home without breaking the bank.



Interior: First, inspect your furnace and replace the filter. Stock up on furnace filters and be sure to change them every month. Next, have your fireplace cleaned so it will be ready for use. Screen the top of your chimney to keep out rodents and birds and store firewood in a dry place away from the outside of your home. Inspect the mortar between bricks. Ensure all smoke and carbon monoxide detectors have had the battery replaced.

Exterior: Examine the exterior of your home for cracks and crevices, which could allow cold air to seep inside. Apply weatherstripping around doors and caulk windows. In basements, consider covering window wells with plastic wrap. Warm air rises, so adding extra insulation to your attic will ensure the warmth stays where it's needed.

Garden: Prune trees and shrubs to minimize potential for damage by snow, particularly those that hang close to the home. Clear out planters and store for spring and dust plant bulbs with bone meal. Drain all garden hoses and shut off outside water. If we enjoy a warm day, it may be a good time to seal the driveway or deck.

These simple steps can help you to enjoy the winter without fear of damage to your home. Be prepared, and embrace all that the winter has to offer.

www.newscanada.com

Cold Weather Pet Safety Tips

As the weather turns colder, and we begin to bundle up for winter, it is important to keep in mind the little ones in our families that will need some extra attention. Below are some winter pet tips to make sure your furry family members are just as warm and cozy as you are.



Do not allow your animals unsupervised access to the outside after dark. If you have dogs, accompany them outside at night to do their business. If you have outdoor cats, watch that they are in the house before it gets dark, or if the weather is too cold during the day, keep them inside.

After being outside or on walks, make sure to thoroughly clean your pet so the salt or other chemicals in the snow do not get ingested by the animal. Also be aware of your animal's paws while walking in snow.

If your dog's coat is lacking in warmth or length, or you own a small dog or cat with little body fat, invest in a pet sweater or coat to give them extra protection.

Make sure your pets have warm places to sleep and are out of the way of drafts.

Call me today to receive your **FREE** Written Home Evaluation

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If you're buying a home, it helps if you have an estimate of the home's value. Together with comparable home sales, estimates of a home's value will help you come to an appropriate purchase price. What's more, a home's value will determine the amount of financing a lender will extend. If you're selling a home, knowing the estimated value will help you set your asking price as well as determine an acceptable range of bids to consider.