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REAL ESTATE

Hello!

Spring has sprung, bringing with it colourful new blooms and a sense of renewal. You may be thinking about new beginnings, too. After all, spring is typically peak homebuying season, and perhaps you spent the winter in your current home wondering if it was still the best fit for your household and lifestyle.

If a move is on your mind, you're in luck. This month's newsletter offers guidance on finding a home in a neighbourhood that truly works for you, along with tips to help reduce the stress that can come with purchasing a new home.

Love your current home? I've also included helpful pointers for making thoughtful updates so you can enjoy it even more in the years ahead.

No matter your real estate goals this season, I'm here for you. Please feel free to reach out anytime. I'm happy to offer guidance or just chat about your options. If you know anyone else who's thinking about making a move this spring, I'd be glad to assist them as well.

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UPDATE AN AGING HOME

Tired of your home looking off-trend and out of touch? Investing in an older home and want to bring it up to speed? Whether your space feels dated or you simply want to refresh its style, you don't need deep pockets to do either. Make a big impact without spending a lot of money with these updates.



Repaint.
Paint trends come and go, so consider giving the walls a facelift with a more modern tone.



Change light fixtures.
It's time to retire out-of-style light fixtures and replace them with pendant lighting or another popular look.



Update your hardware.
You'd be surprised at how easily doorknobs, handles and drawer pulls can start to look aged.



Reface your appliances.
Have an old appliance but don't want to replace what's not broken? Use peel-and-stick contact paper to give it a refreshed look.



Install a kickplate.
If you want to boost your curb appeal but can't afford a new door, consider installing a kickplate for an instant, affordable way to add visual interest.

These upgrades may seem minor, but when done properly, they can have a serious impact on your home's aesthetic.



REDUCE HOMEBUYING STRESS

Buying a home can be stressful, especially in a hot market, and it's normal to feel a bit overwhelmed. From finding the right property to handling paperwork, there's a lot to manage—but there are ways to ease your worries and make the process more enjoyable.



Prep your finances early.
Having your finances in order can help make the process significantly smoother. You should have plenty saved up for your down payment and closing costs, and be sure to gather all the documentation you'll need to apply for a mortgage.



Communicate openly about what you want.
Knowing your needs and deal breakers — and communicating them early on — is critical to a hassle-free process. We'll go over your budget, home purchase goals, and any questions and concerns you might have along the way.



Delegate where possible.
You don't have to do everything on your own. Instead, rely on the experts — your loan officer, home inspector, and other pros involved in the process. Lean on us for help and support, and don't feel like it all rests on your shoulders.



Keep the big picture in mind.
There may be hiccups along the way, but never lose sight of the big picture: your dream home and all that comes with it. Keeping things in perspective can help you weather anything that might come your way.

FIND THE RIGHT NEIGHBOURHOOD

If the area doesn't meet your needs, even the perfect home may fall short. Your neighbourhood affects daily routines and long-term plans, so consider a few key factors to make sure it's the right fit for your lifestyle and household.



Cost of Living
Are the property taxes and HOA fees trending upward? Are there mostly trendy boutiques and high-end businesses in the area, or does it have a good mix of local and national retailers? Planned commercial development could affect the long-term affordability of the area. However, having more access to retailers and entertainment could enhance your lifestyle.



Commutes and Social Life
How close do you want to be to the friends and family you visit the most? How far are you willing to drive to get to the restaurants, parks, or stores that you frequent? It's understandable to put your work commute first, but don't forget the other places you visit regularly.



Long-Term Goals
How does the community fit into your future goals? Are there good schools, parks or sports leagues for your family? A thriving community adds to your quality of life, and it's a good sign for future home values.



Want to try before you buy? Where possible, consider renting a unit in the area for a few days through a short-term rental site. Experiencing the neighbourhood like a resident can help you to decide if it fits your current and future needs.

Notable,
Quotable,
Quotes!



"Most of us have far more courage than we ever dreamed we possessed."
— Dale Carnegie



"I believe in living today. Not in yesterday, nor in tomorrow."
— Loretta Young



Thinking about refreshing your home or making a move in 2026? I'd love to help.



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