



## HOME MARKET REPORT

Date Prepared:  
Prepared for:  
Address:  
By: The Homes In Guelph Team



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Each Office Independently Owned and Operated

Prepared for:

Prepared by:



**Date:**

**To:**

**From:** The Homes In Guelph Team

**Re:** Home Market Report

Thank you for the opportunity to complete this free Home Market Report through GuelphPropertyValues.ca for you.

This report is a good first step in understanding the Real Estate Market. Although for planning purposes it may give you some indication of what your property may be worth if it were to go on the market today, there are many additional factors that determine a home's real value such as condition, floor plan, special features, whether it has a scenic view, school district and so on.

On the next page, please find the details of your Market Report.

When you decide to put your home on the market, we would be happy to provide you with a more precise and detailed evaluation after viewing your property personally. Additionally, please note that we are highly experienced in all aspects of selling homes, including how to effectively market and show them to potential buyers so you'll sell it for top dollar in the shortest period of time.

In the meantime, if you have any questions or comments about this Home Market Report, or if you would like any additional information, please do not hesitate to call or email us. When the time is right, we hope to hear from you. and we look forward to being of further service.

Some Guelph Real Estate Web Resources;

[www.GuelphRealEstateNews.ca](http://www.GuelphRealEstateNews.ca)   [www.HomesInGuelph.ca](http://www.HomesInGuelph.ca)   [www.TomandDave.ca](http://www.TomandDave.ca)

Best Wishes,

Tom Davidson

*Sales Representative*

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Subject Property:

Comparable Homes Sold in Your Area



**7 ca dUWY%**

**Sale Price** \$000,000  
**List Price** \$000,000  
**Bedrooms** 3  
**Baths** 2  
**Age** 6  
**Square Ft** 1340

**Comments**

Welcome To 59 Cedarvale! This One Owner Family Home Has Been Lovingly Maintained And Is Situated On A Quiet Street With Walking Trails Just Steps Away From The Front Door & Backyard. This Home Features A Spacious Open Concept Main Floor With Birch Flooring In The Living Room/Dining Room Combo, Main Floor Laundry And A Side Door Entrance. The Basement Has A Large Recreation Room & Three Large Windows That Let The Natural Light Shine In. The Lot Is A Generous Size (Front 32'x 117'x Back 41'x 141'). The Backyard Is Private With No Backyard Neighbours And 12x18 Deck. The Double Drive Can Also Accomodate 4 Cars. Call Today For Your Private Tour... You Will Not Be Disappointed!

**7 ca dUWY&**

**Sale Price** \$000,000  
**List Price** \$000,000  
**Bedrooms** 3  
**Baths** 3  
**Age** 11  
**Square Ft** 1367

**Comments**

Located Close To Two Schools On A Quiet Street This Pristine Family Home Is Freshly Painted, Has Quality New Flooring Installed In The Living Room And The Entire Second Level, And Has Tasteful Ceramics In The Entry, Kitchen And Bathrooms. The Finished Basement Includes An Inviting Gas Fireplace. Other Extras Include New Kitchen Counter Tops, An Ensuite Bathroom, Central Air, Central Vac, Gas Hook-Ups For Stove And Dryer, Fully Fenced Yard With Attractive Landscaping, Large Deck, Heated Garage And Hydro In The Garden Shed. This Is A Home For Relaxed Living.

**7 ca dUWY'**

**Sale Price** \$000,000  
**List Price** \$000,000  
**Bedrooms** 3  
**Baths** 3  
**Age** 8  
**Square Ft** 1350

**Comments**

Amazing East End Home Is Immaculate And Sits On Desired East End Street Close To New Schools And Parks. Other Features Include: Deck, Fully Fenced Yard, Fully Finished Basement With 3pc Bath, Gas Fireplace In Living Room, A/C, 1.5 Car Garage, Nice Sized Bedrooms. Shows Wonderfully - Book Your Appointment Today!

**Market Value Estimate: \$\$\$\$,000!~ \$\$\$,000**

**Important Notice:**

This report is to be used for informational purposes only and will give you a general sense of what your property may be worth if it were to go on the market today. It is based upon a number of objective and subjective factors, including but not limited to our professional judgment as real estate agents. This information must not be used to market this home or to establish value for this home as part of a sales transaction. When you are prepared to place your property on the market, we will update this report (at no cost or obligation to you) by examining the property and preparing an analysis that also takes into consideration information that can only be gathered through interview of the property owner, a visual inspection of the interior of the home, and other elements that cannot be discerned without such an interview and inspection. Please call before making any decision based upon information contained in or derived from this report and we will be happy to update this report for you. This report is prepared and distributed by the above-named agents and/or the agent's real estate company. Trademarks are used with permission.

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