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Home Connection



Quick and Easy Ways to Refresh Your Home

On a Budget



REPLACE YOUR HARDWARE

It really is amazing what a difference new faucet, appliance, and even door handles hardware can make on your overall aesthetic. And your options for this are both endless and affordable.



UPDATE WINDOW TREATMENTS

If your room is a photo, your window treatments are the frame, so switching these up is a super simple move that can completely transform the look of your space.



GIVE LOVE TO YOUR WALLS

You can artfully arrange a few floating shelves to showcase some of your favorite knick knacks, add a big piece of statement art, or create a chic and sophisticated gallery wall.



ADD A STATEMENT WALL

A statement wall is a killer way to make a major change without spending much time or effort to do it. And they have a special knack for making your design look more rich and dynamic.



SWITCH OUT THROW PILLOWS

Throw pillows are basically makeup for your living room—you can switch and swap them depending on your mood and the season, and the effect is nothing short of transformative.



CHANGE UP YOUR BEDDING

Your bed is essentially the centerpiece of your bedroom. Therefore, if you're looking to bring some more life to your bedroom design, then there's no better way to do it than by updating your bedding.

Home Sales Rebound in June

After two consecutive months of sharp declines caused by the COVID-19 pandemic, local home sales saw a strong rebound in June. The London and St Thomas Association of REALTORS® reported that 1,188 homes exchanged hands last month in its jurisdiction, up 13.8% from June 2019 and 11.7% more than two years ago. The overall average home price rose to \$473,998 in June, an increase of 17.8% over a year ago. This average sales price includes all housing types – from single detached homes to high-rise apartment condominiums. All five major areas across LSTAR's region witnessed gains in their average home sales price.

July 6, 2020 - London and St. Thomas Association of REALTORS®.

Year-to-date	June 2020	June 2019
Sales Activity	2,913	-16.8
Dollar Volume	\$1,336,159,145	-8.0
New Listings	4,291	-14.6
Active Listings	833	-4.4
Sales to New Listings Ratio	67.9	69.7
Months of Inventory	1.7	1.5
Average Price	\$458,688	10.6

Economic Impacts of MLS® System Home Sales and Purchases in Canada and the Provinces, Altus Group Consulting, 2013.

Breakdown of June Residential Sales

Type	June 2020	June 2019
London CMA (includes St. Thomas & Surrounding Area)	1,188	13.8
City of London	748	4.9
London North	240	6.7
London East	212	4.4
London South	296	3.9
St. Thomas	97	36.6
Strathroy	39	18.2
Middlesex County	99	11.2
Elgin County	77	30.5

How to Plan Your Kitchen Space During a Remodel



1. Determine a Plan for Your Space

Do you have the space for an eat-in kitchen? Are you moving doors or changing windows? These plans don't have to detail where your pots, pans and silverware are going or what color the cabinets will be — not yet.



2. Get Preliminary Estimates

The more info you have, the more accurate the ballpark number, so if you can get your designer to do a schematic electrical and lighting plan, that's even better. All of this is subject to change, but at least you have an idea of costs before you get too emotionally committed.



3. Plan Materials & Finishes

Now that you're working with more accurate estimate and design plan, you can visualize what materials are going to go where, as well as the proportions of those materials. Most likely, there will still be a final design development period during which the drawings, specifications and scope of work are given to the contractor for final pricing.

Find full article at: <https://bit.ly/2VTnJ91>

PERFECT LEMONADE



INGREDIENTS

- 1 cup white, granulated sugar (can reduce to 3/4 cup)
- 1 cup water (for simple syrup)
- 1 cup lemon juice
- 2-3 cups cold water (to dilute)

INSTRUCTIONS

1. Make "simple syrup": Place the sugar and water in a small saucepan and bring to a simmer. Stir so that the sugar dissolves completely and remove from heat.
2. Juice the lemons: While the water is heating for the simple syrup, juice your lemons. Depending on the size of the lemons, 4 to 6 of them should be enough for one cup of juice.
3. Combine lemon juice, simple syrup, water: Pour the juice and the simple syrup sugar water into a serving pitcher. Add 2 to 3 cups of cold water and taste. Add more water if you would like it to be more diluted (though note that when you add ice, it will melt and naturally dilute the lemonade).
4. Chill: Refrigerate 30 to 40 minutes.
5. Serve: on ice and garnish with sliced lemons.

*If the lemonade is too sweet for your taste, add more lemon juice.

Find full recipe at: <https://bit.ly/31Rh6rl>