

Everything REAL Estate

DekkerTeam.com



SMELLING = SELLING

Top smells that will turn off a buyer include:

- Pet odors such as wet dog, dirty cat litter box.
- Cigarette smoke, often a deal breaker.
- Cooking smells such as fish or curry.

Great scents to consider when selling your home:

Check out our short article at: sellingscents.dekkerteam.com to learn the top smells that will get you top dollar.

Or if you want to have a conversation, give us a call at 613-860-4663 or email at info@dekkerteam.com

THE SMELLY TRUTH

Scent is one of the major senses that affects people in a positive or negative way. It is a chemical sense tied to the emotional centre of the brain. It can make us hungry, make us angry, and even bring back very specific memories from the past. In fact, human beings can remember about 10,000 distinct odors that can trigger important memories that can take us all the way back to our childhood. Sense of smell is one of the first things developed in babies in the womb. Smell can also give us the urge to buy, or to walk away from a purchase.

The power of scent has created proven success in marketing almost any type of product. If you are selling your house, the smells inside are hugely important when buyers walk through the front door and wander from room to room.

Scents like apple and cucumber can give the perception that a room is... to find out more, go to our short, one page article at sellingscents.dekkerteam.com which will better help you understand the top smells.

Subscribe to your YouTube channel at: YouTube.com/DekkerTeam. Search "The Smelly Truth" to learn the rest of the top smells that will get you top dollar. If you would like to sell your home now, simply call us at 613-860-4663 and we will come over to assess and assist in creating a fresh smelling home.

Off Market Listings in Your Neighbourhood

Sometimes you see a SOLD sign on a home that you had no idea was for sale.

How does that happen?

There are people getting ready to list their homes and the only people that know about them are perhaps family, close friends and their REALTOR®.

... And when a REALTOR® know's the exact criteria of the dream home of a buyer, the sale happens before it hits the market.

Here's how to be one of the few to have access to these off market listings:
Call us today at 613-860-4663 or email us at info@dekkerteam.com

DEKKERTEAM.com

613.860.4663

Moving Forward Together
BUYING · SELLING · INVESTING · CALL NOW!

KELLERWILLIAMS
SOLID ROCK REALTY
Brokerage, Independently Owned and Operated

YETTA DEKKER, BROKER
Info@dekkerteam.com

"Bethlehem Live"

Trinity Bible Church

4101 Stagecoach Rd, Osgoode



November 24 between 6 pm-8 pm

November 25 between 5 pm-8 pm



“Christmas Market”
St. James Anglican Church
Bridge Street, Manotick



Come Sample The Delights Of Christmas

Saturday December 2

10:00AM to 3:00PM

- ☐ Traditional Homemade Christmas Puddings

- ☐ Delicious Home Baked Treats and Sweets for Christmas Entertaining

- ☐ Frozen dinner items, Hors d'oeuvres for Easy Entertaining

- ☐ Unique Handmade Gifts for that Special Person

- ☐ Santa

- ☐ Wonderful Homemade Tourtiere Lunch with Complimentary Dessert

Great Properties Arriving Daily and Are Selling Quickly

TO AVOID BEING DISAPPOINTED AND TO GET YOURS CALL 613-860-4663



Charming & Peaceful
Tucked away on a private lot with tons of outdoor space. 4 spacious bedrooms and an updated interior. Greely / 325,000

Sell your home for top dollar
613-860-4663

INCOME PROPERTY

My clients are getting double the cash they were making last year!
Find out how, call: 613-860-4663

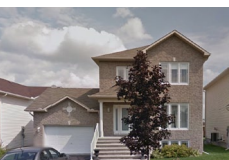


Superb Location
3 Bedroom bungalow with ensuite in master. Within walking distance to all of Manotick's amenities. Manotick / 369,900

ONE OF THESE HOMES COULD BE THE RIGHT FIT FOR YOU!
CALL: 613-860-4663



Custom Built Home on Private Lot
Gorgeous kitchen with granite countertops and cherry cabinets. Master bedroom with sauna. Gloucester Glen / 540,000



Immaculate Family Home
Open concept kitchen/dining area with center island. Master bedroom with walk-in closet. Enbrun / 323,500



Ready To Build Your Dream Home
Estate sized lot with septic system and drilled well installed. No development fees, a huge savings. Greely / 239,900

Learn from Ken & Yetta about your Right Fit home:
Yetta Raw & REAL #730: Behind Door Number One
www.dekkerteam.com



Stylish & Updated
4 Bedroom side split with chic and modern finishes. Updated bathrooms and kitchen. Manotick / 414,000

IS YOUR CURRENT HOME IS NO LONGER THE RIGHT FIT? EMAIL US FOR YOUR EXCLUSIVE RIGHT FIT SURVEY THAT WILL HELP YOU FIND YOUR NEXT HOME
INFO@DEKKERTEAM.COM



"THE DEKKER TEAM IS THE RIGHT CHOICE"



"In both experiences with buying and selling, the Dekker Team has been very supportive and have made it easy to find the right place. I felt good about the time it took to buy/sell my homes. The timelines were great, the most recent one was a very quick process and we love it. The Dekker Team are the right choice, all the way around!"
- Mike & Maureen Hayes



Beautifully Home on Quiet Street
Stunning kitchen with stainless steel appliances. Finished basement with gas fireplace. Kanata North / 1,600



Fully Updated House for Rent
Centrally located near Ottawa General Hospital & CHEO. Spacious living area and finished basement. Sheffield Glen / 1,700

Subscribe to our **YouTube Channel**
www.youtube.com/user/dekkerteam



The Smelly Truth
Inside Track on Real Estate: The Smelly Truth with Ken & Yetta. Learn what scents can sell your home!
Call us at: 613-860-4663 to speak with Ken or Yetta directly.

MORE HOMES FOR SALE AT
DEKKERTEAM.COM
We have room for yours Call us Now!!
KELLER WILLIAMS SOLID ROCK REALTY. Brokerage, Independently Owned and Operated

GENERAL SERVICES

Ottawa Family Chiropractic - new chiropractic office located in Riverside South at 3771 Spratt Road. Opening November 1st 2017. For more information on chiropractor Dr Hester Potts visit www.ottawafamilychiropractic.com, 613-425-0915.

Sewing, Seamstress, Tailoring, Alterations and Dressmaking. Blinds, Curtains, Drapes, Costumes, & Uniforms. sewing@ekismat.com, 613-738-1348.

M.O.T. Construction. Basements, bathrooms, kitchens. Repairs for all trades. Visit our show home in Manotick. 613-749-0209, motconstruction.com, mot666@rogers.com

Daycare available in Greely. Full time, part time, b/a school. 18+ yrs of loving experience. Bilingual. Healthy snacks and meals. Outstanding references available. Elizabeth: 613-863-1566.

Don't throw away old silver plated cutlery that no one wants. I'll buy it from you to make jewelry rings bracelets pendants and wind chimes out of old tea service sets. Gail: 613-591-6320.

Warm up with custom hoodies/jackets to market your business! Make your vehicle a moving billboard with your logo in vinyl decals! Also printing for all of your marketing needs! info@graphic-tree.ca. 613-702-1622, See us on FB! Graphic Tree.

Dog & cat boarding in my home. Mature pets only. Fenced yard. Private room for cats. Lots of TLC. Eileen: 613-692-2055.

Looking for reliable cleaning lady to help clean homes in Metcalfe/Manotick. Own transportation required. Jane: 613-822-6058.

Barnhart Law Office - Michael H. Barnhart, Manotick. Family Law (separation, divorce, custody, access, child support, spousal support, net family property), Real Estate, Wills, Power of Attorneys and Estates. 613-692-3050.

TV Android Box. Movies, Sports, TV series, International TV and more. Unlimited watching, No monthly fees, One time purchase. Ali: 613 738 1348. tv@ekismat.com

IT professional offering in-home support & setup of wireless routers, printers, OTA antennas, Apple TV, Android box, Roku, Chromecast, "cord cutting" options, & more! Rates from \$25/hr. Adam: ottawaelectronicsetup@gmail.com, 613-979-0025.

Planning a kitchen, bathroom or exterior renovation? Call a pro! With 20+ experience, Greely Pro Renovations Corp. has helped many Ottawa home owners. info@greelyprorenovations.ca or 613-327-3255 to get a free quote.

6294 Bank St. Child care provider has space for a 2+ yrs. Full time, part time or drop in. 32yrs experience. Lots of love to go around. Carrol: 613-821-3736.

Law Office of G. Todd Barney. Personal Injury Lawyer 20+ years. Medical malpractice, motor vehicle accidents, slip & fall. 613-491-9200. Located on Manotick Main St. www.barneylaw.ca

Shape Up For Christmas. Gift certificates available for all our Fitness and Nutritional services. Lots of option to Shape Up in a Private studio in Greely. Make this your Fittest year ever with our help!! www.shape-up.ca, 613-878-0937.

Spiffy-Sparkly. Cleaning/room organization services available: Sign up for 6 months and get 7th month free. Refer 6 people and get 2 months free cleaning. Cleaning \$70 - \$90. 613-600-9103.

FOR SALE

Gaming chairs: \$60.00 ea. 3-floor Barbie house: \$60.00. Barbie airplane: \$10.00. Child privacy swivel chair: \$60.00. Rocking horse: \$20.00. Esprit toy stroller: \$20.00. Wooden, toy rocking crib: \$5.00. 3-wheeled scooter: \$5.00. Chris 613-692-6286.

Speeco Log Splitter For Sale. 15 ton. 4yrs old. Rarely used. \$850 firm. John: 613-826-1242.

Oak solid wood table (18"). Oak dining table (60"x40"). 2-door lighted cabinet with 2 glass shelves (72"x49"). Mahogany coffee table with glass top (50"x23"). Wooden high chair, folds into child's desk. 12" Kenzie doll w shopping mall kiosk. Fisher Price memory card game. Slap Shot hockey card game. Pick up only. 613-821-7979.

COMPLETE 6-piece Bedroom Set is in spotless/like-new condition. Twin Bed w. Mattress & 3 drawer mates bed, dresser, chest of drawers, bookcase & night-stand. New this set was \$2,000...Asking only \$600. Call 613-298-8678

1 pair of energy reference connoisseur floor standing speakers finished in oak wood, in impeccable condition. Great sound. Asking only \$1200 classic Canadian speakers. 613-822-0755

Kayak Tsunami Wilderness System 160 - Colour Sienna comes with 230 cm Whisper Light Paddle. New never seen water \$1600 Thule Roof Rack - Ski/Snowboard All in one accommodates 6 pairs of skis/4 snowboards. Width 37inches. No tools required for set up. Easy to open. Can be mounted on most factory and third party mounted cross bars. \$120 Yamaha T118 PE Ebony Finish Upright Piano 47" tall + bench + metronome. 2013 new piano for Royal Conservatory Examination Candidates. Lovingly cared for by daughter now away. Buyer responsible for moving and tuning. \$5500 OBO Roz 613.447.2838

Protect Your Family, Your Money, And Your Home



Relocating, renovating, maintaining, upgrading, renting, investing, or making a move? The Inside Track will help you make wise decisions and protect the things that matter most! Fridays 9:30am CHRI - 99.1FM.

- Nov 24 Pay Cheque to Pay Cheque to Freedom
 - Dec 1 5 Things To Do This Weekend To Make Your Ottawa Home More Saleable
 - Dec 8 Right Fit Guarantee
 - Dec 15 How to Add More Natural Light to Your Ottawa Home
 - Dec 22 How to Make Your Ottawa Home More "Green"
 - Dec 29 How to Own 2 Ottawa Homes & Have 1 Pay f or Itself
- Watch or listen to previous "Inside Track" videos on our YouTube channel at: www.youtube.com/user/dekkerteam

FREE Submissions to the Bearer • dekkerteam.com/bearer or bearer@dekkerteam.com

Free Space is limited • Deadline is Dec 20th • Request & get your e-version early

Keller Williams Solid Rock Realty. Brokerage, Independently Owned and Operated

GENERAL SERVICES

Greenharmony Yoga offers power yoga classes at the Manotick United Church. Tues: 7PM, Wed: 7:30PM, Thurs: 7PM. Try your first class for free! Classes for all levels! www.greenharmony.ca

SBC Cleaning will take care of all your cleaning needs during the holidays: Parties, special events. Weekly, bi-weekly, monthly, service available. Call/text: 613-826-3276.

Sunrise music and movement program (myc.com), introduces preschoolers to music through singing, rhythm and hands-on activities. Classes start Jan/18 brigitteedesrochers@rogers.com.

GET FIT with Perfectly Fit's WOMEN'S ONLY fitness sessions and lose inches in as little as 4 weeks. Sessions designed for ALL levels of fitness. www.perfectly-fit.ca (mention this ad and save 15%) *NEW* Yoga is coming 2018!

Save on energy costs! FREE estimates for custom made windows/doors, siding and all of your exterior needs. Warren Exteriors provides our customers with the utmost professional services and reliable workmanship. www.warrenexteriors.ca

Law Office of Kathleen Robichaud - Wills; Powers of Attorney and Estates Administration; Residential and Commercial Real Estate; Corporate and Business Law. 613-692-1020. www.klearlaw.ca

A Man and His Truck, 'At Your Disposal' providing courteous, conscientious, junk removal and disposal services seven days a week since 1981. 613-860-1111

Kevin's painting services. Your local specialist bring visions to life. Professional Painter. 25 yrs exp. Free quote: 613-296-0574

Looking for community volunteers to assist with general book keeping knowledge and handling registration. Approximately 10hours/month. Sound knowledge of MSOffice. Police check required. Contact rozkee@hotmail.com

A unique hair salon offering cutting edge styles plus the latest trends in color, highlights, blowdry and Updos for women! Stylist with over 20 years of experience in prestigious Ottawa salons! Book your appt today 613-821-3381

S. Heatherington Contracting is the licensed contractor for all your renovation needs. Call today for your free estimate 613-296-2548. www.sheatheringtoncontracting.com

Yoga at St. Paul's Church, Osgoode. Hatha for Everyone (Sun) 6:45-7:45pm. Yang/Yin (Tues) 7-8pm. Hatha Flow (Thurs) 5:30-6:30pm. Blissful Yin (Thurs) 7-8pm. \$12 Drop-in. Class Pkg available. 613-462-1807. OmMettaYogi@gmail.com

We build modern websites that are easy to use, load blazing fast, and follow the latest marketing trends to not just look pretty, but get seen on Google! info@businesscontent.ca

Advantage Flooring. Hardwood floor refinishing expert. We will sand, stain and refinish your hardwood floors, stairs & railings to look new again. . We serve Manotick, riverside south and Barrhaven. Call for a free assessment 613-878-7795

EVENTS

Dickinson House is open 11-4 on Saturdays and Sundays. Admission is free, but donations toward the upkeep of the House are welcome. Join us to celebrate the Christmas season with a Heritage Craft making session on December 2 & 3. Free, and participants are welcome to take home their creations.

Celebrate the festive spirit and join the Osgoode Co-operative Nursery School on Sat. Dec 2 from 7-11am for their 25th annual Breakfast with Santa at the Osgoode Community Centre.

Community Christian School's Apple Pies fundraiser is on again. We have home-made apple pies for sale, frozen and unbaked. \$10 each. Order: info@communitychristianschool.ca, 613-821-3669. Pick-up: Community Christian School in Metcalfe.

Babytime at Osgoode Library. Stories, rhymes & songs for babies & parent. 0-18 mnths. Mondays 10:30-11:00. Nov 6, 13, 20, 27 & Dec 4. <https://bibliooottawalibrary.ca>, 613-580-2424.

The Miracle Marnie Foundation Presents: The Father Daughter Ice Crystal Ball. January 6, 2018. Hosted by Orchard View. Ages 3-12. 4-8pm. \$75 ticket. www.miraclemarniefoundation.com

Metcalfe Farmers Market will be holding their 2nd Christmas Market of the season on December 16, 2017, 9-3, Greely Community Centre, 1448 Meadow Dr. Metcalfefarmersmarket.com

St. James Anglican Church Christmas Market. Saturday, Dec 2 10-3pm at 1138 Bridge St, Manotick. Meet Santa, eat sweet treats & browse handmade gifts.

Ottawa South Women's Connection "RSVP Ministries" Dec. 14th, 9:30-11:00am, Fred Barrett Arena, 3280 Leitrim Rd. "Christmas music" with Joyce Poulin. Refreshments, door prizes & child care available. Women connecting with God, each other & their community. \$6.00. 613-801-8758

How Much Is Your Home Really Worth?

Receive your custom, FREE personalized neighbourhood snapshot to always be in the know. info@dekkerteam.com, 613-860-4663.

CURRENT LISTINGS

6732

\$389,048

AVG PRICE

OCT 2016

1786
SOLD

\$323,378
AVG SALE PRICE

95
AVG DOM

OCT 2017

1779
SOLD

\$345,335
AVG SALE PRICE

73
AVG DOM

MLS®

Where Is **Ottawa's** Market Headed?

DEKKERTEAM.com

613.860.4663

Moving Forward Together
BUYING · SELLING · INVESTING · CALL NOW!

KELLERWILLIAMS
SOLID ROCK REALTY
Brokerage, Independently Owned and Operated

YETTA DEKKER BOB DEKKER
Info@dekkerteam.com