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## Urbaneer's Tips For A Smooth Move

Congratulations! After a lengthy search filled with ups and downs, you've finally found the home you've been seeking. However, while you're riding the euphoric high that accompanies securing such a monumental purchase, it only takes the daunting realization that you'll soon be tasked with moving all of your belongings into said 'Perfect Place' to dampen your 'home sweet home' bliss. Take heart though. Yes, moving can be super stressful - but there are ways to diminish the frazzle! Here are a few pointers on how to make your move (almost) stress-free.

### Find a Good Moving Company

Unfortunately, while there are lots of legit movers, some run a shady operation. It's certainly well worth your while to obtain quotes from a number of different movers. And while the adage "You get what you pay for" often has merit, you should be careful when you're using price as a guide. Always remember to check the fine print to be certain on what is included and what isn't. What might at first glance appear to be a good deal could quickly ramp up with charges you may not have been expecting (e.g. fuel charges, premiums for moving on certain days, etc.). Also, be sure to confirm the size of the moving crew, and if there are overtime charges if traffic goes gridlock or there's a delay with the closing of your home.

When selecting a mover, always make sure they are licensed and insured. And, in this day and age of technology, it's easy to check references, accreditations, and online reviews. Have they been in business for some time, or are they a fly-by-night operation? Do they have their own fleet trucks, or are they renting from UHaul?

### Communicate

What's the key to any great relationship - working or otherwise? Great communication, of course! Make sure the movers know exactly what is valuable (sentimental and financial worth both count here). That's probably your best bet to avoiding a calamity before it happens. Also, when considering a mover - confirm exactly what measures they take to protect belongings to ensure their safe arrival. What sort of equipment do they have? How do they wrap furniture and other items? Do they have special crating available for artwork and the like?

### Drill Down The Details

Where will the moving truck park? Is there a clear path to your front door, or will you need to do some manoeuvring? Are there any 'special' items that might require extra or different care? Remember if you are in an apartment or condominium building, you may need to reserve an elevator and loading dock. In advance of moving day, sketch the space plan of your new home. Consider where you might want furniture to be placed so that the movers can do it straight away - making the move itself faster and eliminating headaches for you after the move is complete.

### Packing Tips

Before you start packing, make sure you have enough supplies. The moving company may have packing systems you can rent, or you should be able to purchase boxes, packing tape and bubble wrap from them at a reasonable cost.

Start your packing by tackling out of season items. Move on to items that you rarely use after that, and so on. Make sure you are using appropriately sized boxes for the items you are packing (too big or too small won't protect your stuff adequately). By the same token, don't leave empty spaces in boxes, as there is more room for things to roll around and break. Fill empty spaces with paper and/or packing material. It may seem like common sense, but put heavier things on the bottom and lighter things resting on top.

Make sure you label contents of boxes and that you mark specifically in which room they are to go (i.e. kitchen, master bedroom, girl's room, boy's room, etc.). You'll make your life a lot easier when you go to unpack if you don't mix and match items from different rooms in the same box. Another hint - make sure you label boxes on the top and on the side so that they are easily identifiable.

When it comes to breakables (like dishes, glasses, etc.) wrap each one separately and then bundle in groups of five or six items and wrap and tape the bundle together to reduce likelihood of damage. All of your boxes should be tightly packed, but make especially sure that the boxes containing breakables have little space to shift.

### On The Day Of

First, ensure that you're prepared and packed when the movers arrive. Nothing can derail a smooth move like flustered customers racing around at the last minute. Second, make sure you're present at your new home when the movers arrive to make sure your items are placed where you'd like them to be. And if you have pets or small children, consider finding alternative care arrangements for them for the day.

At urbaneer, we're invested in your housing happiness. Whether you're buying or selling - the journey can be emotionally, mentally, and physically intense, which is why we pride ourselves on our steady hand, prudent counsel. We're here to help you from start to finish- emotionally and with practical tips and tricks to ease your stress. We're here to help!

*We're here to earn your trust, then your business.*

**Steven Fudge, Sales Representative  
& The Urbaneer Team**  
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## We are currently promoting...



### A Bespoke Classic Contemporary Restoration In Deer Park **\$2,350,000**

Every once in a while you stumble upon a home that is commanding, not just because it is impressive, but because its quiet elegance is powerful. Subtle design often makes the most lasting statement, and that is the case with this century home which has utterly been transformed with a recent million dollar reno/restoration. This five bedroom residence is a shining example of what emerges when you brush historic housing with a contemporary transformation while remaining respectful of a home's roots. Located in idyllic Deer Park, where century homes celebrate its merchant class past while modern amenities serve its coveted midtown locale, this upscale borough has it all.



### Belle Of The Ball On Brunswick Avenue In The Annex **\$1,699,000**

The moment you walk in you can tell this house was constructed for the affluent. Even though this multi-unit residence is ready for a refresh, this merchant class residence retains much of its original architectural elegance. This property has been most recently used as a rooming house with 9 units: four of them have their own kitchens, the remainder share one joint kitchen per floor, and the washrooms are all shared. For those seeking an opportunity to restore and elevate a character space into something fresh, this merchant-class residence offers the potential to become a magnificent 5 bedroom family-home.



### Luxe Living In The New Hazelton Lanes In Yorkville Village **\$699,000**

Suite 203 is a refined light-filled space which has been impeccably-styled. Offering near 1100 square feet of elegant living space. The chef's kitchen unfolds in a flurry of sparkling granite and stainless steel, dominated by stunning shaker cabinetry. The combined entertainment space, awash in sunlight thanks to the myriad of floor-to-ceiling west-facing windows, has three distinct zones for living. Both gracious and spacious, I love the dark wood plank floors which contrast with the crisp white walls, elevating the room's bright and airy feeling. The Master is roomy by bedroom standards and the wall of windows offers sun-drenched views overlooking the century streetscapes of The Annex.



### A Fern Avenue Masterpiece In Roncesvalles Village

For those seeking the exceptional, this contemporary detached 4+2 bedroom residence with 2-car laneway garage located in Prime Roncesvalles Village offers quality turn-key living on 3 luxury levels. Featuring modern bespoke finishes of the highest calibre, this sun-drenched heart-grabbing architectural composition boasts high ceilings, expansive windows, multiple skylights, and an efficient multi-purpose space plan. We love the herringbone floors, indulgent spa baths and massive kitchen island perfect for gathering friends round! If you desire the best of the best, this is a must-see!



### Vintage Charm On The Danforth

This vintage semi-detached charmer constructed in 1915 has some extra-width and a centre hall layout which is rare to find in our city housing stock. Passing through the red front door, one steps into a gracious centre hall from which the space plan opens. The living room, with its vintage mantle and lovely proportions lands on one side of the centre hall, while the kitchen and dining room are located on the other. On the upper level, from the sun-drenched landing three good-sized bedrooms and a 4-piece washroom radiate. The recently completed lower level offers a media/play space with recessed lights, a fourth bedroom, an updated 3-piece washroom and a laundry room!

### Steven's real estate expertise includes:

- Featured in the New York Times, Reuters Press Canadian Real Estate Magazine, CBC Radio, Global TV, The Globe & Mail, and National Post
- Multi-disciplinary Master's Degree on Housing
- Over 28 years experience from Renovation & Design to Sales & Marketing
- Comprehensive understanding of Toronto's 42 Central Neighbourhoods
- Consistently a Bosley Top 10 Producer (#8 in 2015!)
- Attained 106.6% of the asking price for our 2014 listings!
- We offer design, merchandising & staging services to help achieve the maximum sale price of your property



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Sales Representative

**& The Urbaneer Team**

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At URBANEER.COM, we offer savvy insight and expertise on real estate in the City of Toronto. For over 25 years, we've specialized in the marketing, promotion and sale of Unique Character Freehold and Condominium Urban Housing and renowned for having pioneered the *Innovative Space* marketplace comprised of:

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