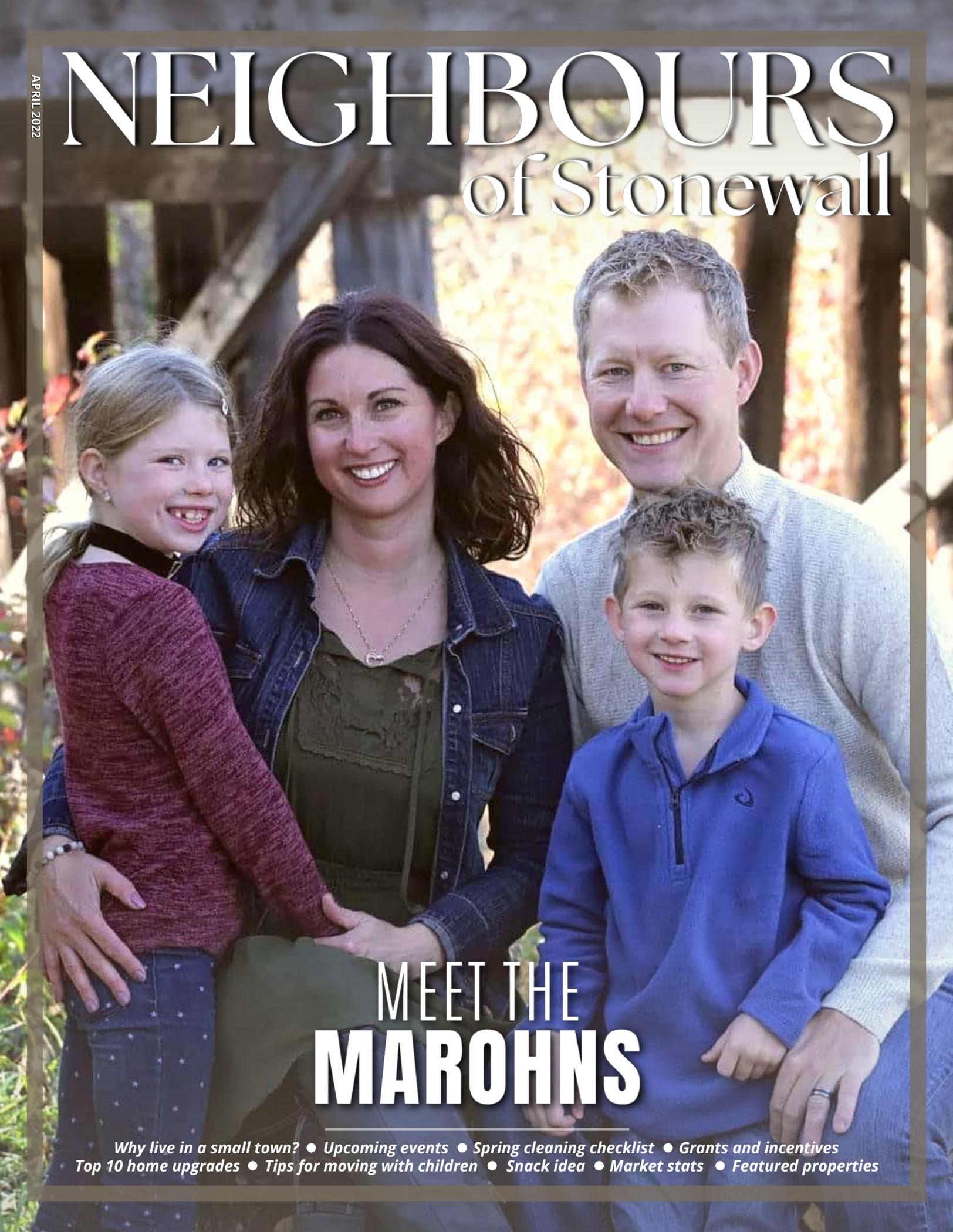


APRIL 2022

NEIGHBOURS of Stonewall



MEET THE MAROHN'S

*Why live in a small town? • Upcoming events • Spring cleaning checklist • Grants and incentives
Top 10 home upgrades • Tips for moving with children • Snack idea • Market stats • Featured properties*

The Marohn Family

Scott and Sandy Marohn moved just west of Stony Mountain roughly 9 years ago where they bought a home together as a newly married couple. Then just a couple of years ago the Marohns moved just outside of Stonewall. Scott grew up in the Gladstone area and Sandy from the Carman area. Both grew up on cattle/grain farms helping with their family businesses. When they were looking to start their own family, they visited all of the surrounding communities of Winnipeg and knew Stonewall had everything they were looking for. They were seeking a safe, beautiful, friendly community that not only had amenities but a community atmosphere.

Scott and Sandy have two children. Peyton is 8 and Maddox is 5 years old. They appreciate how the busy, young families of Stonewall come together to support each other through sports and activities. This family enjoys their Kinsmen Lake yearly pass, camping, swimming, sports, gardening and their new puppy named Sunny.

Scott is the VP of Innovation and Customer Service at the Winnipeg Airports Authority. He volunteers as the Head Coach for the Stonewall U9 Girls hockey team. In his spare time, he runs a small business with a friend called Cripple Creek Creations. It is a custom woodworking shop specializing in resin/ wood creations.

Sandy Marohn is the Regional Client Manager for Pinchin, an environmental engineering firm. She is a big believer in finding ways to give back and support her community. She was a past president of Stony Mountain Daycare leading two new daycare builds. Sandy is currently a Leader for the Balmoral 4H Club and teaches various skills. As someone who went through the program for 8 years, she knows the club provides youth invaluable exposure to business meeting protocols, skills development and public speaking opportunities. Sandy is on the Quarry Choristers set team helping bring this non-profit dinner theater to life. She has also supported her kids as a Stonewall Soccer Coach, on tournament committees and running daycare fundraisers.

Originating from small towns themselves this family understands the importance of finding ways to support their local community. They have joined with approximately 15 other local families in Stonewall to bring a small, modern hotel to the area. They knew the project would bring value to residents looking to help support tournaments, weddings, funerals, special events, and families.



We want to feature your family and community in one of our upcoming editions!
Register your family and download previous editions at: www.bemyneighbour.ca



Why Are Communities So Important?

Strong communities are critical because they're often an important source of social connection and a sense of belonging. Participating in a community bonded by attitudes, values and goals is an essential ingredient to enjoying a fulfilling life.



Argyle

Why Live In A Small Town?

With more and more Canadians working from home, there has never been as much flexibility to live wherever you want. Small town living offers greater housing affordability, desirable family friendly amenities and provides growing young families with all their fundamental needs.

Child Friendly

Stonewall and surrounding communities provide easy access to both indoor and outdoor activities, offering a multitude of options and flexibility for residents of all ages to enjoy. These communities boast many walking and jogging trails, recreation facilities, camping, sports fields, organized programs and seasonal activity classes and more.

Necessities and Schools

Proximity to schools and convenient reliable child care is important. Stonewall and surrounding communities have multiple child care facilities and elementary and secondary schools.

Safety and Crime Rate

A Community's safety is crucial when deciding where to settle down with young children. Close-by family conveniences and lack of heavy traffic are qualities that contribute to the town's safe reputation and close-knit community.

Small Town Charm

Stonewall and surrounding communities are filled with rich history and family friendly, community-oriented spirit. Homeowners take pride in their properties and revel in our historical landmarks. These qualities combined with numerous amenities provide young families with the appeal and humble qualities they look for in a community.



Balmoral



Stonewall



Stony Mountain

Upcoming Events

- Active Wellness Spring Session: <https://bit.ly/38fcgch>
- Apr. 21: Jet's Town Takeover @ Veteran's Memorial Sportsplex Stonewall - 5pm
- Apr. 22: Earth Day
- Apr. 28 - May 7: Quarry Choristers Dinner Theatre @ Quarry Park Heritage Arts Centre - 6:30pm
- May 7: Shane Campbell @ Manitoba Museum - 1-4pm

The Flicks Cinema in Stonewall is Now Open! Visit flickscinema.com for showtimes



Warren

We Bet You Love The Community As Much As We Do!

5042

Families Moved

55

Years living in this community

39

Years in Industry





Spring Cleaning Check List



No need to get overwhelmed by April spring cleaning – take it room by room in manageable groups of threes. After all, three’s a charm! If you decide to sell – you’re ready

In your living room:

- Dust ceiling fans and light fixtures
- Vacuum or dry clean curtains and clean window blinds
- Wipe down baseboards and clear corners of dust bunnies and cobwebs



In your kitchen:

- Empty the fridge and wipe down all the shelves (or stick them in the DW if they’ll fit)
- Defrost the freezer and toss any freezer-burned food
- Wipe down your microwave, stovetop, coffeemaker, and any other small appliances

In your bedrooms:

- Clean out drawers and closets (and donate gently used items)
- Wash comforters, shams, and blankets
- Rotate and/or flip your mattress



In your bathrooms:

- Toss out expired makeup, toiletries, and OTC medicines
- Wash the shower curtain and floor mats
- Clean grout (or regrout if needed).



CT Cleaning Services
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SCAN ME



Perfect Pantry Organizers

Metal and plastic bins from our local Dollar store provide an inexpensive way to organize your pantry. Spray paint in your desired colour to match your decor.



Efficiency Manitoba Grants and Incentives



They are currently implementing their first three-year (2020-23) plan for energy efficiency in Manitoba. They're excited to offer programs and initiatives contributing to meeting Manitobans' needs for energy while helping reduce the impact of energy rate increases. **Learn More At: www.energycmb.ca** or scan the qr code below!



Home Energy Upgrades




Heating and Cooling



Government of Canada

Gouvernement du Canada

First-Time Home Buyer Incentive

The First-Time Home Buyer Incentive helps people across Canada purchase their first home. The program offers 5 or 10% of the home's purchase price to put toward a down payment. This addition to your down payment lowers your mortgage carrying costs, making homeownership more affordable.



Learn more at www.placetocallhome.ca or scan the qr code!

Top 10 Favourite Upgrades



SCAN ME

If you're a home-buyer, owner or seller, you're probably wondering how to maximize your investment. The answer depends on a number of factors, such as market conditions, your current circumstances and long-term goals, but there are some home renovations that pay off on the resale market, whether you're looking to stay in the home or sell it. In a seller's market, there are more buyers than homes for sale, so technically you don't need to renovate to turn that For Sale sign to Sold. Learn more at: mckillop.ca/home-reno



Make Your Home Equity Work For You!

If you own a home, using the equity you have built up may be one of the most cost effective ways to finance a major renovation.

RBC Royal Banks have a number of ways you can do that.



Lori Siwak
MOBILE MORTGAGE SPECIALIST
STONEWALL & SELKIRK MARKET

call 204-918-4571
fax 204-467-5575
mortgage.rbc.com/lori.siwak
lori.siwak@rbc.com



Your new home doesn't come with mortgage advice. I do.

8 Tips To Make Moving With Kids Easier

Let's face it, moving is hard for everyone. Big moves bring up all sorts of feelings, from stress to uncertainty, and excitement. Luckily, there are a few actions you can take before the big day to make moving with kids easier on them – and you.



Little People, Big Dreams

Whether you're hoping to stay in the same neighbourhood or move right across the country, inviting your kids into the house-selection process from the get-go can help. Ask them what they'd like in a new home and see if you can reach a consensus – a bigger back yard would be a win for everyone!



Real Estate Stakeholders

If your kids are old enough look at prospective homes with you, why not bring them along? Hearing their opinion on a property makes them feel involved and listened to. They may even think of something that you didn't, like how the proximity to the baseball field is a major selling point for your little Major League hopeful.



Memory Lane

Making a memory book filled with photos and doodads of the good times shared in your old home can help your kids find closure while still having something of the house to literally hold onto. Get friends and neighbours to sign the book along with their email addresses so everyone can keep in touch.



Children Listing Agreement

I promise to help our Sales Associate by doing the following: make my bed, pick up my toys, turn on lights when visitors come, and help mom and dad. I understand that if my parents affirm I helped, I will receive a \$25 gift card of my choice!

Your Name: _____



Party Favours

Having a chance to say a proper goodbye to the people that have been a big part of their lives – neighbours, babysitters and coaches – is an important part of the emotional process of moving. Throw a casual potluck and share some stories over a plate of samosas. (And always remember to get out there and introduce yourself to new neighbours toute suite.)



Local Haunts

Before moving day arrives on the calendar, pencil in a farewell tour of all their favourite neighbourhood spots. Be warned: Seeing and saying goodbye to landmarks on your street may bring up all the feels... and not just theirs. Leaving a beloved home is hard but remind them (and yourself) that those precious memories go with them no matter where they are.



Interior Design Team

Sometimes it may feel like the adults are making all the decisions (we are, sorry) and things are out of control. Getting the kids involved in picking out new furnishing and bedding for their room allows them to feel a sense of ownership of the new space. (Plus, that Star Wars duvet cover is super cool no matter how old you are.)



Treasure Trove

Packing up the kids' rooms has the potential to be a less-than-peaceful process. Inject some fun into the functionality by getting them to create their own "Treasure Chest." Pull out a packing box they can decorate with special markers and stickers and then fill with their favourite objects to keep close to them on the journey.



Sand Pail Snacks

Bring the beach to your backyard with this sand pail snack server. Skip the breakable bowls for kids parties and serve snacks in colourful, inexpensive pails kids will love!

Brandt, Matt, & Alycia accepted awards for their 2021 accomplishments!

We want to thank everyone who has supported us throughout our careers.

We love what we do & will continue on making families dreams come true!

RE/MAX
MANITOBA
AWARDS GALA



March Stats Stonewall & Area

17
ACTIVE LISTINGS

5
TO BE CONSTRUCTED

8
SOLD IN MARCH

6
AVG. DAYS ON MARKET

\$468k
AVG. SALE PRICE

Inventory is at an all time low!!



SCAN ME

Did You Know?

Staging can increase the value of your home!!

On average, 32% of homes that have been staged see an offer value increase. We always recommend staging whenever possible!

Learn more at:
mckillop.ca/selling

Featured Properties In Your Neighbourhood



4 Bed, 3 Bath, 1755 sqft, 50x123 Lot
Stonewall - Agent Brandt



Just Listed!

2700 sqft, 2 storey, 15 Acres, Shop & Corral
Right on Pavement
Rockwood - Agent Brandt



Coming Soon!

3 Bed, 2 Bath, 1104 sqft, 24x32 Garage
Large Corner Lot
Stonewall - Agent Brandt



Lease Space Available on Main St. Stonewall!
Agent Brandt



2 Choices of Commercial Space at
South End Mall in Stonewall
Agent Brandt



Commercial Building and Business
at a Great Location in Stonewall
Agent Matt

Call To Schedule A Private Showing: 204-467-8000
See more at: www.mckillop.ca or scan the qr code!



Grantham Law Offices
204-467-5527 - granthamlaw.ca



\$500.00 Real Estate Legal Fee Coupon

List your home with us in the month of April and we will pay \$500.00 toward your legal fees upon the sale of your home!

Please present this coupon to get your \$500.00 credit towards your legal fees!

Call Us Today: 204-467-8000

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Mobile homes and vacant lots exempted and other restrictions apply.

Thinking of Selling? Do you struggle with...

Feeling stuck in home that's too crowded and not supporting the needs of your family?

Wanting to sell your home but the process seems too overwhelming?

Not being sure what step to take next?

We believe selling your home should be exciting and easy.



With two experts by your side, you'll feel confident in every choice you make.



Open up all kinds of possibilities for your next adventure.



We'll raise a glass with you to celebrate a successful close.

We get it. Listing your home can feel overwhelming



We know you want to sell your home for top dollar, the problem is, without an expert by your side, so many things can go sideways – which leaves you feeling stressed and potentially stuck in a home that's no longer a good fit for your family.

We believe selling your home should be seamless and fun.

We understand first hand the anxiety that often comes with the process, which is why we've spent the last 39 years helping thousands of homeowners sell their homes with ease.

Brandt & Susan

Brandt & Susan McKillop

"The McKillop team is not only kind and knowledgeable, but also super fun to work with! Response time is always speedy and they take the time to explain all the little details in a way I could easily understand." – Laura

How it works

STEP 1



Connect with Us

We'll set up an initial visit and gather the information we need to accurately price and list your home. You'll get a deep understanding of our process and how it's different from the rest.

STEP 2



Receive a Custom Plan

We'll give you a clear plan so you know exactly what to expect throughout the listing process. Then we'll implement our signature marketing strategy so your home gets in front of the right buyers.

STEP 3



Celebrate the Sale

Feel a huge sense of relief and enjoy the newfound freedom that comes with selling your home for the most money possible. Now it's time to dive into your next adventure!



204-467-8000

CONNECT WITH US

mckillop.ca

