

NOVEMBER 2022

NEIGHBOURS of Stonewall



MEET THE
SIGGELKOW'S

Fall Maintenance Checklist • Home Buying Tips • Pet(s) of the Month • Psychology of Selling • Properties for Sale

The Siggelkow Family

Meet Bjorn Hansen and Sara Siggelkow - new residents of Stonewall! They moved here from Winnipeg just over two months ago and are already loving talking with their neighbours and how much more quiet it is here. They were looking for a beautiful, thriving small Manitoba town with most amenities needed and where you can walk or bicycle to everything. Stonewall was the perfect pick for them. "The town is so pretty with lots of old buildings and we like that the town centre is off the highway." Bjorn says. Both of them have lived a bit all over. Bjorn grew up in the Beausejour area, but has have lived in Vancouver, Toronto and Denmark before returning to Manitoba.

Sara is from Gothenburg, Sweden, but lived in Denmark for close to a decade before moving to Canada. They met at the ferry terminal in Sweden, both travelling to Denmark. After living several places in the world they are now ready to put their roots down in Stonewall, create a family and become part of the community here. "We've already talked to many of our neighbours and one of them actually recently went to my hometown Gothenburg! How coincidental is that? So I obviously was happy to give him suggestions on what to do and see while there." Sara says.

Originally they were looking for a small acreage on the outskirts of Stonewall, but when they found the 1 1/2 story house from 1939, they immediately fell in love and had to make an offer. After giving it a second thought, they also thought it was a better way to get to know the community in Stonewall by actually living in town. Perhaps their next home will be an acreage, once they're established in the community. Their house has lots of character, which is exactly what they like and they share it with their fluffy rescue cat Theo. A two year old tabby who loves to talk and tell you about his day.

To Bjorn and Sara it is important to contribute to the community, both where you live, but also other communities you might be part of. Bjorn is half Danish as his father immigrated to Canada from Denmark as a teenager, so both Bjorn and Sara are members of the Scandinavian Cultural Centre in Winnipeg, as well as board members at the Danish Club at the centre. They love being part of keeping their heritage alive, planning events and meeting with other members of the centre. In their spare time Bjorn likes to curl and read, you can never get too much knowledge, and Sara enjoys gardening, hiking and crafting.

Bjorn is an associate financial advisor at 360 Wealth Management in Winnipeg, an independent branch out of Manulife Securities. He holds a bachelor in commerce from U of M and it was work that took him to both Vancouver and Toronto where he worked in finance. He is the kind of person who genuinely enjoys helping people and what better way of doing so than helping people plan and structure their finances. Sara is the sales and marketing coordinator at Hut K. A furniture store in Winnipeg specializing in modern furniture, lighting and home accessories. Prior to this she's always worked in the service, sales and hospitality industry, which she also grew up in, so it is definitely engrained in her DNA.

They are really looking forward to becoming part of the community here in Stonewall and if you see a sign that says "Välkommen" leaned up against a green house, don't hesitate to come say hi!



Neighbours Of Stonewall is Going Green!



We want to do our part and help our community and our planet by reducing waste. Our future publications will be available digitally and we would love to personally send you a copy to your email address!

Simply visit www.bemyneighbour.ca or scan the QR code to register your email address.

You may also get your own printed copy by visiting our office: Re/Max Town & Country at Westside Plaza Mall: Unit 1 - 333 Main Street in Stonewall.



Fall Maintenance Checklist

It's Fall y'all! That means it's time for a quarterly home maintenance check. Trust us - it's so much more manageable to do these quick checks than to put home maintenance off and then get hit with costly repairs all at once.

This is not an exhaustive list, but WILL help you get started transitioning your home from Summer to Fall to Winter. Got a home maintenance question or need a handyman? Send us a message: info@mckillop.ca

- ☐ Test smoke detectors & carbon monoxide alarms
- ☐ Declutter, deep clean, and degrease the kitchen
- ☐ Use the wand attachment on your vacuum to get rid of excess lint in the dryer vent
- ☐ Check your downspouts after a hard rain to ensure water is flowing away from your house
- ☐ Winterize your mower and sprinkler system, and cover your patio furniture and grill
- ☐ Check roof overhangs and repair holes or cracks
- ☐ Trim shrubs, bushes, and trees
- ☐ Pull up your annuals (they're gone for good) and mulch around your perennials
- ☐ Have your HVAC serviced. You don't want your system stalling out in the middle of winter
- ☐ Evaluate your holiday decor, put them somewhere for easy access & put them up before it gets cold



Check out our video series "60 Second Homeworks" to learn more great tips & tricks about your home!
Watch now at: www.mckillop.ca/videos

A big business starts small.



Let's promote some small businesses in our community! What are your favourite local businesses we should all check out?
Tell us at: www.bemyneighbour.ca

**"Talent wins games, but
teamwork and intelligence
win championships."**

MICHAEL JORDAN



Susan McKillop
Broker/Owner/Marketing



Brandt McKillop
Team Leader/Owner

MEET THE TEAM!



Lynn Warkentin
Administrator



Tim Woodman
Media Producer

Before Buying A Home

You need to wrestle with these two things: your **Budget** and your Non-Negotiables.

1. Your budget: Don't just play with online calculators or guess what you can afford. Sit down with a reputable bank or mortgage lender (I can refer you!) to get pre-approved. Plus, a pre-approval letter will strengthen your offers.

2. Your non-negotiables: These are your "must-haves" in a new home. Need to stay in the same school district? Need a fenced yard for the dog or a guest room for grandma? Keep this list short, but clear. You may need to reference it when the emotions of buying ramp up. One more thing: As you shop, make sure you heavily weigh a home's lot, location, and price. After the ink dries, you'll NEVER be able to change those three things.

We'd love to help you find a home that checks all your boxes - send us a DM and we'll be in touch!



Susan & Brandt McKillop
204-467-8000
info@mckillop.ca

**Ask your real estate
question today!**



**Got
Questions?**

Pet(s) of the Month



Why Do You Love Your Dogs So Much?

"Because they're warm and fuzzy and I love to use them as a pillow and they make me laugh! Jake (brown) is such a loving 60 lb lap dog! He will make anyone feel better after a bad day! Loki (black) was a rescue that showed up in our lives when we needed laughter from his goofiness and love of life the most!"

- Sophie

Congratulations to our winners of:



Cara, Sophia, Jake and Loki

To our Country's past and present service members — there's no way to adequately thank you for everything you sacrificed for our freedom, but on Remembrance Day we certainly should try. Thank you for your service, we honour you today and every day.



TESTIMONIAL

Susan was amazing to work with and took the stress out of selling the home. Any questions/concerns that I had, Susan was able to answer them immediately and put my mind at ease. I would definitely recommend Susan to anyone looking for an experienced and trusted realtor.

TINA



Psychology Of Selling



According to a study from the University of California at San Diego, one picture has the power to sway people – shifting how they behave – while a single word does not. Sounds like the old adage holds true: A picture IS worth a thousand words. That's just ONE reason your listing photos are SO incredibly important. You have seconds to make the RIGHT first impression on buyers as they scroll hundreds of listing photos.

But, professional listing photos aren't the only way to capture a buyer's heart and mind. Once they're in your home, you can create the perfect setting for a showing with these tips:

- New research shows the precise smells that sell. At the top of the list? Freshly baked bread, fresh linen, vanilla, cinnamon, and crazy enough, freshly cut grass. Don't worry – all are available as candles.
- Next to smelling magnificent, your home must be clean – like eat-off-the-floor clean. A deep clean before listing means you'll only need quick touch-ups before showings.
- Focus on minimal decor. Clear countertops, tables, and shelves so buyers can really see your home. Envision your home as a vacation rental to help you strike the right balance. Thinking of selling soon? Check out our active listings (and their killer photos) and then reach out. You'll see why our homes sell – and sell fast!



Who says there's no such thing as free anymore? As realtors, here are four services we provide buyers & sellers totally, 100%, absolutely **FREE!**

1. Finding homes that meet a buyer's specified criteria.
2. Setting up automatic email notifications for listings that come on the market.
3. Answering any and all questions about the buying process or specifics about a property on the MLS.
4. Recommending reputable resources in our area including lenders, inspectors, repairmen, cleaning companies, and more.
5. Answering any and all questions about the selling process and preparing your home for the market.
6. Helping you determine your home value with a free Comparative Market Analysis.
7. Ask us for our free guides and checklists!

If you need any one of these services, contact us today.

We'd love to help you and your family however we can.

204-467-8000



mckillop.ca

Check Out These Listings at mckillop.ca!

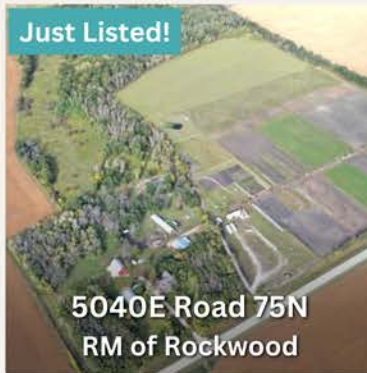
Just Listed!



**65088 Summit Road
RM of Rosser**

Listing Agent: Brandt McKillop

Just Listed!



**5040E Road 75N
RM of Rockwood**

Listing Agent: Brandt McKillop

Just Listed!



**229 Argyle Street
Woodlands**

Listing Agent: Brandt McKillop

Just Listed!



**312 Collegiate Drive
Warren**

Listing Agent: Brandt McKillop

Just Listed!



**285 Stradford Street
Winnipeg**

Listing Agent: Brandt McKillop

For Sale!



**#9 - 2307 St. Mary's Rd.
Winnipeg**

Listing Agent: Susan McKillop

For Sale!



**#1 & #2 - 469 4th Ave. N.
Stonewall**

Listing Agent: Brandt McKillop

Price Reduced!



**8 West Drive
Stonewall**

Listing Agent: Susan McKillop

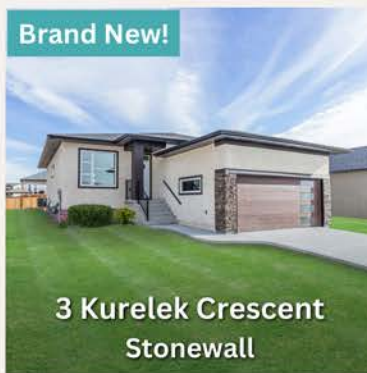
For Sale!



**165 Memorial Blvd.
Stony Mountain**

Listing Agent: Brandt McKillop

Brand New!



**3 Kurelek Crescent
Stonewall**

Listing Agent: Brandt McKillop

Just Listed!



**360 Colvin Avenue
Winnipeg**

Listing Agent: Brandt McKillop

For Sale!



**77121 Road 12E
RM of Rockwood**

Listing Agent: Brandt McKillop

Price Reduced!



**315 MacDonald Ave.
Warren**

Listing Agent: Susan McKillop

Price Reduced!



**26 Donald Avenue
Gunton**

Listing Agent: MattMcKillop

SOLD!



**22 Lillies Lane
Stonewall**

Listing Agent: Alycia Dawson

SOLD!



**5 Ernie Webb Bay
Stonewall**

Listing Agent: Brandt McKillop



Follow us on facebook: [@mckillopteam](https://www.facebook.com/mckillopteam) and instagram: [@themckillopteam](https://www.instagram.com/themckillopteam)



Happy Customers On The Move!

SOLD!



**6 Slater Street
Balmoral**

Listing Agent: Brandt McKillop

SOLD!



**909 - 885 Wilkes Ave.
Winnipeg**

Listing Agent: Brandt McKillop

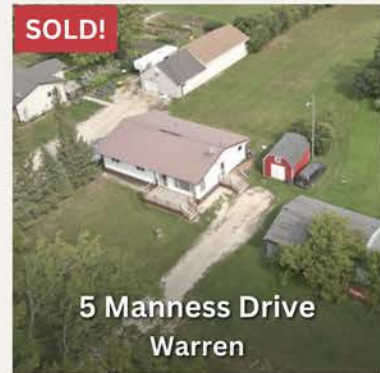
SOLD!



**376 Hanlan Street
Warren**

Listing Agent: Matt McKillop

SOLD!



**5 Manness Drive
Warren**

Listing Agent: Alycia Dawson

SOLD!



**70 Memorial Boulevard
Stony Mountain**

Listing Agent: Matt McKillop

SOLD!



**21 Richard Street
Stony Mountain**

Listing Agent: Susan McKillop

SOLD!



**752 Dale Boulevard
Winnipeg**

Listing Agent: Brandt McKillop

SOLD!



**4 Wheel City
Stonewall**

Listing Agent: Susan McKillop

SOLD!



**22 Nora Street
Stony Mountain**

Listing Agent: Susan McKillop

SOLD!



**312 2nd Street West
Stonewall**

Listing Agent: Alycia Dawson

SOLD!



**290 1st Avenue North
Stonewall**

Listing Agent: Matt McKillop

SOLD!



**10 Rockford Road
Stonewall**

Listing Agent: Susan McKillop

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

5116

Families Moved

55

**Years living in
this community**

39

Years in Industry



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

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.

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!

TESTIMONIAL

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



Susan & Brandt McKillop



Sell your home at a Price that makes You Happy!

With The McKillop Team's Guaranteed Homeselling System

When you list with Brandt or Susan you receive these Guarantees:

- ✓ Your home displayed on YouTube, facebook, Instagram
- ✓ Custom video, drone & 3D virtual tour of your property
- ✓ Your home advertised to millions on mckillop.ca, remax.ca & realtor.ca
- ✓ Consultation by a certified staging professional
- ✓ Free detailed house cleaning
- ✓ Your home advertised in full colour print ads
- ✓ Our team of four for the same price as hiring a single agent



Call Now For A Free Market
Evaluation Of Your Home!

204-467-8000