



HOMEBOUND

CONNECTION. CREATIVITY. CONTRIBUTION.
A Monthly Newsletter by Janine Hogg Realty

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I CAN'T THANK YOU ENOUGH

For those that have known me for years, you know that I did not see a career in real estate coming! Since becoming a mom in 2012, I've been doing my very best to live a life with intention. For me, that means listening as closely and as often as possible to the little voice inside me. In 2020, that little voice told me to follow the nudge and step into real estate. Today, I am bursting with gratitude for having listened, AND for the hundreds of loved ones and clients who encouraged and supported me...with patience!

Entrepreneurship is not an easy path & this business isn't for the faint of heart. But, I'm so sure I am exactly where I'm supposed to be and that feels pretty wonderful. So, keep listening to those beautifully wise guts of yours too!

WE ARE GROWING!

I'm so thrilled to have the support of the wonderful Ashlyn Pappert, who is helping me stay organized & to better serve my amazing clients!

Ashlyn is caring and compassionate. Not only that, as a Psychology student with a passion for people & real estate, she's eager to bring her knowledge of human behaviour to her work.

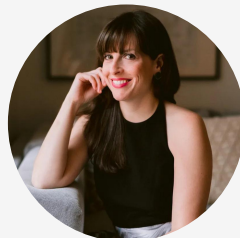


Welcome, Ashlyn! I'm so excited for what's to come!
Curious about a career in real estate? Let's grab a coffee!

STAGING ON STEROIDS

Staging has been a service that I've offered my sellers from the start and I absolutely love it!

But, I've recently levelled up my offerings, thanks to the incredibly talented Natalie Bianconi, an interior designer who's been featured (more than once) in Ottawa at Home Magazine! Working with Natalie has been a thrill. Reach out to learn more about the exciting way we are collaborating to support my Sellers: a creative solution that goes way beyond staging!



FEATURED PROPERTIES:

22 Fernbrook & 340 Agathe were just reduced! Open houses this weekend!

New
PRICE

22 Fernbrook Pl, Bridlewood (Kanata)





Welcome to your family's forever home, tucked on a deep lot on one of Bridlewood's most sought-after streets! Fernbrook is steps to greenspace, great schools, shopping & more!

Enjoy peaceful strolls on an idyllic tree-lined crescent with a canopy of mature maples & direct access to Meadowbreeze Park's scenic trails.

Cozy up by your NEW floor-to-ceiling gas fireplace with a custom surround & mantel, and enjoy the views of your deep & fenced yard from your sunken family room!

Highlights

- New wide-planked hickory flooring throughout main
- Attached 2-car garage w/ entry to home
- Large fully-fenced lot in mature neighbourhood
- Large eat-in kitchen
- Dedicated dining, living & family rooms, w/ gas FP
- BONUS storage under garage slab!

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Open
HOUSE

2-4, SUNDAY, April 21
340 Agathe St, Clarence-Rockland





With 5 bedrooms, 2 full bathrooms and an abundance of natural light, this lovingly maintained, open-concept home has everything your growing family needs...and more!

Enjoy the views of your private, treed and fenced yard from your sun-drenched kitchen!

Stop dreaming of raising your kids in an idyllic neighbourhood & snag this gem today! 5 minutes to Rockland & Ottawa River!

Highlights

- Large eat-in kitchen w/ SS appliances
- Carpet-free & open-concept home w/ in-law suite potential
- 3 + 2 beds, 2 baths
- Attached 2-car garage w/ separate entrance to home
- Dedicated dining, living & family rooms
- More than half-acre treed & fenced lot

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Centrally Located!
SANDY HILL

TURNKEY INVESTMENT PROPERTY
327 Somerset St East, Ottawa - MLS-1372195





Don't miss this fully-occupied turnkey investment property in Ottawa's popular Sandy Hill, just steps from the University of Ottawa, Byward Market & riverfront Strathcona Park!

Well-maintained and boasting historic mouldings throughout, this income-generating 6-unit + 1 building offers incredible opportunity in a sought-after rental market. Grow your portfolio in downtown Ottawa!

Property Features

- 6 + 1 UNITS: 3 x 1 bd + 2 x 2-bdrm + 2 x 3-bdrm
- Located on major bus route (#16)
- 5-min walk to U of Ottawa & LRT; HWY 417 access
- Short walk to Byward Market, Rideau Canal & shopping
- R4UB[480]-c zoning, w/ nearby commercial
- 2 blocks to massive Strathcona Park, Rideau River

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SPRING HAS SPRUNG!

This month, the Bank of Canada held our interest rates steady and some are speculating we will see a slight rate drop in June. All of this means that buyers' confidence is returning. From my perspective, 2023 was a year of recalibration in the real estate market, with many choosing to sit things out until the post-pandemic dust settled.

With things returning to a more balanced state in Ottawa, 2024 sales should continue increasing over what we saw in 2023, with speculation that a rate drop could result in higher sale prices.

Depending on the home, we do still see competing bids on listings and over-asking sales. Although that is not the norm, it was the case for my Orleans' listing on beautiful Fieldstone, which sold firm in just four days last week! My strategy is to ALWAYS help sellers put their very best foot forward, and that was certainly the case with Fieldstone! Hooray!!

Just
SOLD!!

1735 Fieldstone Cres, Orleans (Convent Glen)





This lovingly maintained 3 + 1 bedroom home strikes the perfect balance between roominess, convenience & charm, offering everything your family could possibly want just steps from HWY 417, the new LRT, a large recreation complex, great schools, parks, the Ottawa River and more!!

Situated on a generous sized & fully fenced lot with southwestern exposure, a heated saltwater pool, an enormous custom cedar deck, great gardens & tremendous privacy, this property promises to make you this summer's favourite host! Get your grill ready!!

Highlights

- Warm oak hardwood throughout main & 2nd level
- Deep & fully-fenced lot w/ mature trees for privacy
- Attached garage w/ entry to home; finished basement
- Large kitchen w/ granite, double sinks & large island
- Dedicated dining, living & family rooms, w/ gas FP
- Several updates: new flooring in basement; new lighting; etc
- Luxury blinds; 200-amp service; extensive interlock

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JANINE PROVIDED THE BEST EXPERIENCE WE'VE EVER HAD WITH ANY REAL ESTATE AGENT. IT SHOWED THAT SHE CARED ABOUT OUR WANTS AND NEEDS, AND FOUND EVERY POSSIBLE AVENUE TO MAKE IT HAPPEN.

M. Miron

CALLING ALL SWIFTIES: AN INVITATION!

Grab your favourite Swiftie and join us on MAY 10 for this unique, family-friendly event in support of our community's new Youth Group Association, which intends to create a safe refuge for young people in our lil' village.

I'm so excited to be partnering with my incredible friend Crista at Move Better Physiotherapy (Metcalf) and the Greely Community Association to offer this event. No, this is not just a kids' event and, YES I will be on the dance floor the entire night!! Snag your ticket before they're gone at www.janinehogg.ca.

ON FINDING HOME

I had the loveliest heartfelt chat with a fellow realtor last weekend, and it wasn't my first exchange like that.

My takeaway: There are realtors out there who are in this business for the love of people: I think you already know that I'm one of them and proudly work alongside many others too.

When I was first getting started, I was worried I might be too big a feeler for this industry, but I know better now. My clients are drawn to me because it's obvious I care. Yes, I very much lean on my communication background & other skillsets, but it's my heart that is my superpower. I believe that's true for us all: when we show up with sincerity, success follows.

The joy I get to witness as a Realtor is a blessing, but the times that I get to support my clients through the not-so-joyful moments is also deeply sacred. It all feels meaningful and I cannot help but explode with affection for every human I get to work with. Thank you to my clients for letting me smother you with my love. 😊

YOUR REAL ESTATE SHERPA.

Whether you're just starting to feel a nudge to move or invest, or you're all set to take the plunge, I'm just a phone call away! Reach out anytime and let's start discovering how I can support you as you navigate this important time in your life!

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TICKLING MY FANCY

A few things I'm currently appreciating:

1. Manicures: I've finally kicked my nail-biting habit!
2. Dancing: I'm talking HOURS on the dance floor
3. Asking for help: Cue Ashlyn & Natalie!
4. Fresh tulips: Is there anything more springy?
5. Hawksley Workman @ Neat Cafe last weekend!
6. Don Pancho Cilantro Lime Crema Sauce
7. My EXIT family: This brokerage is truly the best!

LAY DOWN YOUR ROOTS NOW,
LET THEM WRAP TIGHT AROUND MINE,
SINK DEEP IN THE SOIL.

Tyler Knott Gregson

