



THE HOUSE BLEND METHOD

A guide to help active Burlington families move to family-friendly neighbourhoods in French or in English



You are so blessed.

You have a beautiful and healthy family. Your kids are everything to you. You can't believe how fast they're growing. You have a roof over your head and all your basic needs are met. Sounds like the dream... yet, you don't have everything you had on your family's vision board.

You wish your kids could play in a large backyard, take the dog out for a nice walk on large mature streets, and have all the time in the world to enjoy each other, rather than being on top of one another....

Your home was once, the perfect haven, for you and your spouse. Your growing family is quickly overtaking the space.

You know you don't have all the time in the world. You feel you've got to make a move before your eldest starts high school. You don't want to switch homes then and change their whole world. It would be too big of a change.

You want to be super involved in your community and take advantage of activities with your kids. But the area you are currently living in is not your vibe. You've tried but, as the kids are growing up, you are not feeling it. You've never liked it and it feels like you are wasting time and being fake.



Mornings with kids can be chaotic enough. You feel hot and stressed, running around as you're nervously looking for an outfit in the morning.

There wasn't a lot of storage, to begin with, but now it's become unbearable. Everything is a mess everywhere. Nothing is organized.

You know something has to change. You keep fighting with the kids to put their things away, but there's just no room.

Your living room is a multi-purpose room. You feel self-conscious as you can't properly entertain anyone to come over.

There is no outdoor space for the kids to play. Your street is too busy for the kids to play, people are flying up the street getting home. The kids can't run and release energy in your small back patio either...

They are loud and full of energy, like normal kids. You wish you could have a bigger backyard. Or close-by trails, where they could go out and burn off some steam before dinner.

You've tried to better organize your space by watching TV shows on HGTV, Marie Kondo episodes, or Pinterest Boards.

It helped temporarily but it gets chaotic again. You know it isn't a permanent fix. You and your spouse can't agree on the next steps.

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You've gone to the nearby parks because you have no outdoor space. You are stuck there for an hour, watching the kids playing. You are stressing out about how late it's getting and you have to get home, to cook dinner in your messy home left from the morning. You wish you could multi-task while the kids are playing out in the backyard.

You fear you're failing as a parent. You never seem to get around to making a change. Your life is incredibly stressful and your living situation is messy. You feel guilty and inadequate as a parent.

You had all these grandiose plans and dreams to offer an awesome childhood to your kids. Sharing this dream life, with strong values and a close bond, is getting less and less possible.

You feel stuck... you've tried a few things on your own but nothing is working... You fear the worst is going to happen if you don't pay closer attention to the root cause.

Overwhelmed by the clutter, you can't really enjoy anything. Even what's supposed to be fun, feels like a chore. Everything is out of place.

You keep fighting with your spouse and kids. You don't remember the last time you left the house without yelling at everyone.

You are not alone. A lot of young parents feel your stress. I did too. I know life happens very fast, especially in the early years. It's like the famous expression "days feel like years, and years feel like days".

But here's the thing, you just need to press pause for a short moment. Take a deep breath and make yourself a coffee. You've got this.

This is why I developed my "house blend" method.

Everyone has their unique way of enjoying their own coffee. It's got to be just right. I've developed these steps to ensure the journey to your dream lifestyle is specific to you and your family and is really easy on you.

Let's blend your real estate and lifestyle goals with my knowledge, experience, and support network for a successful move!

01

Pick a flavour! Let's establish the family plan.

Let's first meet over coffee at your current home and discuss your family's vision. We'll chat about the type of lifestyle you're hoping for in your family's future. Using a series of well researched questions, we'll establish your wants and needs for this next step. I want to see if everyone is on the same page (including the kids!)

We'll walk through your current home and you can tell me what you love or hate about it. This helps me understand where you want to be in your next home. It also helps me craft messaging that will appeal to the next buyer! And just as important as your next home, we'll also establish the type of neighbourhood, schools, activities etc. you'd like to have close by.

From this initial meeting. I'll prepare a family package with all your information. I will call it your "family profile".

I'm a partner in this journey, I want you to feel at ease from the start. Walking in your space, immersing myself in your world, to better understand your key motivation for this move. I want us to blend your goals and my experience to make a perfect move.



02

Grind the beans. Let's get to work & discuss the process.

Let's start working together on getting you prepared for this move. As a busy family, I don't want to add to your plate.

I'll help ease as much of the extra work as possible. I'll put you in contact with my preferred lenders so you can be pre-approved. This will help establish the type of homes you can afford and how this will impact your monthly cash flow. These financials will complete your "signature family profile". We'll also sign the required paperwork to formalize our working relationship.

You'll receive access to your "client only" portal. This website lists all the steps of buying and selling so that you can refer to it, in your own time. Life can get busy.

When preparing to sell your home, I'll coordinate everything on your behalf. Preparing your space well is an important step in this process. I want you to get as much as possible in the sale of your home. I'll coordinate cleaning, painting, staging, and anything else required for your home.

Since you have a family, I want to try and reduce as much stress and extra work as possible. Anything we can do to get out of the way beforehand, the better. You can rely on me to coordinate any work required to the space prior to listing. Once we've established the financials and prepped your home for sale, we will be ready to make a move when we find you a home.



03

It's brewing! Let's buy & sell together.

This is the fun part where we start house hunting. We'll start by visiting a series of different homes in your price range. This will perfect what you like and what you don't like.

To reduce any stress and overwhelming feeling, I'll only send you homes that would be of interest.

If you are relocating, when you are in town, we'll first take a "Burlington Tour" drive. So you can check out certain neighbourhoods and the distance to nearby amenities.

Now that we've established what you are looking for, we can start visiting homes. I'll really listen to you while visiting homes to ensure we continue visiting homes of interest. We'll drive together certain neighbourhoods to ensure you are fully aware of distances for schools etc.

I'll make myself available to visit homes and fit your busy family schedule.



04

Add your toppings! Make this dream, Your reality.

Do you like whipped cream and cinnamon or prefer your coffee black? Everyone is different. Once you find a property you like, we will make sure to discuss the price, terms, and conditions that suit you and your family.

Buying your next home.

When submitting your offer on a property you like, I will send your "family signature profile". We want the sellers to know who you are. I will negotiate hard, like I was purchasing my own home, to get you what you want.

We coordinate everything for you.

I'll coordinate suppliers as needed at this point. Inspectors, lawyers or anything else you might need. If you want to renovate, I can ask a contractor to come out and quote the job to see if it is workable in your budget.

Selling your home.

Once your home is ready for its close-up, it's time for me to work hard. From print campaigns; photography, drone shots, floorplans, and feature sheets. To online campaigns; videos, virtual tours, social media, paid target ads, inter-board listing. In-person events; agent networking, open houses.

We coordinate everything for you.

We'll take care of cleaning, staging and preparing your space. We will ensure your home is in front of as many qualified buyers as possible. I'll share feedback on the home so we can address anything needed. When an offer comes in, we'll review the details to ensure it blends with your purchase.



I will take care of everything so your life is the least disrupted. We will communicate regularly to ensure we are working together to achieve your goals.

05

Sip & enjoy!

Leading up to closing day, you'll have access to our moving concierge. This will remind you of all the tasks to complete before closing. Your new home will have a scheduled deep cleaning service (on me!) so it's one less item for you and your family to think about.

We'll schedule a final walkthrough of the home before closing. We'll ensure everything is in good working order. I will share my list of suppliers should you need anything for the house.

For me, this isn't just another real estate transaction. I want to build a lifelong relationship, and be your real estate partner. You'll now be a part of my awesome family client list! You'll get regular updates and invites to our fun client appreciation events. You'll receive a "signature market report" twice per year. This helps you stay informed on the real estate activity in your neighbourhood. If your family plan is to grow a real estate portfolio, we'll communicate to achieve your plans. Let's blend together for a signature experience that moves you!



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Can you picture it?

You can finally be at peace. You can be so proud of your achievements!

Your kids are growing up in the environment you had always dreamt of for your family. You and your spouse are on the same page. You live in a well-organized, spacious space, where everything has a spot and you never have to fight to look for your kid's sweaters! Your kids can be active and discover the outdoors while you're inside cooking dinner and hearing them play! You absolutely adore the neighbourhood and made friends with the neighbours who also have young kids!

You can finally host your family and friends again! You can now offer the wonderful family quality time you've always wanted.

Ultimately, you are living aligned with your family's values.



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Success Stories.

I have dealt with many realtors, Audrey is different. She is beyond exceptional. Very knowledgeable, approachable, caring and attentive to details. She would go above and beyond for you and your family like she did for me. Our whole journey from finding a property, to moving and settling wouldn't have been the same without her. I truly appreciate what she did, and can't say enough to give this great realtor the review she deserves.

- THE ALMHARI FAMILY

Audrey has been my Real Estate agent for many years now. She's very knowledgeable in her field of work and always available. I would recommend Audrey to anyone looking to buy, rent or sell. If I could give Audrey more stars I would.

- KAREN SCHNEIDER

Audrey went beyond a professional agent. The listings provided were specific to my request. As I just arrived to Canada, she managed to arrange for tours and showings despite very short notice! She even managed to pick me up from the hotel, showed me a couple of houses and dropped me back when I couldn't rent a car. Will definitely reach to her again.

- SALAHUDDIN SHALABI

About Me



I was born and raised in France. My dad worked in marketing and my mom renovated our homes. She even had her own decor boutique.... I never thought I would be a realtor but now looking back, it was inevitable.

Between my dad's demanding job and my mom renovating homes, we had to move a LOT. We were like army kids who had to constantly adapt.

New bedrooms, new houses, new schools, new friends, our world was changing all the time. It sounds like fun, but it was hard as a kid. There wasn't a place to really call home. We then moved to Canada, a more significant move. Changing countries, cultures. This is where I learned so much about resilience and openness to others.

I never had that community feel growing up. Burlington gives me all this. The community, the people, the neighbourhoods, the amenities, trails, and the shops. I've now lived in this town for 17 years and am a huge Fan. It is my mission to make it discovered to everyone.

To buy our first home, my husband and I worked hard to save up. When we found our family home, we had to stretch our budget and we were so worried we would not be able to afford it. It was terrifying. But I kept in mind the true values my parents taught me. We can do anything and we went for it. We are still here and I feel fulfilled. I am offering the life I wanted to give my 3 children.

A home is a lot more than just walls. It's where you build memories over time as a family. It's weekend mornings spent lounging in your PJs. Listening to music while making pancakes for the kids. It's bumping into other hockey parents at the grocery stores. It's being a part of a true community with other families just like yours. It's where your kids play on the street and don't want to come in for dinner. It's a place for kids to visit over march break.

I'm a HOME lover with a capital H - anything to do around houses, I'm in! From real estate, interior decorating, home renovations, to new home developments, I love it all.

I know how important it is to find your family home. A secure nest you can be yourself in. Start building your family's memories in. I know how scary and overwhelming it is as well. From my previous moves, I understand what it takes and the amount of work that it requires. I want to help you alleviate any additional work to our already busy lives as parents... I've built "a village" in this community to support you with everything you need for your move. And I can do it in French or English,(or both!)

Let's blend your real estate and lifestyle goals with my knowledge, experience, and support network for a successful move!

Audrey

If you want to take the next step, book a strategy call with me to see if I can help you and your family with your next move. Click here to book your 15 min call or chat with me in Facebook Messenger in French or English. Talk soon!



[CLICK HERE TO CHAT](#)

[CLICK HERE TO BOOK A CALL](#)



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About My Team

The MINK Group


You have many realtors to choose from. So why are we different?! The answer is simple; to us, you are more than a transaction. With our approach, not only will we work with you to accomplish your real estate goals, we hope to establish lifelong relationships beyond that.

As one of the top real estate teams in Burlington and surrounding areas who have helped hundreds of clients, we have the experience to help you navigate this market. We understand the process can be intimidating but our goal is to make your experience a positive one.

Combined we have 50 years of experience, each of us has furthered our training to receive specialized real estate certification, but most importantly we have worked with hundreds of clients and processed just as many deals. This means we are equipped to help you with what is potentially the biggest purchase of your lifetime.

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