L|S

Home on the Rock

Your St. John’s, NL Relocation Guide

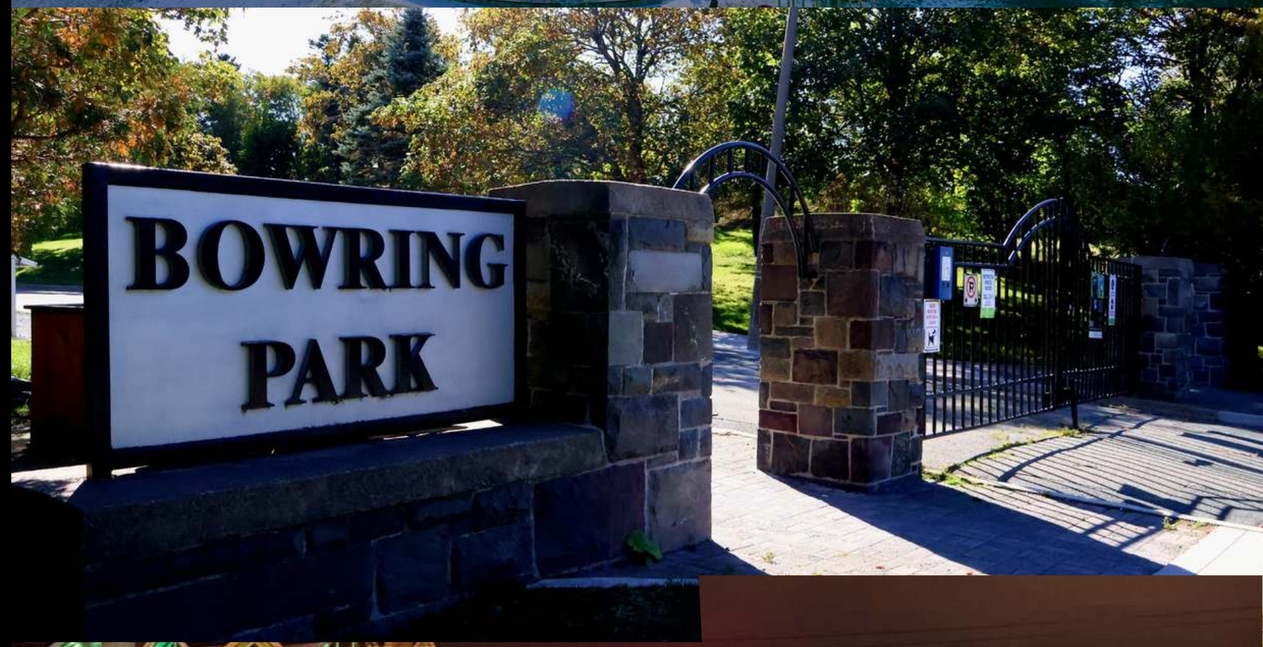
City Overview

Perched on the eastern edge of North America, St. John's is a colorful coastal capital blending history, culture, and innovation.

- Population: ~215,000 (metro St. John's)
- Time Zone: Newfoundland Time (UTC –3:30)
- Character: Friendly, creative, community-driven
- Climate: Mild summers (15–25 °C), brisk winters (–5 °C avg), dramatic ocean views year-round

Why people move here?

- Job opportunities in healthcare, tech, and trades
- Affordable Real Estate
- Vibrant arts scene
- Family friendly, low violent crime
- Unmatched outdoor beauty



🏘️Housing & Neighbourhoods

Here are some of the popular areas we serve:

Downtown & Georgestown
Walkable, historic, lively dining scene

East End St. John's
Family-oriented, close to schools & parks

Kenmount Terrace
Modern, growing, ideal for young families

Southlands / Goulds
Larger lots, suburban tranquility

Mount Pearl / Paradise:
Great for commuters with schools & shopping nearby

Average Home Price (2026): $415,000 CAD
Average Rent: 1-bed $1,100 | 2-bed $1,450

Moving Checklist

Ready to make the move? Here is a handy checklist of things you will need to think about before saying "Let's go!"

8–12 Weeks Before Move

- ☐ Choose moving date
- ☐ Get moving quotes (or book truck)
- ☐ Decide what to sell / donate / move
- ☐ Start decluttering
- ☐ Measure new home for furniture fit
- ☐ Create moving budget

Housing

- ☐ Confirm possession date
- ☐ Arrange utilities for new home
- ☐ Give notice to landlord (if renting)
- ☐ Book cleaners for old place

Moving Checklist

4–6 Weeks Before Move

Documents & Records

- ☐ Gather birth certificates, passports
- ☐ School records / daycare info
- ☐ Medical records (if possible)
- ☐ Pet vaccination records
- ☐ Insurance policies

Address Changes

- ☐ Canada Post mail forwarding
- ☐ Bank & credit cards
- ☐ CRA
- ☐ Employer / payroll
- ☐ Cell phone provider

Moving Checklist

2–3 Weeks Before Move

Packing

- ☐ Pack non-essentials
- ☐ Label boxes by room
- ☐ Separate valuables
- ☐ Pack “first night” box
- ☐ Take photos of electronics setup

Services

- ☐ Cancel old utilities
- ☐ Set up new utilities
- ☐ Internet booked
- ☐ Tenant/home insurance updated

Moving Checklist

1 Week Before Move

- ☐ Confirm movers and any additional details
- ☐ Clean out fridge/freezer
- ☐ Pack suitcases, boxes, etc.
- ☐ Withdraw some cash in case of emergency
- ☐ Prepare pet/kid travel plan
- ☐ Charge devices, including backup charger
- ☐ Print important info
- ☐ Update subscription services

Moving Checklist

After You Arrive

Health & Legal

- ☐ Apply for new provincial health card
- ☐ Find family doctor
- ☐ Transfer prescriptions
- ☐ Update driver's license
- ☐ Update vehicle registration
- ☐ Update car, life & other insurances

Financial & Government

- ☐ Update CRA address
- ☐ Update Service Canada
- ☐ Update child benefits (if applicable)
- ☐ Update voter registration

Why Choose the team at L|S Real Estate Group?

Local Market Knowledge. Experience. Support.

THE VALUE OF THE L | S GROUP

Having your own Team of Agents has benefits. This is how we help YOU!

1 Our Services are FREE to you

First and foremost – we only get paid when the deal closes. Our commission is paid by the Seller's Agent, so our services are free for you to access.

2 We know the local market

Online listings may not be updated when offers are accepted. Let us be your guide; we'll send properties that fit your criteria, and watch for potential opportunities.

3 We have the relationships

We work with talented professionals like mortgage brokers, lawyers, home inspectors, movers, construction companies and more to help with every step of a transaction!

4 We know Real Estate contracts

There are many stages involved in closing a Real Estate deal. Using our experience, we will guide you from Accepted Offer to Closing Day and everything that happens in between!

5 We are here for YOU

When you hire us, it's our duty to have your best interest in mind. We will be honest, direct, and work hard. We are here for YOU.

PROGRAMS FOR PURCHASING

Subject to external approval and availability Please check with your financial advisor and/or mortgage broker for qualification.

01

FIRST HOME SAVINGS ACCOUNT (FHSA)

A First Time Savings Account is a registered Canadian plan that allows first-time homebuyers to save for a down payment on a qualifying home with tax-free growth and tax-deductible contributions

02

NL HOUSING FIRST TIME HOMEBUYERS PLAN (FHP)

Assistance with down payment, closing fees, legal costs, and more. Subject to income requirements, location of property, purchase price, and more.

03

TAX CREDITS AND OTHER GOVERNMENT HELP

First-Time Home Buyers' Tax Credit (HBTC) can be claimed by eligible purchasers to receive a non-refundable tax credit of up to $1,500. There is also the Home Buyers' Plan (HBP), which allows withdrawals from an RRSP to put towards a down payment (has to be paid back).

Ready to Move?

Let’s Chat! ☕

Text: 1-709-749-7729

Call: 1-709-771-4448

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