

An aerial photograph of St. John's, Newfoundland, showing a mix of residential and commercial buildings, a harbor with a crane, and surrounding green hills. The text 'L|S' is overlaid in the top center.

L|S

Home on the Rock

Your St. John's, NL
Relocation Guide

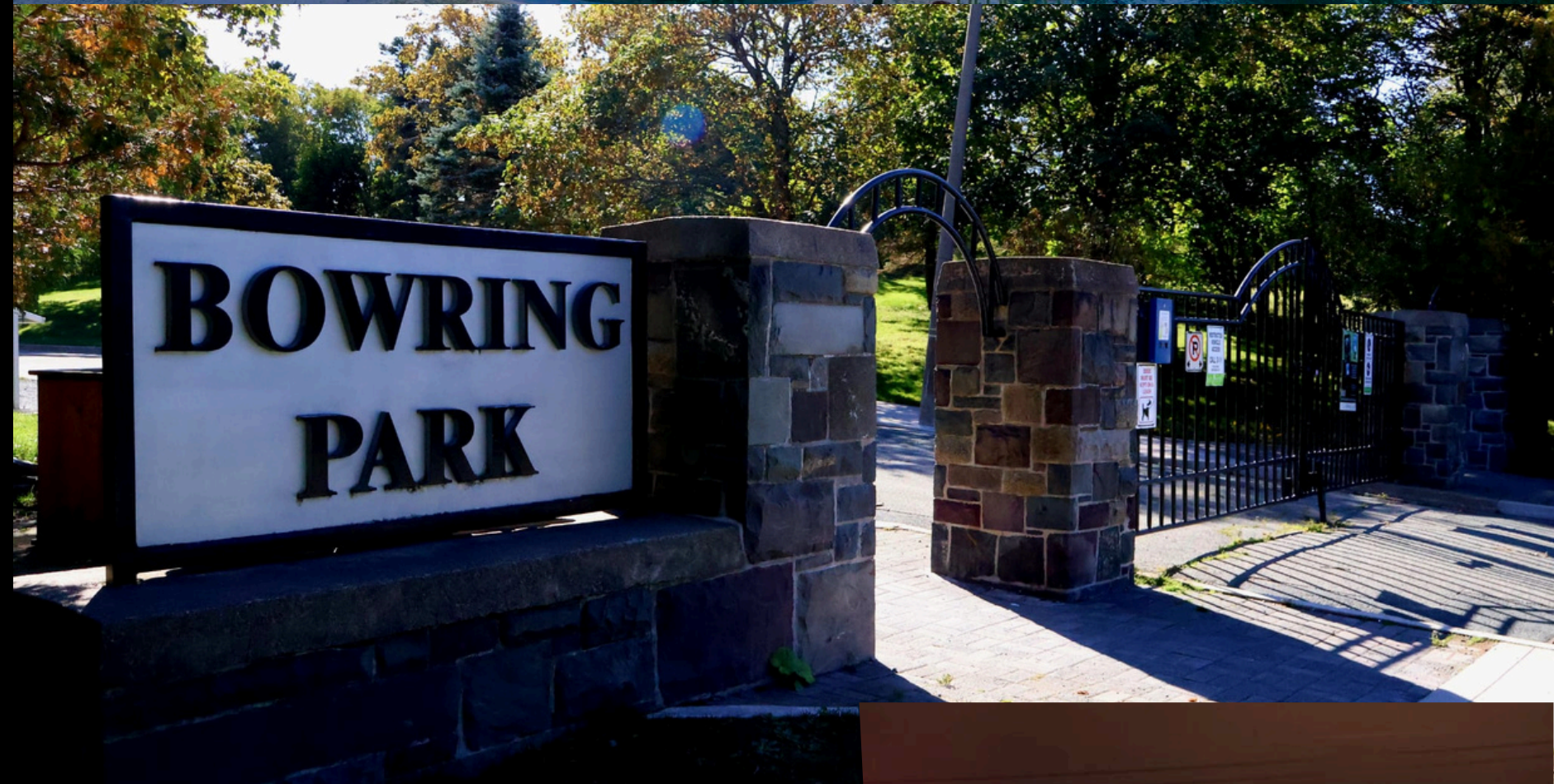
CITY OVERVIEW

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



An aerial photograph of a suburban neighborhood. The image shows a mix of single-story and two-story houses with various roof colors (brown, grey, white). There are green lawns, some trees with yellowing leaves, and a paved road winding through the area. In the background, more houses and a hazy horizon are visible under a cloudy sky.

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!

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!

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.

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!

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.

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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