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RESALE HOMES COLLECTIONS

AURORA/KING
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King Weekly Sentinel • www.kingsentinel.com

Meet the Realtors behind the Michele Denniston Real Estate Group



THE MICHELE DENNISTON REAL ESTATE GROUP has long engrained itself among the key real estate teams in King and surrounding areas. Previously under Century 21's umbrella, newly partnered with Intercity Realty Inc., this group of real estate professionals brings with it a wealth of dedication, professionalism & industry knowledge - no matter who's brand they find themselves under. Let's delve into the realtors that make up the Michele Denniston Real Estate Group & how they can assist you in buying, selling, investing or purchasing pre-construction.

MICHELE DENNISTON, BROKER & TEAM LEADER

A name synonymous with King Township real estate, Michele has been a King local for over 20 years and counting! Michele possesses all the qualities people look for in a realtor. She is a virtual dynamo, working relentlessly to stay ahead of the industry with her advanced technological skills and marketing solutions. Her extensive sales background at Parfums Christian Dior Canada at the corporate level prior to becoming a licensed realtor, have proven invaluable to Michele in helping her attain her successful status as a Realtor. Her first year in real estate Michele achieved the Top Producer Award and has continued to earn several high achievement awards for outstanding service, sales production and integrity in her industry including achieving #1 in the company consistently.

Always accessible and in tune with her clients' needs as well as the market conditions, she is fun to work with, committed and effective at closing a sale.

Her "family" of devoted clients will attest to her dedication and determination.

Having lived, worked and raised her family in York Region for many years, Michele is very attuned to the many communities within its boundaries. Not only is she well versed in Residential (Resale and Pre-Construction), Commercial and Rural properties, but has handled several Power of Sales for lawyers and financial institutions who in turn have referred her to their friends and families. Email: Michele@micheledenniston.com

JESSICA TAMBLING, BROKER

A Woodbridge local, Jessica has been Michele's "right hand" since obtaining her real estate license in 2017. Mentoring under Michele and learning the ins and outs of the real estate hustle have only further propelled her passion for real estate. Jessica prides herself on her intimate market knowledge, along with expert communication & transparency throughout the buying or selling process. Jessica's areas of expertise include: Toronto, Vaughan & Cottage Country. Email: Jessica@micheledenniston.com

LYNDA THOMPSON, SALES REPRESENTATIVE

A resident of Cookstown, Lynda is an invaluable addition to the Michele Denniston Real Estate Group: from her exceptional networking skills to her vital customer service to her clients, any clients that have worked with Lynda have provided her with nothing short of rave reviews. She feels there is only one way

to do things...that is, with impeccable integrity, honesty, and excellent service. Lynda's areas of expertise include: Innisfil, Cookstown, Essa, King & Barrie. Email: Lynda@micheledenniston.com

CARRIE NOONAN, SALES REPRESENTATIVE & TEAM ADMINISTRATOR

Carrie loves getting to know all her clients on a personal level in order to help her better understand what their concept of "feels like home" would be. This perspective helps her consistently find her clients the perfect home - her goal as your realtor. She pours her heart and soul into every listing or purchase for her clients, burning the midnight oil on a regular basis with her negotiations. Carrie's areas of expertise include: Barrie, Essa & Muskoka. Email: Carrie@micheledenniston.com

BRIAN GAVRILOVIC, SALES REPRESENTATIVE

After spending 2 decades in various areas of the construction industry, Brian's passion for people, construction and service have allowed him to create for his clients an experience, rather than a "transaction". Having spent his life within Peel, Simcoe and York Region, Brian has watched these areas grow from small farming communities to some of the fastest growing cities in Ontario. He has built a reputation on communication, honesty, and transparency. Brian's areas of expertise include: Brampton, Caledon & New Tecumseth. Email: Brian@micheledenniston.com

KIRSTEN BARTON, SALES REPRESENTATIVE

Kirsten spent the last 10 years working in healthcare within her community and providing compassion and support to her patients and their families, making her transition to real estate a no brainer, as it paired her love of real estate with her natural people skills. Having grown up in both small towns & larger cities, this gives Kirsten a great market perspective and helps her assist all kinds of buyers and sellers with their real estate needs. Kirsten's areas of expertise include: New Tecumseth & Dufferin. Email: Kirsten@micheledenniston.com

Whether you are buying, selling, investing or leasing, there is a perfect realtor match for you within the Michele Denniston Real Estate Group at Intercity Realty Inc. Drop by the Schomberg office located at 50 Doctor Kay Drive, Unit C-22 to make your real estate goals a reality.



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MARKET UPDATE - FEBRUARY 2023

AURORA	KING
AVERAGE SALES PRICE	AVERAGE SALES PRICE
\$1,233,499	\$2,145,945
AVERAGE 20 DAYS ON MARKET	AVERAGE 52 DAYS ON MARKET
NUMBER OF SALES	NUMBER OF SALES
55	23
89 NEW LISTINGS	48 NEW LISTINGS
SALE TO LIST RATIO	SALE TO LIST RATIO
101%	93%
YEAR OVER YEAR % CHANGE	YEAR OVER YEAR % CHANGE
-16.11%	-14.19%

*The statistics provided were obtained from the Toronto Regional Real Estate Board's Market Watch FEBRUARY 2023. Summary of Existing Home Transactions for All Home Types FEBRUARY 2023 + Focus on the MLS Home Price Index for Composite for York Region's Aurora and King

We are seeing a resurgence of consumer confidence in the market. With inventory still exceptionally low and Buyers out shopping, multiple offers are occurring again through most price points. It remains an opportune time for Sellers to capitalize on quick sales and accommodating closing dates. For Buyers, having your pre-approvals in place is paramount to make your Offers as strong as possible. We are anticipating an active spring market.

- Provided by Key Advantage Team Royal LePage RCR Realty
Susie Strom, Sales Representative
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* Not intended to solicit buyers or sellers currently under contract.

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Entering the 2023 real estate market with 5% down payment

LET'S FACE IT – the GTA real estate market is tough right now. Between higher interest rates than we've seen in the past decade, to the rising cost of living, it can seem like an uphill battle for first time homebuyers to enter the market. There was a recent article from CTV News that highlighted that Ontario millennials needed to save for over 20 years, on average, to be able to afford a 20% down payment on a home. In response to this, The Michele Denniston Real Estate

Group has partnered with a mortgage group to help you, our past, current and future clients, enter the real estate market with as little as 5% down payment. The age old saying remains true – its less about timing the market, and more about time in the market. That being said – typically if you plan to spend about 5 years in the same home, you are sure to ride out any market corrections & downturns. Let us show you how you can enter the market on a limited downpayment.

HOW IT WORKS: BUYING YOUR HOME

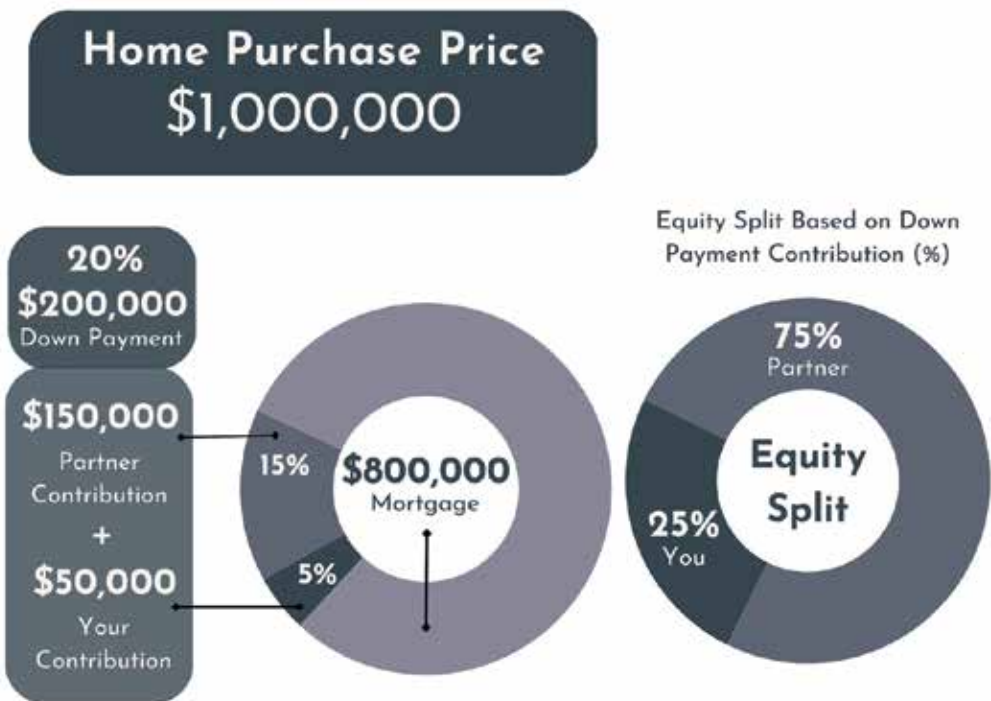
So, how does this work? Unlock homeownership with as little as 5-15% down payment through our Co-Ownership program. To qualify, you must be able to qualify for the mortgage you are seeking, must have between 5-15% down payment available (our lenders will make up the difference of the 20% down payment required). Buyers must also have funds to cover the closing costs, such as lawyer fees & land transfer tax. The home being purchased must be your primary residence.

Working with a reputable and knowledgeable real estate group closely tied to creditable lenders with the right connections is essential. The right agent can guide you successfully to achieve your goals in entering the real estate market. If you have questions about the program, or how we can better assist you with your real estate goals in 2023 and beyond, visit us at 50 Doctor Kay Dr. Unit C-22 in Schomberg, or contact Michele directly at (416) 433-8316 or michele@micheledenniston.com! We are committed to providing you with expert, reputable and top-tier real estate service; we look forward to connecting with you soon!

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Our partners only succeed as investors when you succeed as a homeowner – this is a true partnership, not private lending. Our investors will partner with you for up to 10 years, at which point you may choose to sell the home, or buy out the investor's share, based on fair market value. Once the home is sold, your mortgage principal payments will be returned to you before the remaining proceeds are divided. The percentage of the down payment, originally contributed by you, the buyer, and by the investor, translates into the percentage of equity, or ownership, that you will both have in the home. This is referred to as the equity split. Now you have the equity to go out and buy your next home!

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MONTH-BY-MONTH Spring home maintenance tips



3 WAYS TO PREVENT ICE DAMMING DURING A THAW

(NC) Whether you like the look of a snow-covered roof or cheer when it melts, you probably won't appreciate the damage ice dams can cause to yours.

Ice dams are created when rooftop snow melts during warmer days and then freezes when temperatures drop again. At their worst, ice dams can prevent further melting snow from running off your roof and instead cause it to leak into your home. Water penetration from ice dams can damage your home's structure, finishings and contents.

Since they're a normal part of winter and spring, make sure you're prepared for ice dams. The best way to deal with them is to prevent them from forming in the first place. Here are three ways you can do that.

1 KEEP EAVESTROUGHS CLEAR
Having eavestroughs clear of leaves and other debris can help ensure that water from melting rooftop snow is properly directed off your roof. Ideally, you should clear eavestroughs in the months leading up to winter, but it's still worth doing in winter and spring months if it's safe.

2 TAKE CONTROL OF ROOFTOP SNOW AND ICE
Make your roof part of your snow clearing routine. Soon after a snowfall, use a roof rake to remove snow from the first few feet of your roof. If you already have ice buildup and want it removed, consider hiring an experienced professional to do it for you. Avoid climbing onto the roof to try to clear snow or ice - you can damage your home and seriously hurt yourself. Throwing salt or de-icing chemicals on roof ice is also a bad idea, as they may cause shingles to deteriorate.

3 INVEST IN HEATING CABLES
Although it may be too late for this season, one thing you can consider for next year is to install heating (or de-icing) cables on your roof. These cables are installed on top of the shingles and along the roof line. When activated, they heat up to melt rooftop snow and ice before they turn into a problem. If you want to prevent ice dams effectively and with the least ongoing effort, heating cables are a good investment.

Find more home maintenance tips at tarion.com.

www.newscanada.com

(NC) After months of wind, snow and ice, spring maintenance should be on your mind to prevent lasting damage to your home.

Your spring upkeep should serve two purposes. The first is to assess and address any damage that occurred over the winter. And the second, of course, is to make sure your home is ready for the warmer weather to come.

If you own a newly built home, seasonal maintenance is especially important because it helps protect your warranty. New homes in Ontario come with a builder's warranty that lasts up to seven years from the date of possession. However, if you neglect to do the regular maintenance your home needs, any resulting damage may not be covered.

To help you kickstart your spring maintenance, here is a handy month-by-month checklist:

- MARCH**
- Clean the furnace filter, heat recovery ventilator and humidifier.
 - Test your smoke alarms and carbon monoxide detectors and replace the batteries if necessary.
 - Check and reset any ground fault circuit interrupters once a month.

- Check the attic for roof leaks, water damage or insulation issues.
- Check the sump pump (if applicable).
- Remove snow and ice from the roof overhang and vents to prevent ice damming and water damage.

- APRIL**
- Check eavestroughs and downspouts for damage or blockage.
 - Inspect the basement or crawlspaces for leaks.
 - Check the roof for loose or cracked shingles.
 - Check driveways and walkways for frost damage.
 - Check your water heater for leaks.
 - Turn on the exterior water supply.

- Plan landscaping in a way that will avoid soil settlement and water collecting near your home's foundation.

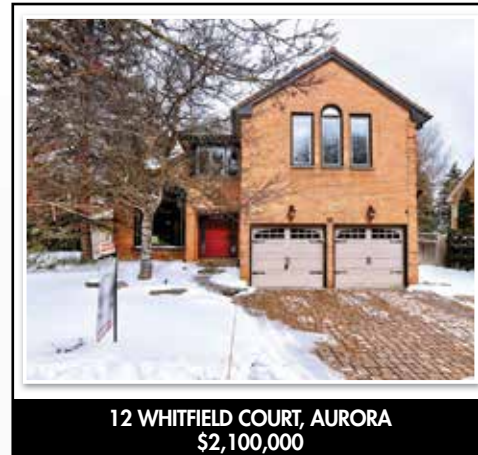
- MAY**
- Inspect fences for weather-related or other damage.
 - Check caulking for air and water leaks.
 - Check exterior finishes for wear that requires attention.
 - Check that windows and screens are operating properly.
 - Check the septic system if you have one.

Find more seasonal maintenance tips and warranty information online at tarion.com.

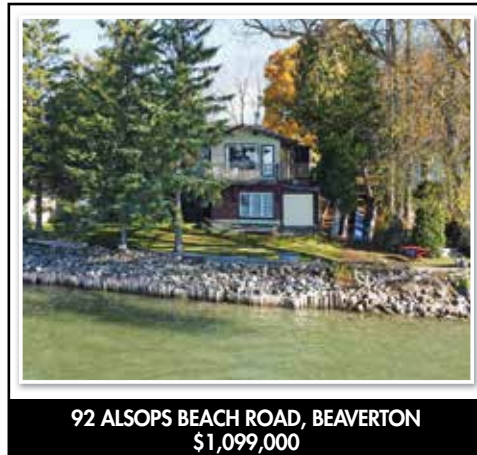
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MAPPING THE MILLION

What \$1 million can buy in Canada's major real estate markets



Nationally, a typical \$1-million home boasts an average of 3.2 bedrooms, 2.6 bathrooms and almost 1,800 square feet of living space

IN EXAMINING WHAT A BUDGET of approximately \$1 million – give or take \$50,000 – can buy in Canada's major housing markets, Royal LePage determined that the average home in Canada valued between \$950,000 and \$1,050,000 in December of 2022 had 3.2 bedrooms, 2.6 bathrooms and 1,763 square feet of living space, inclusive of all property types.

Canadian homeowners, renters and buyer hopefuls continue to keep a close eye on real estate trends in their markets and nationally, after almost two years of exceptional housing demand and record price appreciation. Home prices in Canada have moderated over the last nine months, following a series of interest rate hikes by the Bank of Canada. Still, a fundamental shortage of inventory has kept Canadian property values relatively stable, and in major markets across the country, a \$1-million price tag on a home is not unusual. However, the type of property that a million dollars gets you differs from one region to the next.

The mythical million-dollar house may not be the mansion it once was, yet a million-dollar budget will still buy a luxurious home in many parts of Canada. For those who live in our most expensive cities, low seven figures will get you a lovely, if more modest home.

In today's post-pandemic landscape, more Canadians than ever before have the option to work fully remotely, resulting in the ability to choose the city or town where they want to live without being restricted by the local job market.

Wider acceptance of fully remote employees has given more Canadian homebuyers the flexibility to live and work wherever they like. For those who prioritize square footage, outdoor space and luxurious features, \$1 million will go a lot further in cities outside of Toronto and Vancouver. Others, however, will pay a premium to live in the heart of our major cities and have access to top restaurants, shops and entertainment within walking distance, even if it means having a smaller living space.

The Greater Montreal Area, unlike Canada's two other largest metropolitan centres, boasts an average home size that is larger than the national average within the price range of \$950,000 to \$1,050,000.

Halifax, Edmonton and Winnipeg boast the largest average square footage of all major cities in Canada at this price point.

The average home in the Greater Toronto Area valued between \$950,000 and \$1,050,000 in December of 2022 had 3.0 bedrooms, 2.2 bathrooms and 1,461 square feet of living space; 302 square feet less than the national average.

A \$1-million home in the GTA these days is quite different from a property in this price range a few years ago when lower interest rates and lower overall home prices allowed for more accessibility into the Toronto Market. Today, the \$1-million benchmark is considered more of an entry-level price point in many neighbourhoods in the city. Sales over the seven-figure mark dominate the detached market, in both the city centre and the suburbs. The increased demand for larger properties as a result of the pandemic has put pressure on supply in this segment.

A \$1-million budget can afford prospective buyers a two-bedroom condominium in a newer building and a walkable downtown neighbourhood. Those searching outside of the city centre will see their dollar stretch farther, as homes with greater square footage are available at the same price point.

Outside of the city, in York Region, the \$1-million range can purchase a 3-4 bedroom detached home on a decent lot with a finished basement, some with attached single or double garages and others with in-law suites which can be rented out to assist with mortgage payments. Although prices are holding

steadily in 2023, February saw a 2nd monthly increase in prices in as many months this year along with an increase in the number of sales in the York Region.

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*As per gross closed commissions 2019 from Royal LePage Services Corp.

FEBRUARY MARKET STATISTICS

(2023)

**2nd straight monthly increase in price
and # of sales in York Region overall!**



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Patio projects to enhance outdoor living

Warm weather paves the way for more opportunities to enjoy the fresh air. For homeowners who have the luxury of outdoor spaces, including private patios, now is the time to start thinking about projects to enhance these gathering spots.

A patio can be considered a transitional area that links the outdoors to the inside of a home. According to the home and lifestyle resource The Spruce, a patio is often an oasis for lounging and entertaining. And depending on the homeowner's budget and preferences, a patio can be just as comfortable and stylish as interior spaces. The following are five patio projects that can transform these valuable spaces.

PRETTY PERGOLA

A pergola is an open-air (traditionally wood) structure that adds a measure of shade and privacy without completely blocking views of Mother Nature. Installing a pergola over the patio helps define the seating area. Hanging plants can add to the ambiance, and string lights can make this a great spot to gather when the sun sets.

PATIO FIRE PIT

Build a fire pit right into the design with the same materials used to create the patio. For example, if the patio is brick or flagstone, build up to create an eye-catching fire pit. Fire pits not only look good, but they also expand the time frame that the patio can be enjoyed, offering cozy spots to sit even when the weather chills.

FRAME IT IN

Make the patio a true extension of the inside by putting up walls around three sides of the patio if it connects to the home. Leave the last open to the yard, or consider installing screens to mimic the look of popular lanais. The walls will offer more weather



protection, meaning you can invest in high-quality patio furniture to make this a fully functioning outdoor living room. Hang a television that is rated for outdoor use for movie-watching under the sun or stars.

OOH LA LA

Vintage bistro tables and chairs can turn a drab patio into one that calls to mind a Parisian courtyard. Whimsical lighting and accents that you would normally think to see indoors, like a gilded mirror, can add extra appeal. Soften wrought iron and other metals on the furniture by including plenty of flowers and greenery. Don't forget the candles and a place to stash a bottle of chilling wine.

FARMHOUSE CHIC

Transform a patio into an entertaining space that caters to guests. A large farmhouse-style table flanked by benches and some upholstered chairs sets the scene for a dinner amid the fresh air. Watering cans filled with wildflowers and mismatched flatware establish a casual feel for gatherings in the space. For those who plan to cook and serve outside with frequency, invest in outdoor appliances so you'll never have to miss a beat with guests.

The options for transforming patios into stylish gathering spots are only limited by the imagination.

Small renovations that can make a big impact

Home renovations provide a host of benefits.

Such projects can increase resale value and improve the safety, aesthetics and functionality of a home.

COUNTERTOPS (AND HARDWARE): A complete kitchen overhaul may stretch some homeowners' budgets. However, changing an older countertop for a new material can provide the facelift a kitchen needs. And while changing the cabinets may be the homeowner's ultimate goal, swapping hardware in dated finishes for newer handles and pulls can provide low-cost appeal.

PAINT: Painting a space is an inexpensive improvement that adds maximum impact. Paint can transform dark and drab rooms into bright and airy oases. Paint also can be used to create an accent wall or cozy nooks. Homeowners also can showcase their personalities with their choice of paint colours.

LIGHTING: Homeowners should not underestimate what a change in lighting can do. When rooms or exterior spaces are illuminated, they take on entirely new looks. It's worth it to invest in new lighting, whether it's a dramatic hanging light over the dining room table or task lighting in dim spaces.

WEATHERPROOFING: Improving windows, doors, weatherstripping, and insulation in a home can offer visual appeal and help homeowners save money. The initial investment may be significant, but those costs will pay off in energy savings. According to One Main Financial, space heating is the largest energy expense the average American homeowner has, accounting for around 45 percent of all energy costs.

MUDROOM: Turn an entryway into a more functional space with the addition of cabinets, benches or custom-designed storage options that perfectly fit the area. Cubbies and cabinets can corral shoes, umbrellas, hats, bags, and much more.

ACCENT UPDATES: Any space, whether it's inside or outside a home, can get a fresh look with new decorative accents. Invest in new throw pillows and even slipcovers for living room sofas. Use new tile or paint the brick on a fireplace in a den, then update the mantel with decorative displays. Purchase wall art that can bring different colours into a room. Change the cushions on deck furniture and buy colour-coordinated planters.

These subtle changes will not cost as much as full-scale renovations, but they can still help homeowners transform their homes.



POPULAR TRENDS IN home exteriors

Certain homes have an undeniable wow factor.

That instant appeal tends to be noticeable the moment visitors pull up to the curb – and it might be a byproduct of homeowners' willingness to embrace the latest exterior design trends.

Trends come and go, but recognition of the current fashions can help homeowners create that highly sought-after wow factor. The following are some recent trends in home exteriors that have helped homeowners set their properties apart.

WOOD

Natural wood has undeniable appeal – and it hasn't only found newfound devotion among home-interior decorators. Natural wood garage doors create a sense of warmth and can set a home apart from others with steel doors, which tend to be the most popular garage door material. In addition to the garage door, natural wood entry doors and wood decks are popular ways to impart this classical, warm look to the exterior of a home.

PAINTED BRICK

Like natural wood, brick is a traditional material that's both sturdy and classical. But homeowners can add character to brick with a coat of paint, which has become a popular trend in recent years. Light tones tend to be the most popular when painting bricks. The experts at Better Homes &

Gardens note that this could prove a long-term commitment if homeowners so desire, as a properly painted brick exterior could last as long as 20 years.

HARDSCAPING

Hardscaping isn't a new trend, but it has been trending in recent years. Hardscaping is an umbrella term that includes everything from outdoor living rooms to incorporating natural stone into a landscape. Outdoor living rooms are one hardscaping trend that has become increasingly popular of late. These spaces serve as an extension of indoor living spaces. The home improvement experts at HGTV note that recently homeowners have looked to create covered outdoor rooms that can be enjoyed more frequently than patios or decks that are not protected from the elements.

OUTDOOR LIGHTING

It makes sense that individuals looking to spend more time enjoying their properties outdoors would want more lighting outside. Ambient outdoor lighting can be utilized throughout a property. Such lighting can light up walkways and driveways and be used to light up landscaping features like trees and gardens.

Home design trends tend to be fickle. But recognition of the current trends in exterior home design can set homes apart and turn properties into awe-inspiring places to enjoy the great outdoors.

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Signs a home-exterior needs updating

Renovations are a great way for homeowners to reshape their homes. Some may aspire to renovate so their home is more reflective of their personal taste, while others may do so in an effort to make their homes better align with modern styles and sensibilities.

Curb appeal is often discussed in regard to the effects it can have when selling a home. But curb appeal is equally important for homeowners who aren't putting their homes on the market. A well-maintained, aesthetically appealing home is a source of pride, while a home with fading curb appeal can make homeowners feel a little sheepish. Homeowners who want their homes to maintain their curb appeal can look for signs that it's time to update their home exteriors.

CURLING SHINGLES: The roof may not be the first thing people think of when pondering curb appeal, but a damaged roof can contribute to problems that ultimately affect the exterior and interior of the home. Multiple curling shingles indicate it's time to replace the roof. The sight of curling shingles is not pretty, but the larger issue in such instances is the potential for costly water damage when water gets in through the affected shingles.

DATED ENTRY DOOR: Many home improvement experts insist they can determine when a home was built or most recently renovated simply by looking at the front door. Steel and glass doors are popular in modern homes, so homeowners with front doors with ornate designs and oval glass inserts can likely benefit from an upgrade to their entryway. A modern front door can make a statement and real estate experts note how popular updated front doors are among buyers.

UNSIGHTLY LANDSCAPING: It's not only the physical components of the home that may suggest an update is necessary. Homeowners without a green thumb may have exterior landscaping that has seen better days. If a spring or summer day spent tending to your landscaping is not your ideal weekend pastime, then consider replacing unsightly landscaping with low-maintenance plants or hardscaping. These alternatives to more needy plants can create curb appeal without requiring any extra work for homeowners.

CRACKED DRIVEWAYS/WALKWAYS: If the driveway looks like a busy road at the end of the snow plowing season, chances are that's adversely affecting the impression people have of your home. In addition, cracked walkways indicate a need for renovations, as these areas are front and center when welcoming guests.

Updating the exterior of a home can restore curb appeal and help homeowners feel better about their properties.



The home improvement industry has been booming for years, but forecasters are projecting a deceleration in 2023 and perhaps beyond.

Estimates from the Home Improvement Research Institute, which is the leading market research resource for the home and building products industry, indicate that growth in the home improvement products market is expected to decelerate from 7.2 percent in 2022 to 1.5 percent in 2023. Inflation continues to affect consumer spending, and homeowners may be looking to spend less on renovations in the year ahead.

Minor upgrades that aren't as costly as larger projects can still make a big difference, especially among prospective buyers. When looking for minor upgrades that can help sell a home, homeowners can rely on Remodeling magazine's annual Cost vs. Value Report. That report analyzes costs for

an assortment of remodelling projects and determines the value of those projects at resale. Though resale value depends on a host of variables, including location, the following are some relatively minor exterior upgrades that impress buyers and provide a strong return for homeowners.

GARAGE DOOR REPLACEMENT: Garage doors matter more than sellers may recognize, as various real estate professionals note that buyers appreciate homes with updated garage doors. That's good news for homeowners, as the 2022 Cost vs. Value Report indicated homeowners recoup roughly 93 percent of their garage door replacement investment at resale. The average cost of such a job is right around \$4,000, making this a budget-friendly remodelling project.

WINDOW REPLACEMENT: The cost of new windows will depend on just how many windows must be replaced. But there are no denying buyers the idea of low emissivity (low-E) windows, which can cut energy bills by a significant amount over time. The Office of Energy Efficiency & Renewable Energy estimates that heat gain and heat loss through windows is responsible for between 25 and 30 percent of

residential heating and cooling energy use, so sellers who can tell buyers they have new low-E windows can emphasize those savings in home listings. The 2022 Cost vs. Value Report indicates that homeowners recoup roughly two-thirds of their investment in new windows at resale.

LANDSCAPING: Well-maintained landscaping is another home-exterior component that can make a strong first impression on buyers. A recent survey of nearly 7,000 realtors conducted by the National Association of Realtors found that upgrading a landscape recouped roughly 83 percent of a homeowner's initial investment in resale. In addition, 11 percent of realtors surveyed indicated that an upgraded landscape was the decisive factor that closed the deal for the house.

Updating a home's exterior doesn't have to bust homeowner's budgets. Many affordable projects also provide a substantial return at resale.

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DO OR DO NOT RENOVATE

The pros and cons to consider



By **Julien Laurion**
The Big Tuna of Real Estate

As both a Realtor and Renovator, I often get asked whether it's worth renovating a home in Aurora, Newmarket or King City.

It's a question with no easy answer, as there are both pros and cons to renovating a property.

In this article, I'll play devil's advocate and present arguments for and against renovating your home and reasons why to renovate your home in Aurora, Newmarket or King City.

THINGS TO CONSIDER OF WHY A RENOVATION WOULD BE ADVANTAGEOUS.

- 1 Increase the value of your property: Aurora, Newmarket, or King City are desirable areas to live in, and home prices have been steadily increasing over the years even if the current economic situation is not the best.
- 2 By renovating your home, you can increase its value even more, potentially making a profit when you do sell it.
- 3 Enjoy a more comfortable living space: Renovating your home can improve its functionality and make it more comfortable to live in.
- 4 You can update your kitchen, add an extra bedroom, or create a home office, all of which can enhance your quality of life.



5 Save money on energy bills: Renovating your home can also make it more energy-efficient.

6 By adding insulation, upgrading your windows, and installing energy-efficient appliances, you can save money on your energy bills in the long run.

REASONS NOT TO RENOVATE YOUR HOME IN AURORA, NEWMARKET OR KING CITY.

- 1 High renovation costs: Renovating a home can be expensive, and the costs can quickly add up.
- 2 In Aurora, Newmarket or King City, the cost of labour and materials can be higher than in other areas, which means you may end up spending more and likely will than you originally anticipated.
- 3 Disruption to your daily life: Renovating a home can be a messy and disruptive process.
- 4 Depending on the extent of the renovation, you may need to move out of your home temporarily, which can be stressful – and inconvenient and expensive.

5 Limited return on investment: While renovating your home can increase its value, the return on investment may not be as high as you expect.

6 Some renovations, such as a swimming pool or a high-end kitchen, may not add as much value to your home as you think.

In the end, deciding whether or not to renovate your home comes down to your individual circumstances and priorities.

If you're planning to stay in your home for the long term and you have the budget and patience to undergo a renovation, it could be a wise investment.

On the other hand, if you're looking to sell your home soon or you don't have the resources to take on a renovation project, it may not be worth it.

If you do decide to renovate your home in Aurora, Newmarket or King City, be sure to work with a reputable contractor and obtain all necessary permits.

With the right approach and mindset, renovating your home can be a rewarding experience that adds value and comfort to your life.

If you do not know where to start, I am only a call or a click away.

Good Luck!

Julien Laurion AKA Big Tuna is a local Real Estate Sale Representative with Royal LePage Your Community Realty in Aurora. I am a real estate agent who has expertise in both Real Estate and Renovations and has been involved in this community for over 20 years. If you have a question for my monthly article or if you are considering buying, selling or leasing a home please feel free to call or email me directly at (416) 402-5530 or julien@bigtuna.ca or by alternatively visiting my website www.bigtuna.ca or Facebook page @bigtunarealty

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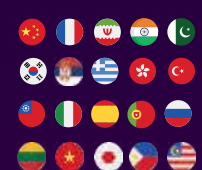
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*As per REMAX stats for Large Residential Teams, March 2022. Not intended to solicit clients currently under contract with another Brokerage.