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RESALE HOMES COLLECTIONS

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Senior Account Executive
ZACH SHOUB
zach@auroran.com

Account Executive
KAREN NEMET
karen@pcmedia.ca

Senior Account Executive
DIANE BUCHANAN
diane@auroran.com

Art Director
SARAH DIDYCZ

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THE AGENCY

Introducing Your Luxury Real Estate Power Duo!



WITH ONE CALL, all your real estate and relocation services can be handled with ease and efficiency, from one of the most professional and recognized brokerages around. If you're looking to buy, sell or move, The Agency is the one-stop global marketing and sales organization you can count on.

The Agency York Region is proud to bring their boutique approach, concierge client service, creative marketing and expansive global reach to buyers and sellers across the world.

With their new home at The Agency, two of King Township's well-established luxury real estate professionals, Niusha Walker and Tara McCarthy are collaborating to deliver exceptional services to their community. This is a partnership of combined experience and local expertise. Both being long-time residents of King Township, they offer a competitive edge through their vast experience, market knowledge and elaborate network of buyers.

Niusha Walker, Broker and Managing Partner at The Agency, is an award-winning real estate professional with nearly a decade of experience in property investing and holds a vital leadership role at The Agency York Region. Specializing in assisting buyers, sellers, and investors within the Greater Toronto Area, Niusha adeptly provides highly personalized, white glove service to her clients while closing record-setting sales with poise and ease.

Niusha has been presented with multiple awards including the Diamond Award. Niusha is also a Certified Luxury Home Marketing Specialist and Certified International Property Specialist.

"For me, success isn't about big numbers or lots of accolades. It's about building real relationships with clients and going above and beyond for them – every chance I get," says Niusha. "Whether I'm staging a home to sell or searching for the perfect property for a buyer, I make sure to ask the right questions to understand my clients' motives and needs before taking any further steps. Getting to know them on a personal level is essential – it helps me help them."

Among Niusha's many talents are her meticulous attention to detail, ability to use thoughtful cross-market strategies to showcase exceptional homes to exclusive audiences and negotiate powerfully to best serve her clients. "I love my job as a real estate agent, it's such an incredible honour to help families achieve their real estate goals," says Niusha. "While I enjoy every part of the process – from the search to the negotiations to the closing – it's most rewarding to see a family finally move into a new house and make it a home."

Broker and Director of Luxury Estates, Tara McCarthy is backed by years of well-rounded experience in York Region and beyond. Tara has always set the bar high in terms of luxury real estate and professional service. She found The Agency to be the best fit for her and was thrilled when the organization landed here in the GTA. They're putting the finishing touches on their King City office, and agents are available at any time.

Tara said, "The Agency, touted as 'your window to the world's finest real estate,' is considered one of the leading boutique brokerage firms. They've rewritten the real estate rule book," by providing a host of services. Whether you're moving within the GTA, or work sends you to San Diego or Lisbon, The Agency is here to coordinate everything. Tara said, "This level of service means you can sit back and let your agents handle everything, giving you a stress-free experience. The Agency's widespread network of agents is extensive, and their reach is truly world-wide. With such a network of specialists at your disposal, buyers and sellers benefit from global marketing."

In addition to buying and selling, Tara brings more than a decade of experience in building; from acquiring municipal permits, working with local conservation authorities, renovations and more. Understanding local planning rules and bylaws come in handy when considering new builds or additions and Tara has that knowledge in spades. She can help you find virtually any piece of land and help you create your own piece of paradise. Tara is also well versed in staging, purging, sourcing all needed services – "anything you need." Tara works closely with real estate investor and television host Scott McGillivray, as one of Scott's trusted agents and was featured as his personal agent on "Moving the McGillivray's" show.

Having achieved more than \$200 million in sales, Tara is known as one of the industry's leading authorities in luxury real estate. A self-professed "Jill of All Trades," Tara provides everything needed to ensure a seamless experience from start to finish. Tara is also a member of the advisory board at Capstone, an elite boutique wealth management firm in Toronto with a proprietary private debt fund that provides investors and borrowers with innovative solutions. If clients require financing resources, she can also help with finances and mortgage specialists, taking all the worries off your plate.

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MARKET UPDATE – APRIL 2023	
AURORA	KING
AVERAGE SALES PRICE	AVERAGE SALES PRICE
\$1,375,514	\$2,158,223
AVERAGE 12 DAYS ON MARKET	AVERAGE 23 DAYS ON MARKET
NUMBER OF SALES	NUMBER OF SALES
87	32
116 NEW LISTINGS	83 NEW LISTINGS
SALE TO LIST RATIO	SALE TO LIST RATIO
104%	95%
YEAR OVER YEAR % CHANGE	YEAR OVER YEAR % CHANGE
-12.34%	-15.00%

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

We continue to see a shortage of inventory and a surplus of buyers currently. Similar to last month, at the high demand price points, we are seeing offer dates set, multiple offers and some sale prices that are astoundingly high. It is important as buyers to ensure your due diligence is complete with respect to financing and even pre-building inspections, in advance of preparing an offer on a home you are interested in. This will ensure your offer is competitive and strongly considered.

— Provided by Key Advantage Team Royal LePage RCR Realty
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NAVIGATING THE SPRING MARKET

Should you sell your home now?

April showers brings... more May listings? We've all been told at some point or another that spring brings a frenzy to the real estate market. Given the recent market changes, with the increases to interest rates and lower sale prices, you may be wondering if the spring market is still all it's made out to be?

According to new data released by the Toronto Regional Real Estate Board (TRREB), new listings were up 6.5% last month, and the number of sales rose by a staggering 27% from March to April. We are still seeing an influx of buyers in the market coupled with a lack of available listings, inevitably leading to a Seller's market.

IS THE MARKET RECOVERING?

The perception that the market is still down is correct – prices are lower than they were at this point last year, but they are on the rise. The market is showing signs of recovery, which is prompting many buyers that have been sitting on the fence waiting for the market to hit "rock bottom" to jump in the market. Once the Bank of Canada announced a pause on interest rate hikes last month, Buyers became more confident re-entering the market.

IF THE MARKET IS STILL DOWN, WHY ARE WE SEEING BIDDING WARS AGAIN?

It always comes down to the simple laws of supply and demand. The rise in interest rates greatly thinned out the buyer pool. In turn, this also scared off many potential home sellers, who are buyers as well. This

kept the scales tipped in the seller's favour, given that there were more buyers than homes available for sale.

WHAT KIND OF PROPERTIES ARE SELLING?

When buyers see a move-in ready home in a great neighbourhood, they jump on it. These homes sell quickly and typically with lots of competition. On the flip side, homes that need some TLC, are in less-desired neighbourhoods or are overpriced, aren't selling as well. Buyers are now paying significantly more towards their monthly mortgage payments, making it difficult to afford a renovation.

THINKING OF SELLING? HERE ARE SOME REASONS YOU SHOULD:

- **Home prices are on the rise** – the Home Price Index rose by 2.4% from March to April 2023.
- **Housing supply is still low** – with the consistent influx of new buyers and immigration, there aren't enough new listings compared to buyers.
- **No one can predict what interest rates will do next** – we always tell our clients that we don't have a crystal ball (wouldn't that be great though?). It is always best to base your decisions on the present conditions, rather than basing important life decisions on predicting the market.
- **Spring market brings an influx of Buyers** – the same is true year after year. Maybe it's the beautiful weather, maybe it's the hope of getting your family

settled in a new home prior to the beginning of the school year, either way – Buyers tend to come out of hibernation in the Spring.

• **It's the right time, for YOU** – regardless of market conditions, sometimes you just have to move. Whether it's for a new job, more space for a growing family, divorce, or any other life changes, you cannot always hold off on selling in an attempt to time the market. Work with a reputable realtor who can assist you in achieving your goals, notwithstanding of your reasons for moving.

WHEN IS IT IN YOUR BEST INTEREST TO WAIT TO SELL?

Guiding our clients in making the best decision FOR THEM is what we do. Here are a few reasons you may wish to wait to sell your home:

- **You're in need of a new, large, mortgage** – you may be surprised at just how much your mortgage will change given the new interest rate increases. If you are not urgently in need of a more expensive home (and larger mortgage payment, by association), it may be wise to wait.
- **Your home needs a lot of renovation** – the higher mortgage rates have impacted buyer willingness to renovate – many buyers are now seeking move-in ready homes, as their mentality has changed given the higher prices & rates. Buyers now expect more, given that they are paying a hefty sum on their mortgage.

• **You want to move, but don't need to** – sure, you may be in a favourable position as a Seller however if you are selling in order to buy something new, you may be better off waiting it out.

The Michele Denniston Real Estate Group gets you from "FOR SALE" to "SOLD" and are committed to providing you with expert, reputable and top-tier real estate service. If you have questions about the market, 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



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6 spring cleaning tips for a healthier home

(NC) Spring cleaning can feel daunting. However, doing a deep clean is important, not just for appearances but also for your health at home.

Here are a few cleaning tips to help make your home a healthier place to live.

LEAVE OUTDOOR SHOES AT THE DOOR

Outdoor shoes can track dirt and contaminants into your home. Set up a drop zone for any outdoor footwear. If you prefer something solid on your feet indoors, keep a pair of slippers or shoes ready to change into and only wear them while inside. You can also give them a routine clean from time to time.

START WITH DUST AND DIRT

Dust and dust mites can cause allergic reactions and worsen health conditions like asthma, so place this step high on your to-do list. Use a wet cloth or mop for hard surfaces to avoid spreading dust around and use a high efficiency particulate air filter in your vacuum, if you can.

DON'T MIX YOUR CLEANING SOLUTIONS

Read the label and follow all instructions on your household chemical cleaning products. Never mix household chemicals or use them together since some common ingredients, such as bleach and ammonia, can produce harmful gases when mixed.

Store cleaners locked out of sight and in their original containers to prevent confusion about what they are or how to use them.

REMEMBER TO VENTILATE

Ventilation is vital for healthy indoor air every day, but it's especially important to improve your indoor air flow when you're cleaning. It's easy to disturb dust and small particles as you clean or be exposed to a buildup of chemicals in your cleaning products. Turn on your kitchen and bathroom exhaust fans when cleaning and open your windows for fresh air.

BANISH MOULD FOR GOOD

As you go about spring cleaning, inspect your home for signs of mould or excess moisture which can lead to health effects like eye irritation. Musty smells and stains or discoloration may be signs of mould. For small amounts of mould, Health Canada recommends using dish soap and water to clean them up. Bleach isn't needed. If the mould covers a large area or keeps coming back, consider hiring a professional.

CLEAN UP AFTER CLEANING

When you no longer need household cleaning products, make sure they don't sit around your home – take extras to a hazardous waste disposal site. Likewise, if you discover unused or expired medications or health products don't let them hang around either. Always take them back to a pharmacy instead of tossing them down the drain.

More information on how to maintain a healthy home is available at canada.ca/healthy-home.
www.newscanada.com

Practical steps you can take to control indoor humidity

(NC) A common problem for homeowners during summer months is humidity. High indoor humidity not only makes you feel uncomfortable – it can also have negative effects on your health and your home.

Ideal indoor humidity levels are generally considered to be between 30 and 45 per cent. This can be a challenge to achieve during summer months, as warmer air retains more moisture.

The good news is that you can manage humidity levels effectively in a variety of ways. Homeowner maintenance is the key. There's an extra level of importance if you own a newly built home, as your warranty will not cover moisture-related issues, like damage to hardwood floors or mould, that result from improper maintenance.

Here are some things you can try to tackle excessive humidity in your home:

- Invest in a hygrometer, which will allow you to monitor humidity levels inside your home. Hygrometers are inexpensive and can be found at most hardware stores.
- Be mindful of the number or type of plants in your home as they can mean higher humidity levels inside.
- Use your home's ventilation system. Turn on exhaust fans when cooking, showering or doing laundry. It's also a good idea to leave them running for a short time after you're done to ensure enough moisture is removed from the air.
- Keep areas throughout your home as tidy as possible. Storage spaces and general clutter can interfere with air circulation, trap humidity and lead to mould growth.
- Use a dehumidifier. They are available as stand-alone units or can be integrated into your home's heating, ventilation and air conditioning (HVAC) system. A dehumidifier will help to remove excess moisture from the air.
- Plan your landscaping in a way that does not alter the grading around your foundation. Flowerbeds close to your foundation can cause rainwater to pool close to the structure instead of being diverted away from it.

Find more helpful home maintenance tips at tarion.com.

www.newscanada.com



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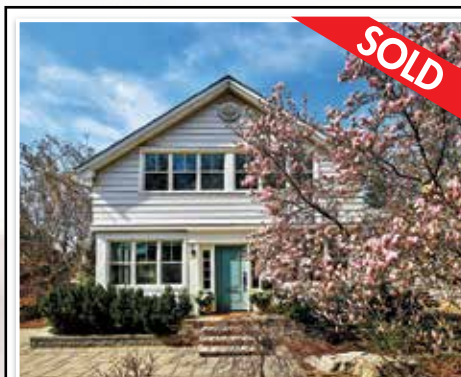
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Unveiling the truth behind home Renovations: The reality television fails to show



By Julien Laurion
The Big Tuna of Real Estate

Home renovation shows have captivated audiences with their remarkable transformations, presenting an alluring image of effortless home renovations.

However, behind the glitz and glamour of television, lies a stark contrast to the reality faced by homeowners. This article aims to pull back the curtain and shed light on the hidden complexities and challenges that television fails to portray accurately, revealing the true nature of the home renovation process.



Television renovations compress weeks, if not months, of work into a mere 30-minute episode, giving viewers the false impression that home renovations can be accomplished swiftly. In reality, undertaking a home renovation project is an arduous and time-consuming endeavour. The countless hours spent planning, sourcing materials, obtaining permits, and coordinating various tradespeople are conveniently overlooked on screen. Moreover, unforeseen setbacks, such as structural issues or supply chain delays, further exacerbate the timeline. The quick transformations depicted on television create unrealistic expectations, failing to acknowledge the considerable investment of time and effort involved in real-life renovations.

Television shows also frequently depict grand renovations with seemingly limitless budgets, neglecting to address the financial realities faced by most homeowners. In truth, unforeseen expenses, volatile material prices, and skilled labour costs can quickly escalate the overall expenditure. The scripted nature of television allows for an illusion of staying within budget, while in reality, many renovations exceed initial estimates by a significant margin. By failing to emphasize the financial strain associated with home renovations, television perpetuates the misconception that such projects are financially straightforward and accessible to all.

Additionally, television renovations often simplify intricate processes into a series of uncomplicated steps, disregarding the multitude of skills and expertise required. From plumbing and electrical work to carpentry and design, successful home renovations demand specialized knowledge. Most homeowners lack the training and experience necessary to execute these tasks to the same standard showcased on TV. The absence of skilled professionals and the potential risks of DIY renovations are downplayed, leaving viewers with an inflated sense of their own

abilities. The television narrative fails to address the importance of expert guidance and the potential pitfalls of embarking on complex renovations without appropriate skills.

While television portrays renovations as seamless and stress-free, the emotional and physical toll endured by homeowners is conveniently omitted. Decision-making fatigue, living amidst construction chaos, and encountering unforeseen challenges can lead to significant emotional strain. The exhaustion and physical demands of managing a renovation project are rarely acknowledged, leaving viewers unaware of the real-life pressures involved. By omitting these aspects, television perpetuates an unrealistic notion that renovations are effortless and devoid of emotional and physical hardships.

While home renovation shows offer entertainment and inspiration, their polished narratives fail to reflect the true nature of the process. The reality of home renovations is far more complex, time-consuming, and financially demanding than television suggests.

If you are considering buying, selling or renovating, do not hesitate, and reach out to the renovating Realtor.

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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DESIGNING FOR WELLNESS: Personalize your space to prioritize your mind

(NC) A new season brings new beginnings and positive transformations. Colour and design expert, Sharon Grech, shares three tips for using colour within your space to adjust the mood and prioritize your enjoyment in every space you create.

OPTIMIZE THE PSYCHOLOGY OF COLOUR

We all know how important it is to make a good first impression, so why not extend this to the feel of your home? Ensure your guests are filled with a welcoming and comfortable energy the moment they walk in by applying colours that will boost the atmosphere of your communal spaces. For your entry way, kitchen and dining room, Grech recommends uplifting yellows and understated, elegant browns such as Wenge AF-180.

"These colours not only provide a warm, balanced and inviting interior, but they can increase feelings of happiness and relaxation," says Grech. For a durable, washable finish in kitchen and communal areas she suggests using Regal Select interior paint which includes stain-release technology.

PAINT FOR PRODUCTIVITY

As many of us continue to work remotely, it makes sense to pay attention to how colour impacts our productivity. "Incorporate colours that inspire, support focus and reduce stress in your workspace such as deep shades of blue like Old Navy 2063-10. Employ red hues in accents or accessories to stimulate creativity and boost energy in your space," says Grech.

CALM YOUR MIND BEFORE BED

While we often paint our bedrooms for an appealing appearance, it's worth considering the impact colour can have on our mood and sleep. Ensure your bedroom is a comforting and calming sanctuary by choosing hues of lilac and purple for mental calm. To be at the forefront of colour trends, try incorporating New Age 1444, a soft and ethereal light purple grounded by a drop of gray, or use warm shades of pink and brown for relaxation.

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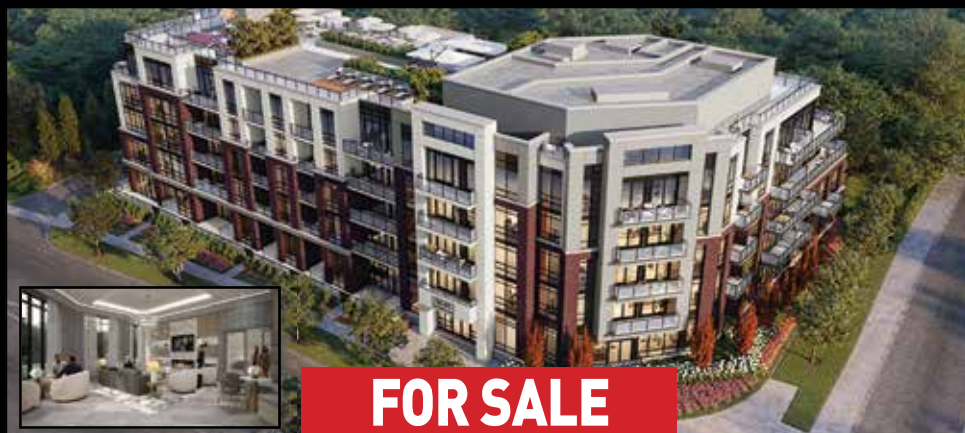
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TO ALL!**

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Time to spring clean your household appliances!

Spring has officially sprung, and it's an opportune time to give your home a post-winter deep clean.

Start fresh by purging old and underused items in your garage, closets and cabinets.

It's also the perfect opportunity to perform a maintenance checkup on major household appliances.

Conducting a yearly maintenance checkup can extend the lifespan of your appliances and ensure that they will be running optimally when you need them the most.

Here's a maintenance checklist to help ensure your large home appliances are in top shape this spring:

FRIDGE MAINTENANCE

- **COILS:** Locate the coils at the bottom or the back of the appliance and remove the access panel.

- Gently remove any debris and dirt with a vacuum or brush before replacing the panel.

- Cleaning fridge coils annually can help to reduce your electricity bill, as dirtier coils require more time and energy to chill food.

- **WATER FILTER:** Clean or replace this every five to six months to avoid impurities and contaminants in the water.

OVEN AND STOVE MAINTENANCE

- **STOVETOP:** For electric stovetops, wipe down the cooking surface with warm, soapy water before applying a layer of glass cooktop cleaner or baking soda paste and leaving it to dry.

- Once hardened, remove the paste with a scrubber or non-abrasive tool to remove baked-on food and stains.

- For a coil stove top, carefully remove each coil by hand and wash it down without fully submerging it in water. For gas cooktops, remove the grates and burner caps, and wash them with hot water and soap. Carefully wipe down the surface of the stove without getting the igniters or electrical components wet.

- **RANGE HOOD:** Oven range hood filters should be cleaned or replaced to ensure the proper functioning of the appliance. Clean your filter by letting it soak in hot water and degreasing dish soap before scrubbing off the remaining debris. Allow the filters to dry completely before reinserting.

- **OVEN DOOR SEALS:** Similar to refrigerator door seals, these are required to ensure ovens can heat efficiently and should be regularly cleaned with warm water and soap and replaced if/when necessary.



First time offered for sale, 58.8 farm with 1344 sq. Ft. Bungalow with 4 bedrooms, 1 bathroom, walk-out basement and single car garage. Renovate or build a new dream home and grow your own food on your own farm. Ideal to start your own self-sustaining lifestyle. Approximately 30 acres of prime rich black loam, specialty crop farmland with 28 acres of bush that has potential to be cleared to create more farmland or used for recreational use. Vegetables, root crops, garlic onions, potatoes grow well in this soil. Farm is tiled for drainage. Old homestead site allows for house to be built. Zoned Agricultural Special Crops, (ASC) allows for a broad spectrum of potential. Ideal for starting your own market farm. Home base business, vertical-farming, greenhouses, accessory building or dwelling, Bunkhouse. Paved highway access and is very close to highway 400 corridor and the new Bradford Highway Bypass junction, Highway 11 for easy transportation and shipping. Tanger Outlet Mall is meters away. Proximity to the new concept Innisfil transportation Hub site. Minutes to GTA, Newmarket, Bradford and Barrie. Can be purchased with "0" County Rd. 89, Innisfil, 28.8-acre farm which is also listed.

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Ken Pratt CSP
Salesperson



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- ✓ Traffic at Open Houses has increased considerably.
- ✓ Take advantage of current seller's market.

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OVEN DRIP PANS AND RACKS: Ensure oven drip pans and racks are routinely cleaned to avoid potential fire hazards. Soak in hot water with degreasing dish soap or vinegar to remove splatters, stains and food particles.

DISHWASHER MAINTENANCE

RUST REMOVAL: Run your dishwasher on an empty cycle with a calcium, lime and rust remover solution. A water and baking soda paste or a combination of water and vinegar can also be effective against rust.

SPRAY/PUMP AREA: Clean around this area in the base of your dishwasher to promote seamless drainage.

FILTER: Hard water and leftover food can build up in your dishwasher. Cleaning the filter will extend the life of your appliance and ensure this buildup is not continually being released onto your dishes during the cleaning cycle. Simply pull the cylindrical filter from the base of your dishwasher and gently wash it with a brush under warm running water.

WASHING MACHINE MAINTENANCE

HOSE LINES: Prevent flooding in your home by ensuring no cracks or breakage are present in your washer's hose lines. Perform a thorough check once a year and replace them every five years.

WASHER DRUM: Prevent buildup in the drum of your washing machine by regularly running a cleaning cycle with a dedicated cleaner or water and bleach every few months. Using a damp rag, thoroughly wipe the rubber liner and the inside of the door.

DRYER MAINTENANCE

DRYER VENT: In addition to clearing out your dryer's lint trap after each load, the dryer vent should be cleaned at least once per year to clear out lint buildup and to prevent fire hazards. Disconnect the dryer before pulling it away from the wall and removing the dryer duct. Use your vacuum cleaner inside and around the vent to catch leftover lint. Remember to clean the exterior vent too by removing the cover and removing any debris.

DRYER DRUM: Using a damp rag, clean the inside of your dryer drum, the rubber liner and the door. If necessary, soak and wash the lint trap, but ensure it is completely dry before replacing it.

AIR CONDITIONER MAINTENANCE (OUTDOOR UNIT)

CONDENSER UNIT: Begin by turning off the power and removing the winter cover from your outdoor unit. Remove the cage and pullout any leaves and debris that may have accumulated on the bottom.

FINS AND FAN: Using a paintbrush or other long bristled brush, carefully brush away any trapped dirt and debris that may be caught in the air conditioning unit's fins and condenser fan. It is safe to use a garden hose to wash the inside and outside of your unit, but avoid using a pressure washer as this can damage the fins. Reassemble the unit before turning the power back on.

FILTERS AND VENTS: Replace filters and clean out vents on a regular basis to ensure clean air is circulating through your home.

Be sure to run through this appliance maintenance checklist every Spring to keep your appliances operating safely and optimally and save you money in the long run.



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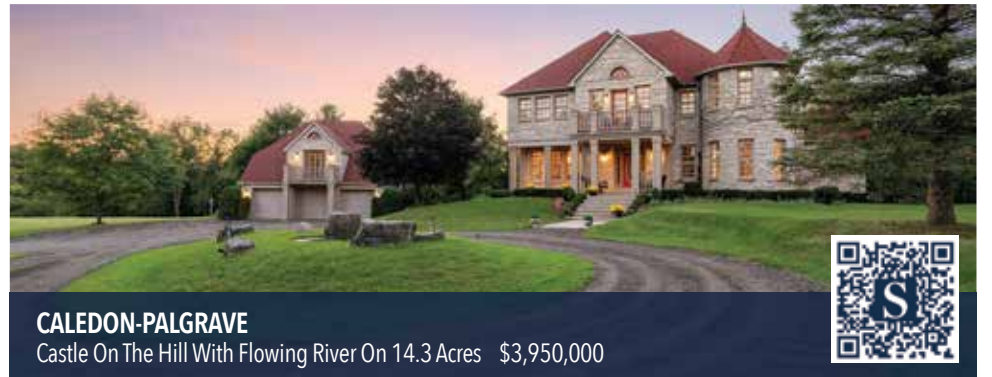
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Open Concept Design. Soaring 9 Foot Ceilings, Hardwood Strip Flrs On First & Second Flrs! Entertaining sized LR & DR. Big Centre Island Kit w extended cabinets- granite. Custom Backsplash. Extended W/O "Open" To Family Sized Eat-In Area With Walk-Out To Patio! Primary Bedroom With His And Hers "Organized" Walk-In Closets - Sitting Area & Inviting 5 Piece Ensuite Bath! Large Secondary Bedrooms Each With Access To Bathroom. Open Concept Finished Lower Level With Big Rec Room - Games Room Combination With Neutral Broadloom / Decor - Pot Lights - Above Grade Windows And Four Piece Bathroom!

\$2,070,000

SOLD! 174 CHURCH ST., NEWMARKET

Sought After Luxury "King George Townhome" Finished on Three Levels with Quality Upgrades. Steps to Downtown Main Street, Fairy Lake and Town Facility (Pickle Ball - Swimming Pool - Sports Court)

\$1,718,000

SOLD! 366 CHAMBERS CRESCENT, NEWMARKET

Quality Updates and "Upgraded Executive" Four Bedroom Home with Partly Finished Lower Level with Pool-Sized 50 FT Lot on a Quiet Child-Safe Crescent Steps to Schools and Park in Sought After Armitage Neighborhood!

\$1,238,000

SOLD! MOUNT ALBERT: TWO FAMILY BUNGALOW,
100 X 135 FT LOT WITH SHOP!

"OPEN CONCEPT"! Neutral Décor! Nicely Updated - Shows Well!! 4 Bedrooms Up! Kitchen Open to Great Room - Living Room! 2 Bedroom Lower Level In-law Suite W/Separate Entrance! 26' x 24' Shop w/Power & Woodstove! Loads of Parking! Lots of Updating!

\$1,110,000

SOLD! SIMPLY SENSATIONAL
1154SF 2BR 2BATH, SORRENTO CONDO

Quality sought after "Sorrento" building "open concept" two-bedroom, two-bathroom condominium in north Richmond Hill, loaded with extras and upgrades in building with unsurpassed amenities and steps to Yonge Street.

\$1,075,000

SOLD! 30 HARRISON AVENUE, AURORA

Bright Spacious Well Kept Brick Bungalow in Sought After "Aurora Village" Steps to Yonge - Transit - Park - Library and All Downtown Amenities Including the Soon To Be Open "Aurora Town Square"

\$1,070,000

SOLD! BUNGALOW BEAUTY
688 SKYE COURT, NEWMARKET!

OPEN Concept! Hardwood Floors! 9 Ft Ceilings! Kitchen with Granite Counter and Stainless Steel Appliances "OPEN" To Spacious Great Room with Cozy Gas Fireplace and Walk-Out to Deck! Main Floor Primary with Walk-In Closet and Inviting 4 Piece Ensuite! Bright Professionally Finished Walk-Out Builder Finished Lower Level with 2 Bedrooms, Rec Room, Loads of Storage

\$900,000



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EXECUTIVE HOME IN VAUGHAN

This meticulously maintained executive home offers a unique open concept layout with plenty of natural light. The property boasts a high-end German-made chef's kitchen, stunning two-storey family room with fireplace, and a private landscaped backyard. Loaded with upgraded features both inside and out.



PANORAMIC LAKE VIEWS

Captivating 4-season lake house with panoramic views. 4 bedroom floorplan with 3 levels of living space, open concept great room, large deck, and deeded right of way to waterfront with dock. Perfect for family life, Airbnb investment, and year-round lake living.
Offered at \$1,200,000



STUNNING LAKE WILCOX HOME

Stunning executive home w/ finished walkout basement in Oak Ridges Lake Wilcox. Gourmet kitchen, high-end finishes, and beautiful landscape. 4000 sqft, new appliances. Primary suite with walkout to balcony. Close to Lake Wilcox Park.
Offered at \$2,498,000



BRAND NEW CUSTOM MANSIONS

Just 2 available! Luxurious Mansions Nestled Into 1 Acre Private Lots On Quiet Cul-De-Sac in highly desired community of Aurora. Exquisite qualities & finishes. Walking distance to shopping, dining, And Parks. Close To Transit, GO Train & Hwy #404.
Asking \$4,999,900



RANCH BUNGALOW - WALKOUT

New Custom-Built Bungalow with 3 car garage and walk-out basement on 175 x 200ft lot in south Innisfil location. Open concept layout with modern features & finishes plus Separate living suite ideal for in-laws, home office etc. Don't miss this Opportunity! Offered at \$2,178,000



3.4 ACRE BACKING ONTO A PARK

Don't Miss Out On This Opportunity! Perfect Historical East Gwillimbury home! Serene park-side location, Private Loft Retreat with Vaulted Ceilings, Skylights, and Three-Level Carriage House with 3-Car Garages and Commercial Potential. Closeto Shops, Schools.
Offered at \$1,850,000



PRIME 2.5 ACRE LOCATION IN AURORA

Attention Developers, Builders and Investors! Future Redevelopment Potential. High Profile Location in The Heart of Prestigious Aurora. 297 Ft Frontage, More Than 2.5 Acres. Private Grounds With Pond & Water.
Offered at \$4,500,000



LUXURIOUS RAVINE ESTATE

Recently renovated estate in prestigious "The Shires Estates", Bradford. Features a gourmet kitchen, south-facing teak deck, open-concept family room, spa-like primary suite, hardwood floors, and a 3-car garage. Offered at \$2,298,000



BRAND NEW - PRESTIGIOUS AURORA

Stunning executive home surround by nature and located adjacent to the golf course. 10ft main floor & 9ft upper floor smooth ceilings. Upgraded cabinetry, quartz & granite countertops, high-end appliances, "Green" and "Smart" features & so much more! Close & all amenities, Highway & GO Station. Call now for all the details! Offered at \$3,000,000



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Breathtaking Sunrises & Sunsets! No Need for a Cottage with this Captivating all-year round entertainer's home with multiple walk-outs & nestled into extra large lot on Musselman's Lake. Deeded waterfront with lakeside cabin & dock. Just 10 Mins to Go Train, 40 Mins to Downtown Toronto. Don't Wait! Lots to Do & Memories to Make! Offered at \$1,800,000



2 LOTS SIDE BY SIDE - AURORA

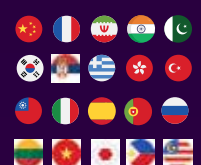
Attention Builders & Investors! Steps Away From Town Square, Farmer's Market, Cultural Centre, and More. Close to the Go Station and Hwy 404, and Parks, Lots 103 & 105 Can Be Purchased Together Or Separately. Offered at just \$799,000 each or together for \$1,548,000. Total 86x165 ft. Call today for more details.



INVESTMENT OPPORTUNITY

Private 10-Acre Estate Home In King with Grand 2-Storey foyer, Chef's Kitchen, Family Room With Fireplace, Hardwood Floors, Primary Bedroom With Spa-Like Bathroom, Lower Level with Separate Entrance. Offered at \$2,888,000

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