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RESALE HOMES COLLECTIONS

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

KEY ADVANTAGE TEAM

helps entrepreneurs connect

CONNECT AND COLLABORATE.

That was the theme behind this year's pop-up market, coordinated by The Key Advantage Team, a group of women professionals at Royal LePage RCR.

The realtors, according to Lindsay Strom, said the event, held May 7 (before Mother's Day), is really about entrepreneurs helping one other.

Born out of supporting non-traditional, bricks and mortar businesses during the pandemic, the pop-up market has grown into something much bigger, and more important.

Roughly a dozen small businesses in the Newmarket and Aurora areas came together to present their products and services. From young female entrepreneurs to seasoned artisans, they came together to celebrate, connect and collaborate.

The vendors included Lo + Co, Francis and Meyer, Aurora Skin Clinic, Candle Life Co, Room to Bloom, iSO Design, Little Red Bakeshop, Ice Cream Dreams and Sadie Makes it Magic.

Strom said this year's event was extremely successful, almost doubling in size from the inaugural event. Everyone, from participants to community partners, got a lot of traction from the event.

The market not only helped spread the word about the small businesses in our midst, it created and solidified partnerships, connections and networks.

Some of the pop-up vendors have transitioned into actual storefronts, and one entrepreneur launched her line of jewellery and has received support from a major retailer.

There are a lot of local success stories, and that's what the pop up market was zeroing in on.

The "Community is Key" up-beat pop-up market helped inspire and connect local businesses with our family, friends, colleagues and the community, to shop, relax and support local businesses in advance of Mother's Day.

"Woven into the fabric of our everyday lives, where you live, spend time and connect - we are gathering to inspire connection in our community."

WRITTEN BY Mark Pavilons



Michelle DENNISTON
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MARKET UPDATE - MAY 2023

AURORA	KING
AVERAGE SALES PRICE	AVERAGE SALES PRICE
\$1,452,295	\$1,925,399
AVERAGE 12 DAYS ON MARKET	AVERAGE 30 DAYS ON MARKET
NUMBER OF SALES	NUMBER OF SALES
91	21
128 NEW LISTINGS	69 NEW LISTINGS
SALE TO LIST RATIO	SALE TO LIST RATIO
101%	96%
YEAR OVER YEAR % CHANGE	YEAR OVER YEAR % CHANGE
-14.38%	-14.83%

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

We are experiencing a fairly robust spring market, with sales up 17% in Aurora (May 2023 vs. April 2023) and down approximately 5% in Newmarket (May 2023 vs. April 2023) Demand and Buyers out shopping are still far outpacing the available supply and inventory on the market, so it remains a favourable time to be selling, with less competition and a captive audience. For Buyers, it means prioritizing seeing properties in a timely fashion, having your pre-approval in place and doing due diligence ahead of time, if there is an Offer night.

- Provided by Key Advantage Team Royal LePage RCR Realty
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SETTING THE STAGE: The importance of staging your home for sale

IF YOU HAVE SOLD A HOME BEFORE, you likely are aware of the stress and pressure that can build up throughout the selling process, from completing cosmetic fix-ups to finding a reputable realtor, to finding a new home. Depending on the state of the current market, your house can easily get drowned out by competing listings and competitively priced neighbouring homes.

The longer a house sits on the market, the least likely it will sell for at or above the asking price. This is why we believe it is crucial to hire a trusted, reputable, and experienced realtor in selling homes that understands what makes a difference in the home-selling process.

The Michele Denniston Real Estate Group has over 20 years of collective real estate experience in the King and surrounding regions. Since growing our local team and opening our Schomberg office, we decided to capitalize on a few extra services that support our clients and their home selling journey.

We have offered complimentary home staging services for the past few years for all of our clients, and here are the main reasons why.

STAGING MAKES YOUR HOME STAND OUT

Today most home buyers start their new home search online. This means the first impression they get of your home is the pictures posted online, through the MLS, Realtor.ca or a similar website. Capturing

the essence and appeal of your home is much easier when your home is professionally staged. Adding lush greenery, new textiles and well-placed furniture can completely transform the look and feel of your space; and this will make your listing stand out from competing neighbours and other listings.

STAGING LEADS TO HIGHER OFFERS

Staging your home can get more exposure and people interested, leading to possibly creating a bidding war. If potential buyers are exceptionally drawn and fall in love with your home, they are likely to pay over asking; netting you more money in your pocket than initially expected.

STAGING HELPS YOUR HOME SELL FASTER

A well-staged home allows buyers to better picture what moving in and living there will feel like. This is highly advantageous to speed up the selling process. Instead of a buyer requiring more than one showing appointment, professional staging captivates the buyers instantly. Investing in design services also pushes the buyers to overlook minor issues, ultimately speeding up the purchasing process.

STAGING HELPS SHOWCASE DESIGN POTENTIAL

Many of the sellers we work with believe that completely clearing out their space is the best way to prepare for selling their home. However we believe that an empty space will do more harm than good. Many of the buyers we work with need to see the layout of the home with complimentary room

furnishing as it helps suggest and mentally picture what living there will feel like. Staging, when properly done, has a “wow” effect on its viewers. For those buyers who are not design-oriented, staging will help them better picture the space and its potential, which leads to more offers for you.

TIPS FROM OUR STAGING PROS

Our team believes that professional staging services are well worth the investment, but we also understand that this service is not included with every real estate agency. Here are a few key pro tips from our team's staging professionals that you can do yourself!

1. Remove personal items and family photos
2. Declutter your spaces
3. Tidy closets and storage spaces (messy closets suggests that the home does not have adequate storage space)
4. Neutralize bright colours and walls to appeal to the majority of buyers
5. Consider altering the layout of your furniture to create more space and an open concept

WORK WITH A REPUTABLE REAL ESTATE GROUP

We understand there are long lists of things to do when preparing to sell your home. But we also want our clients and residents to understand the

advantages of hiring a real estate group that offers or promotes staging. We believe this additional service is well worth our investment as it is key to fostering an exceptional and positive home-selling experience for the client. These are the reasons why we include FREE staging and professional design consultations for every client and encourage you to work with agents that offer the same.

If you are looking to buy or sell in King and surrounding areas, give our team a call at (416) 433-8316 for a free home estimate, a professional staging consultation or discuss your real estate needs with The Michele Denniston Real Estate Group today.



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4 questions to ask your contractor about smart home technology

(NC) A recent survey found that while four out of five Canadians are aware of how smart home technology can make it easier to manage their energy consumption, only one in five have adopted these tools in their home. You can ask your contractor to elaborate on these four basic questions to help you better understand smart home technology.

WHAT DO SMART HOME TECHNOLOGY products do? Smart appliances and fixtures are ones that can be controlled and monitored remotely and, through machine learning, will detect and adjust to your lifestyle automatically. This means you can turn the lights on or off from wherever you are, can check to make sure you didn't leave the curling iron on or

fridge door ajar and reduce energy consumption by shutting down items that aren't in use.

ARE THEY HARD TO USE?

No need to feel intimidated. Most smart home appliances can be operated through their controls, via a separate keypad installed in the home or on an

app. Once your contractor shows you how to install and use the app, you'll be off and running.

WHAT DOES A HOME ENERGY MONITOR DO?

A smart home monitoring system can help you keep tabs on your home 24/7. You can use Wi-Fi enabled switches like Square D and pair it with Wiser Energy, a home energy monitor, to receive custom notifications via your smartphone. This is great for homeowners who want to receive alerts about things like when your garage door opens, when your dryer turns off or if you leave a curling iron plugged in.

ARE THEY EXPENSIVE TO INSTALL?

Like anything, it depends on your budget. You can buy a smart home monitor starting at a few hundred dollars, and a qualified electrician can install one in minutes. But many homeowners typically find they quickly recoup the cost of installing these systems with the energy savings they're able to implement.

Find out more about how to conserve energy with a smart home monitor at se.com/ca/en.

www.newscanada.com



Which smart home products are worthwhile?

(NC) With more access to new and developing technology for your home, it can be overwhelming to figure out what's worth the hype or just a fad.

Smart home products are just some of the many devices that can help keep you and your home safe.

They can secure your home and prevent a burglary, alert you to fires and high carbon monoxide levels, regulate your energy consumption and let you know who's been near your front door. Here some top choices to consider:

Smart door locks mean you don't have to worry about losing your keys. With the click of a button, you can secure the entrances to your home without having to double check.

Do you feel like you're always missing couriers? You never have to miss an important delivery again by installing a smart doorbell. They have cameras for you to see who's outside your home from the comfort of your couch – or while you're at work. They're also a great backup to use while you're away or on vacation in case no one is home.

Lastly, stay worry-free by installing smart smoke detectors. These detectors can identify smoke or higher-than-normal levels of carbon monoxide before the problem escalates. Many of these smart devices are paired with an app, so you're always alerted of an emergency even when you're not home.

If you're a renter, you may not have control over the devices that can be installed. But you can still protect yourself and your belongings by having tenant insurance. Insurance providers such as Belairdirect have options that cover a renter's personal property in the rented unit if it is damaged, lost or stolen due to a covered incident.

Find more information on ways to help protect your home at belairdirect.com.

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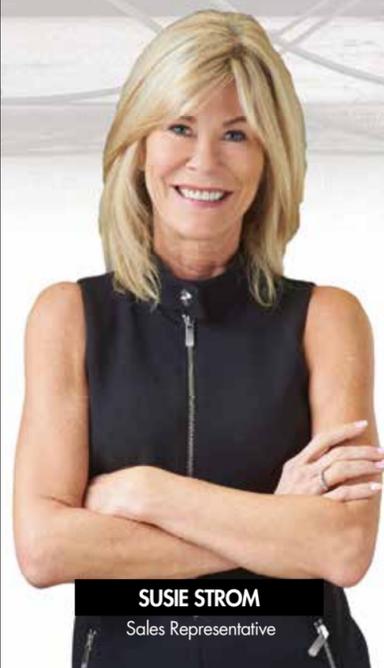


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3 easy ways you can clean up your community

(NC) Many communities are looking and feeling a little worse for wear. As we spend more time outside, there are plenty of simple things to do to freshen up your local area. Grab a buddy or spread the word, here are three ways to bring your community together and help it shine:

ADD SOME STYLE

While it won't solve all of society's ills, adding some visual cheer to a place can go a long way towards boosting how we feel about it. Maybe paint a mural on your back fence or garage or get the right permits and neighbour go-ahead to commission a masterpiece on a tired public wall. Adding solar lights to pathways at your home or street corner can also create a friendly, safe ambience.

SHARE YOUR SKILLS

Are you handy around the house or good with tools? Consider volunteering to help your neighbours with pesky tasks like lawn care or small repairs and keep the neighbourhood looking sharp. Maybe they'll repay

you with their excellent home baking. If you're the one with the skill in the kitchen, consider pitching in at a bake sale or community dinner to fundraise for new infrastructure around town. Swap gardening tips too, so you can all enjoy lush greenery in your neighbourhood.

MAKE AN EVENT OUT OF IT

Cleaning up litter may not be a typical day out, but it can be a great way to spruce up a public space. Cigarette butts are a particular eyesore and are one of the most littered items in the world. While most parts of a cigarette butt are biodegradable, they don't just fade away. Taking part in a cleanup, like an Unsmoke Canada event, goes a long way to making your community look and feel better. And, before a cigarette butt hits the ground, remember that they can be properly disposed of in a designated municipal bin.

Find more information about cleanups at unsmoke.ca/community-initiatives.

www.newscanada.com



How to ensure your custom home build is hassle-free

(NC) One great thing about building a custom home on land you already own is the freedom to design it to your personal tastes.

But it also comes with significant risks. What if the contract between you and the builder breaks down before your home is finished? The financial losses and stress from a broken contract can quickly turn your custom home dream into a nightmare.

Doing things right from the get-go is the best way to protect yourself. Here are a few important tips to keep in mind before you sign any contracts:

HIRE A LICENSED BUILDER

Does the builder you're thinking of hiring say they don't need a license? If so, that's an instant red flag. The truth is that all builders of new homes in Ontario must be licensed with the Home Construction Regulatory Authority (HCRA). The HCRA ensures builders have the required skills to build and sell new homes and holds them to professional standards of conduct. They also manage an online provincial builder directory that you can use to confirm the builder you're interested in is licensed. Make sure your builder is licensed before you enter into any agreements.

MAKE SURE YOUR CONTRACT IS WATERTIGHT

It's easy to get carried away during negotiations with your custom home builder and lose sight of reality. One of the biggest mistakes you can make is to rely on verbal agreements. These can easily fall apart and make it difficult to prove what was agreed on. As a rule of thumb, make sure everything is in writing. Your contract should clearly state what you're getting, how much it's going to cost and what each person is responsible for. To further protect yourself, have a real estate lawyer prepare, or at least review, your written contract before you sign it.

UNDERSTAND YOUR WARRANTY COVERAGE

Does your builder tell you that you don't need the new home warranty? That's yet another red flag. Almost all new build homes in Ontario must be enrolled into the province's new home warranty program. As a buyer of a "contract home," the warranty covers you against financial loss if the relationship between you and the builder breaks down before your home has been completed. It also provides coverage on work and materials for a total of seven years after you move in. Take some time to understand the warranty protection so you can be prepared if you need it.

Find more information at tarion.com.

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**RESALE
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Is Aurora the right town for me?



By Julien Laurion
The Big Tuna of Real Estate

As a realtor who works in Aurora, there are several crucial factors to consider when deciding whether to sell or buy a home especially if you are relocating to Aurora.

WHILE THE COMMON aspects like market conditions, financial stability, and personal preferences are important, there are some lesser-known considerations specific to Aurora that you should keep in mind.

Let's explore these uncommon factors to help you make an informed decision.

THE SPECIFIC AURORA REAL ESTATE MARKET:

Understanding the local real estate market is key. As a realtor with expertise in Aurora, I can provide insights into the current market conditions, including housing supply, demand, and pricing trends. Analyzing data specific to Aurora will help determine if it's an opportune time to sell or buy a home.

NEIGHBOURHOOD DYNAMICS:

Aurora consists of various neighbourhoods, each with its unique characteristics. Consider the amenities, school districts, transportation options, and community atmosphere of different areas in Aurora. Understanding which neighbourhood aligns with your lifestyle and preferences will guide your decision-making process.

DEVELOPMENT AND INFRASTRUCTURE:

Stay informed about planned developments, infrastructure projects, and zoning changes in Aurora. These factors can significantly impact property values and quality of life. Knowing the future growth prospects and potential changes in the area will help you make a more informed decision about selling or buying a home.

AURORA'S LOCAL ECONOMY:

Evaluate the local economy and job market in Aurora. Understanding the economic factors driving the area can provide insights into the long-term stability and growth potential of the community. Consider factors such as major employers, industry trends, and economic diversification when assessing the feasibility of selling or buying a home.

AURORA'S LIFESTYLE AND AMENITIES:

Aurora offers a unique lifestyle with its parks, recreational facilities, cultural attractions, and proximity to nature. Assess how these amenities align with your interests and priorities. Additionally, consider factors like commuting distance, proximity to essential services, and access to healthcare facilities when making your decision.

COMMUNITY REGULATIONS:

Familiarize yourself with local bylaws, zoning regulations, and homeowners association rules that may affect your property. Understanding the regulations and potential restrictions can help you make an informed decision, especially if you have specific plans for your property or if you prefer a particular type of community.

FUTURE PLANNING AND GROWTH:

Consider your long-term plans and how they align with Aurora's growth trajectory. If you anticipate major

life changes, such as starting a family, career advancements, or retirement, evaluate if Aurora can accommodate your future needs. Assessing the availability of suitable properties and potential changes in the area will be crucial in your decision-making process.

As a realtor I can guide you through the local real estate market, provide data-driven insights, and help you navigate the complexities of buying or selling a home. By considering these uncommon factors alongside the more common considerations, you can make an informed decision that suits your unique circumstances and aligns with your goals. If you are in need of any guidance, I am happy to help!

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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Tips to remember next time you move with your pets

(NC) Moving doesn't have to be daunting, as long as you plan ahead effectively. But of course, unexpected hurdles can occur along the way, adding to the stress. It can also be especially challenging if you have a pet. Before you start packing up your belongings, there are some important things to remember to make the transition as smooth as possible for both you and your furry friend.

Research the area you'll be moving to and ensure it is pet-friendly. This means looking into the local laws, regulations and housing options that accommodate pets. If you're renting, make sure your new landlord allows your type of pet and be aware of any restrictions.

Consider how you'll be transporting your pet. If you're flying, research airline policies and procedures for pet travel in advance. If you're driving, plan for frequent stops with all the necessities and familiar items to keep your pet comfortable.

Also, bring your pet's proper identification, including tags with your current contact information and a microchip that is registered with your new address.

Visit your veterinarian and make sure your pet is in good health and is up to date on all their vaccinations and other preventative treatments they may need. If you're moving internationally, research the specific requirements for the country you're moving to.

There are very specific requirements to bring a pet along when someone moves to Canada from another country. The exact rules that apply depend on several factors such as the type of pet, their age, and the status of certain diseases in the country the pet is coming from. These requirements must be met before moving here with the pet. If a pet doesn't meet the requirements, they could be refused entry into Canada.

If you are planning on moving to Canada with your pet, find out the requirements on the Canadian Food Inspection Agency's (CFIA) website. The CFIA is the federal agency that regulates the import of animals, including pets, to protect our health and animal health and prevent the spread of diseases.

Doing your homework, asking questions and getting the right documentation will go a long way to giving you and your new best friend a long, happy and healthy life together in your new home.

Find more information at inspection.gc.ca/pets.

www.newscanada.com



Stress-free summer moving tips

(NC) Summer is one of the best times of the year to move. The weather is warmer, the kids are out of school and there are typically more homes on the market.

As exciting as moving can be, it can also be a very stressful process if you don't have everything in order. Don't let the process of moving overwhelm you. Apply these useful tips to move like a professional.

SCHEDULE YOUR MOVE

Once you've confirmed dates, book your moving arrangements. Weekends are especially busy, with time slots often filling up weeks in advance. Opt to move your belongings on a weekday if possible.

Whether you're renting your own truck or using professional movers, book as soon as you can. If you live in a condo or apartment, remember to reserve an elevator with your property management.

DON'T PROCRASTINATE

Give yourself time to pack. Many people often underestimate the amount of items they have. Order moving boxes and packing tape, so you're not rushed before the big move. Most moving companies will also supply packing materials and may even offer packing services. If you're doing it on your own, label all boxes and identify which room they're going to in your new place for a smooth transition. Remember to not pack personal documents or medication until the last moment. Consider packing a small suitcase or bag with essentials to use the night of your move.

PURGE AND DOCUMENT YOUR BELONGINGS

Packing is the perfect opportunity to purge your wardrobe and create an inventory of all your belongings. Always document and estimate the value of your

items in case they get lost or damaged during the move. Remember to share those details with your insurer to make sure you have the home or tenant insurance you require to be adequately compensated in the event of a loss. Insurance companies like Belair direct offer a downloadable personal inventory form to help you keep track of everything you own. As a reminder, keep this document in a safe and secure place to minimize stress if you need to use it.

UPDATE YOUR ADDRESS

Finally, don't forget to send a change of address notice. You'll need to notify the various levels of government (federal and municipal tax offices, provincial health and licensing departments, etc.) as well as your bank, insurance company, utilities and any newspapers or magazines you subscribe to. The postal service also offers mail forwarding options for a small fee.

Find more information and the downloadable inventory document at belairdirect.com.

www.newscanada.com



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.

WWW.3194-89COUNTY.COM



137 GOLF COURSE ROAD
3 newly created Wasaga Beach Lots: 137 Golf Course Rd. Lot2, Lot 3, Lot4. Escape the GTA. Three serviced lots in the exciting Town of Wasaga Beach on the desirable Southeast side, in proximity to the new Ice Complex and a wide variety of shopping, world's largest open beach, swimming, hiking, biking fishing, a casino and only minutes to the ski hills of Collingwood's Blue Mountain area. Lots are available individually or can be bundled. Light sandy soil. Elevations could allow for possible walk out on lots 2 & 3. Sewer and Water connection stubs installed at the lot line by Sellers. Electric, gas, cable also at the lot line for easy connection.

**PART 2 MLS#: S5996540
LIST: \$489,999**

**PART 3 MLS#: S5996524,
LIST:\$499,999**

**PART 4 MLS#:S5996612,
LIST:\$499,999**



4 BRIAR HILL HEIGHTS UNIT 109

1 bedroom, 1 bathroom main floor condo unit in the prestigious Palisades of Briar Hill. Includes 1 underground spot and locker, sliding patio door to private unistone terrace. Solid brick and cement construction. Common area party room with kitchen.

**MLS#:N6093972,
LIST PRICE \$589,000**



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5 outdoor upgrades that add value to a home



(NC) From the front stoop to the backyard, outdoor remodeling projects can add tremendous value to a home by boosting curb appeal and function.

To pique the interest of potential buyers before they even walk through the front door, here are five eye-catching exterior upgrades sure to pay off in the long run.

1 UPGRADE YOUR DECK

A composite deck offers long-lasting beauty and low-maintenance benefits that appeal to today's time-stretched consumers. Unlike wood, high-performance composite decking, such as Trex Transcend Lineage, requires minimal upkeep as it's engineered to resist fading, scratching and mould, and it won't

rot, warp, crack or splinter. With no sanding, staining or painting required, composite decking attracts homeowners looking to spend more time enjoying their outdoor spaces rather than maintaining them.

2 REPLACE RAILINGS

One of the most visible aspects of a yard, porch or deck, a railing is often the first thing prospective buyers notice, and it has the power to set the tone for an entire outdoor space. If an existing railing is beginning to show signs of wear, replacing it with something new and modern can give the property an instant facelift that will boost curb appeal and perceived value.

3 CREATE AN OUTDOOR ROOM

Another value-adding upgrade to any deck or yard is a pergola. This relatively easy addition offers cool relief on hot days while also adding architectural appeal.

4 ENHANCE PRIVACY

The past few years have left many of us craving safety and serenity. To enhance the sense of seclusion in

an outdoor space, incorporate decorative privacy screens. Made of sturdy, low-maintenance materials, permanent or moveable panels are a popular option available in multiple patterns and colours. They complement the aesthetic of any outdoor setting and are ideal for enhancing privacy around decks, patios and pools.

5 ILLUMINATE WITH LIGHTING

Enjoy your outdoor living space long after the sun goes down by incorporating lighting into your deck or patio design. String lights and lanterns are ideal for creating an intimate environment, while tiki torches add fun and flare. For a more permanent solution, consider integrating lighting into deck boards and railings to take your space from ordinary to extraordinary.

Find more inspiration and ideas to boost the function and value of your home's outdoor space at ca.trex.com.

www.newscanada.com

3 LANDSCAPING MISTAKES TO AVOID

(NC) Landscaping is a bit of a mystery for many of us. While there are plenty of things you can do right, such as considering sun exposure, there's also lots you can get wrong, like over or under watering. Here are a few common – and sometimes costly – mistakes to avoid.

1 EVEN AND SYMMETRICAL PLANTING

Symmetry is nice but, as most artists and designers will tell you, it can also be a bit boring. And when you try to apply it to living things like plants it can be extremely difficult to maintain. To avoid the constant fussing required to maintain matching shrubs, include asymmetry on purpose. Keep a pattern or theme, and use odd numbers of plants and contrasting styles and shapes. Not only does this keep the space interesting by moving your gaze along, it also ensures your garden design looks intentional rather than accidentally off-kilter.

2 NOT THINKING ABOUT USE

Will you make use of a firepit to lounge around, or do you need a more active area for young kids or pets? Will you sit out there in the afternoon if it's cool and shady or subject to full sun? Are you really going to be able to tend to more than a couple of beds of vegetables? There are many design inspirations out there, but not all of them are for you. Go for what you need and want most out of the space and you'll find it more enjoyable.

3 NOT "REQUESTING A LOCATE" BEFORE YOU DIG

Most properties have services and utilities buried under them, such as water and gas lines, and hydro and sewage waste lines. In Ontario, you must know where these utilities are before you do any digging. It's actually illegal to dig for anything – whether fence, tree house, sapling or flower bed – without this information. You get the details to dig safely and legally by requesting what's called a "locate" from the non-profit organization Ontario One Call at least a week before you want to dig.

Find more information or request your locate at ontarioonecall.ca.

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Picturesque two acres exclusive Aurora estate enclave, 4,307 square foot updated and upgraded executive residence! Minutes to Country Day School and St. Andrew's College! Entertainment principal storey room with palatial central island kitchen open to solarium great room! Professionally finished basement! Oversized deck. Backs onto Beacon Hall Golf Club.

\$4,050,000

SOLD! DEMAND SOUTHWEST AURORA 3,300 SF GEM! "ASPEN BUILT BY GERANIUM"!

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 11545F 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! NEWMARKET "IMMACULATE" END SUITE CONDO TOWN!

Soaring 9 Ft Ceilings! "Open Concept" Floor Plan! Hardwood Floors! Kit w/ Extended Cabinetry – Granite Counters – SS Appliances "Open" to Spacious LR & DR Combo! Garage Access to Main Floor! Primary BR w/ "His" & "Hers" w/ Insl! Prof Fin "Open Concept" "Builder" Fin Lower Level Too!

\$980,000

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

Luxurious 7000+ sqft executive home on a 100' x 224' ravine lot in coveted King City. Stunning landscape, inground pool, and abundant windows. Upscale kitchen, elegant features, and convenient location near amenities. Offered at \$4,698,000.



BRAND NEW CUSTOM MANSION

Custom-built for luxury living. Meticulously designed 73,000 sqft mansion with grand proportions. Private cul-de-sac location, sun-filled open layout, extravagant suites, and high-end finishes. Personalize your dream home. Prime location near amenities. Offered at \$4,999,900.



STUNNING LAKE WILCOX HOME

Luxurious executive home in Oak Ridge Lake Wilcox. Fully finished walkout basement, close to Lake Wilcox Park. Step inside to find gleaming hardwood floors, elegant arch entryways, and high smooth ceilings. Approx 4000 sqft + finished walkout lower level. Offered at \$2,598,000.



PRIME LAND INVESTMENT

Golden Opportunity! 100 Acres of Residential Land, Zoned and Just Minutes from Hwy 48 & 12. Boasting Almost 2000ft Frontage, it Offers Privacy and Proximity to Amenities. Ideal Investment with a Short 1-Hour Drive to GTA. Offered at \$799,000.



PANORAMIC LAKE VIEWS

Captivating 4-season lake house with panoramic lake 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 \$1,198,000



OVER 1/2 ACRE BACKING ONTO PARK

Don't Miss Out On This Opportunity! Perfect Historical East Gwillimbury home! Serene park-side location, Private Loft Retreat with Vaulted Ceilings, Skylights. Three-Level Carriage House with 3-Car Garage and Commercial Potential. Close to 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 & Waterfall. Offered at \$4,500,000.



LUXURIOUS FAMILY HAVEN

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 \$1,798,000



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



EXQUISITE KING CITY HAVEN

Desirable family residence in King City's prime Springhill Gardens. Expansive 1/2 acre private corner lot. Open layout, vaulted ceilings, gourmet kitchen, walk-out deck, elegant dining room. Spacious bedrooms, luxurious primary suite. Finished lower level with walk-out basement. Offered at \$2,425,000



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. Call today for more details.



50' WATERFRONT - PRIVATE

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 \$1,599,000

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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.