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# RESALE HOMES COLLECTIONS

AURORA/KING  
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## THE DARYL KING TEAM

Be kind, it doesn't cost a cent

After 22 consecutive years of being the top sales professional in York Region, Daryl King is an expert in real estate; however, he didn't achieve such success by focusing solely on his own gain.



**HIS PHILOSOPHY** is to always 'be kind - it doesn't cost a cent.'

Working out of his Yonge Street, Richmond Hill office under the REMAX Hallmark umbrella, Daryl leads a team of 80 real estate professionals, covering Toronto and the GTA.

A realtor for over 30 years, Daryl has always been one to lead and strives to find solutions for his clients.

"I've always had teams," Daryl explained. "I work with REMAX Hallmark. My team has grown and gotten bigger. We have an operations manager, an office manager, a marketing manager, and client care manager. We have more team leaders than most big brokers because our clients need to be looked after. What I am to the market, is the one who finds solutions. Whenever the market or things change, I'm going to find solutions. One of the things I strive for is more education. Without learning, you only know what you know. Without that education, I wouldn't have advanced my career. We're the number one team in York Region for 22 years, and there's a reason for that, although we like to say we are number two, as our clients are always number one with us. I'm always trying to improve our relationships with our clients."

During his early career, real estate had become a struggle with the huge interest rates of the 80s. However, Daryl was able to work with clients and lenders

through innovative thinking, to make it feasible and affordable for his clients to buy into the market.

"There is a solution to every problem," Daryl explained. "You just have to get out of the box and think about it."

Daryl continuously takes part in learning seminars and interacts with other thinkers who share their success and life strategies.

"I network with a top coach in the world," he explained. "Sometimes on Monday nights, when most people are watching sports or doing other things, I'll be on a coaching call with 50 of the top teams in North America. I've worked with many great leaders and teachers - I've learned from the best."

While enjoying success in real estate, Daryl has remained an upstanding member of the community who values giving back, while spreading joy whenever he can.

"We like to give back," Daryl explained. "We support Yellow Brick House - a women's shelter for women and children in Richmond Hill. We have around 20 different charities that we like to support, promote, and donate our time and money to."

He related a story of having dinner in a downtown restaurant where the server provided exceptional service. At the end of the meal, Daryl approached the restaurant owner and explained how good the

service was, and how the restaurant owner should be happy to have her on staff. The server was thrilled that someone took the time to pay a compliment when most people simply finish their meal and leave.

It is these little things, Daryl said, that can make someone else's day, and it doesn't cost you anything.

"For most people, their home is the largest investment they have," Daryl said. "People are more stressed out with many of things these days. They can be the friendliest person in the world, but people are feeling the stress of what has been going on for the past couple of years. If you can leave a better imprint for someone, that is a good thing. Be kind, is what I say. Be kind, be humble, have a great attitude because you never know what someone else is facing. It doesn't matter how rich or successful someone is, everyone could be going through something."

Over the years, the Daryl King Team has had over 12,000 sales, resulting in transactions worth \$6 billion.

Daryl King is one of Richmond Hill's most notable citizens through his work and charitable endeavours, while at the same time, an approachable and engaging individual.

You can learn more about The Daryl King Team by visiting online at [www.darylking.ca](http://www.darylking.ca), or by calling at: 905-907-5464.

WRITTEN BY Brian Lockhart

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**MARKET UPDATE - OCTOBER 2023**

AURORA	KING
AVERAGE SALES PRICE	AVERAGE SALES PRICE
\$1,387,256	\$1,887,393
AVERAGE 27 DAYS ON MARKET	AVERAGE 39 DAYS ON MARKET
NUMBER OF SALES	NUMBER OF SALES
41	21
158 NEW LISTINGS	80 NEW LISTINGS
SALE TO LIST RATIO	SALE TO LIST RATIO
98%	92%
YEAR OVER YEAR % CHANGE	YEAR OVER YEAR % CHANGE
2.87%	3.49%

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

It is interesting to note that listings are on the rise which is unusual for this time of the year. With typically only a few good selling weeks left before the market slows prior to the holiday season, this surge of inventory will be welcomed by buyers looking to purchase before year-end. As was the case last month, nicely appointed homes that are priced sharply are still selling in an average number of days or less. With listings on the rise, there is more choice than ever for buyers, no sudden urgency to act quickly, and a normal paced market which makes it less stressful...with the opportunity to include conditions and time for contemplating a major house decision. If you have any questions about current market conditions, we are always here to be a source of value, as your trusted advisor.

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- Provided by Key Advantage Team Royal LePage RCR Realty  
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# How to choose the right air purifier



(NC) As you gather to celebrate holidays throughout the season, you may be wondering about the quality of the air in your home.

Contaminants in your home can come from a variety of sources, such as:

- fuel-burning appliances
- wood smoke
- cleaning products
- second-hand smoke
- pet dander
- consumer products, such as cleaning products or craft supplies

All of these can impact your indoor air quality and potentially affect your health. The best ways to improve indoor air quality are to remove or reduce the source of the pollutants and to ventilate your home with clean, outdoor air.

Air purifiers, also referred to as portable air cleaners, can also help make your indoor air quality better by capturing small particles with a high-quality filter. Keep in mind that air purifiers do not remove gases and are designed to clean only a single room.

Here are tips to help you choose the best air purifier for your home this season:

- Measure the dimensions of the room where you will use your air purifier and calculate the square footage.

- Look for a unit tested by Consumer Reports or certified by the Association of Home Appliance Manufacturers (AHAM).

- Look for the suggested room size and the clean air delivery rate (CADR) on the AHAM label. Choose an air purifier sized for the room in which you will use it.

- The CADR describes how well the machine reduces tobacco smoke, dust and pollen. The higher the number, the more particles the air purifier can remove.

- Avoid devices that produce ozone, as ozone can impact your health. The California Air Regulatory Board lists units that have passed testing for ozone emissions.

- Consider selecting a unit with a lower noise rating.

Once you have selected the air purifier, make sure to follow manufacturer's instructions for placement and operation to ensure good airflow. Generally, higher fan speeds and longer run times will increase the amount of air that's filtered. Make sure to clean or replace filters as often as recommended by the manufacturer.

Find more information on protecting your indoor air at [canada.ca/airhealth](http://canada.ca/airhealth).

[www.newscanada.com](http://www.newscanada.com)

## 3 tips for improving indoor air quality this winter

(NC) As the weather outside gets colder, many of us retreat indoors to keep warm and cozy.

However, if our indoor air quality is poor – due to dryness, airborne particles or even harmful chemicals – it can affect our health.

Maintaining healthy indoor air quality is a must for every homeowner. Here are a few things you can do to ensure the air quality in your home is healthy and safe during winter months:

### MAKE SURE THERE'S ENOUGH HUMIDITY

We're used to high humidity in the summer but winter presents us with the opposite challenge. Air that is too dry can irritate your skin, nose and throat, and leave you more vulnerable to colds and infections. Use a hygrometer to measure your indoor humidity levels and aim to keep them between 30 and 50 per cent. If you need to add moisture, simple, everyday activities like cooking, showering and air-drying clothes inside can help. If the indoor air is still too dry, consider getting a humidifier.

### MEASURE RADON LEVELS

Radon is a naturally occurring gas that exists in every home to a certain degree, but it can be very harmful if there are high concentrations of it. The only way to know if radon is an issue in your home is to test for it – either by using a do-it-yourself kit or by hiring a professional – and the ideal time to test is during winter months when there is reduced air circulation. If your radon levels are above 200 becquerels-per-cubic-metre, you need to take action to lower them by installing a radon mitigation system – which is relatively inexpensive and easy to do.

### MAINTAIN YOUR FURNACE

Your furnace has a big impact on indoor air quality, and maintenance is key. The first step is to ensure it's working properly. Having your furnace checked by a professional before heating season is a good idea. Next, you'll want to change your furnace filter on a regular basis. When the filter is clogged, it's no longer able to catch the dust, mould spores, pollen, dander and other kinds of dirt from the air. How often you need to change your filter depends on the type you use, so you should follow the instructions provided by the manufacturer.

Find more helpful home maintenance tips at [tarion.com](http://tarion.com).

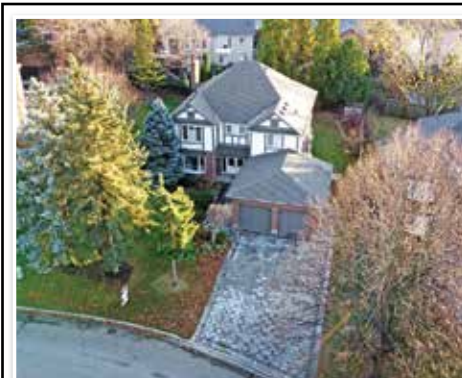
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**RESALE  
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# AVOID THESE COMMON MISTAKES WHEN SELLING YOUR HOME

Selling a home in York Region, like any major city, can be a challenging and complex process. The city's real estate market is dynamic and competitive, making it crucial for sellers to be well-prepared and avoid common mistakes that can hinder the successful sale of their property. In this article, we will discuss the key mistakes to avoid when selling your home in York Region.

**OVERPRICING YOUR PROPERTY**

One of the most prevalent mistakes sellers make in York Region is overpricing their homes. In a competitive market like the GTA, an inflated asking price can deter potential buyers and result in a property lingering on the market. To avoid this, conduct thorough research on recent sales in your neighbourhood and consult with a real estate agent who understands the local market to set a competitive and realistic price.

**IGNORING THE LOCAL REAL ESTATE MARKET**

York Region's real estate market is highly localized, and market conditions can vary from one neighbourhood to another. It's important to understand the dynamics of your specific area, as trends in one part of the city may not necessarily apply to others. Take the time to research your local market and work with a real estate professional who can provide valuable insights.

**NEGLECTING HOME REPAIRS AND STAGING**

In a city with a discerning buyer pool, presenting your home in its best condition is essential. Neglecting

home repairs or failing to stage your property can lead to a lower sale price and a longer time on the market. GTA homebuyers often expect well-maintained and aesthetically pleasing properties. Address any necessary repairs, declutter, and consider professional staging to make your home more appealing.

**DISREGARDING CURB APPEAL**

The importance of curb appeal cannot be overstated. The exterior of your home is the first thing potential buyers see. Neglecting it can leave a negative first impression. Enhance your property's curb appeal by maintaining the landscaping, ensuring the paint and façade are in good condition, and making the entrance welcoming and inviting.

**INSUFFICIENT MARKETING**

Effective marketing is crucial to attract potential buyers. Utilize professional photography and consider social media and other marketing channels to increase the visibility of your property. Partnering with an experienced real estate agent who has a strong online presence and network can also be highly beneficial.

**NOT BEING FLEXIBLE WITH SHOWINGS**

Potential buyers may request last-minute showings, and it's important to be accommodating. A rigid schedule or restricted availability can result in missed opportunities. Keep your home clean & ready for showings, and be as flexible as possible to accommodate prospective buyers.

**FAILING TO UNDERSTAND LEGAL AND CONTRACTUAL ASPECTS**

Real estate transactions in the GTA involve contracts and legal obligations. It's crucial to have a solid understanding of the terms and conditions of the contract. If needed, consult a real estate lawyer who specializes in local property law to ensure you are fully compliant and protected.

**BEING UNPREPARED FOR HOME INSPECTIONS**

When a potential buyer's inspection reveals issues with your property, be prepared to address them. Failing to negotiate or make necessary repairs can lead to a deal falling through or a lower sale price. Be willing to collaborate with the buyer to find mutually agreeable solutions.

Selling a home in York Region is a significant undertaking that requires careful planning and attention to detail. By avoiding these common mistakes, you can increase your chances of a successful and lucrative sale in this competitive real estate market. By working with an experienced real estate team who knows the ins and outs of selling and what mistakes you can prepare for and avoid when selling your home, you will experience a painless and positive selling experience!

If you have any questions about the selling process, what to expect in the shifting market or would like a free home estimate, our dedicated team is pleased

to chat with you! Visit us at 50 Doctor Kay Dr. Unit C-22 in Schomberg or call Michele directly at (416) 433-8316! We are committed to providing you with honest, reputable and top-tier real estate service; we look forward to working with you soon!

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# Go from DRAB to FAB and enjoy the home you're in!

Whether the current climate with higher interest rates has affected your decision to move, or it just isn't the right time for you to sell, this may be the perfect time to update and enjoy the home you're in!

"I've put together my recipe for success to update your home with designer appeal while adding value to benefit your bottom line when you decide to sell."

**1 A FRESH COAT OF PAINT GOES A LONG WAY** - Choosing a warm white like Benjamin Moore "Chantilly Lace" or "Simply White" will give your entire home an uplifting bright & current look. If your baseboards, trim & doors require freshening up then you can use the same colour and change the sheen to a "pearl" or "satin" finish, ensuring that overall fresh & clean feel.

**2 LIGHT FIXTURES OFFER DESIGNER STYLE** - This is a game changer after painting! Go from 1970's '80s or '90s to shedding light (literally) on a new transitional look in hours! Your local lighting store or big box retailers offer plenty of options with low-

budget or "knock-off" looks on expensive lighting. Keep it light and airy with gold finishes or soft white drum shades or get the Farmhouse chic look with black wrought iron accompanied with Edison bulbs.

**3 GIVE YOUR KITCHEN A FACELIFT** - A new kitchen takes a sizeable investment but you can get "the look for less" by painting your cabinetry white or if you're looking for a more contemporary look you can paint your uppers white and lowers & island in a dark colour like Benjamin Moore "Wrought Iron" to give it a custom furniture appeal. New hardware, a gooseneck faucet in matte black & new pendant lights update the look inexpensively. If you can afford a splurge don't forget the crowning jewel - adding a new counter in a white like a "Calacutta Gold" quartz. You will fall in love with the "heart of your home" and it will add tremendous value to future buyers.

**4 BATHROOM "SPA" MAKEOVER** - If you can't afford to retile the floor & shower, there's an easy fix for you. Once you've finished that fresh white paint on walls & cabinets & your new hardware is on - now its time to change out the mirror(s) for a round black mirror, update your chipped sink with a new rectangle model and new faucet in a matte black finish. A fresh white shower curtain along with a new rod. If you have the budget then add a pre-cut quartz counter - It's less than you think if you have a standard-size vanity! If you're handy then you can install 12x24" luxury vinyl tiles on

the floor yourself. Finish the look with fluffy white towels hung on new black towel rods or robe hooks.

**5 ENJOY A COZY SLEEP IN STYLE** - Begin with fresh sheets, new bedding, a few decor pillows & add a cozy throw blanket at the end of the bed. A new piece of art & 2 new taller lamps with white shades are sure to enhance your space. Finish off with a small shearling or larger area rug at the room's entry.

**6 DESIGNER TOUCHES** - A trip to your local decor stores that sell "designer looks for less" is an easy way to achieve the finishing touches. Change up decor pillows, throw blankets, table or floor lamps, artwork, add some fresh greenery or florals, new tabletop decor, candles, books, a couple of stylish side tables or seating poofs. If new flooring is not in the budget, a new area rug will help to change the focus while anchoring the space.

Follow a few of my insider Real Estate transformation tips in whatever room or rooms you decide to transform and prepare to fall in love with your space all over again! Relax & enjoy or reap the rewards with the added value when the time is right to sell.

Learn more from Monica Stohr.

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## How to get your home ready for winter

(NC) As the seasons shift, it's the perfect time to prepare your home for the chilly temperatures ahead. Taking steps to winterize your home now can make a big difference in your comfort and energy bills. Here are some practical tips.

### DRAFT PROOFING

Looking for air leaks and drafts is an important first step when it comes to keeping your home cozy and energy efficient. Cold air can seep into your home through gaps around windows, doors and - believe it or not - even electrical outlets. After a thorough inspection, use weatherstripping or caulking to seal any openings. You'll keep warm air in and cold air out, which can save you energy and money.

### INSULATION UPGRADES

Think about adding insulation in key areas of your home. Attics, walls and floors are common places where heat can escape. New or additional insulation can help retain heat and keep indoor temperatures consistent. It's a smart investment that can pay off with lower energy bills and greater comfort.

### HVAC INSPECTION

You probably haven't used it for a few months, so don't forget about your heating system. Schedule a professional maintenance check to make sure it's running at its best. Clean or replace filters, check for any problems and make necessary repairs before winter weather strikes. A well-maintained heating system will not only keep you warm, but also save energy by running more efficiently.

### WINTER ESSENTIALS

Now is also a good time to stock your home with winter supplies. Make sure you have extra blankets and warm clothing on hand. Plus, emergency supplies like flashlights, batteries, water and non-perishable food. You'll be better prepared for unexpected weather and can have extra peace of mind for the upcoming season.

Remember, preparation is key and the sooner you start, the longer you can save energy. For recommendations on which upgrades to tackle first, and to see what rebates you can qualify for, you can sign up for a home energy assessment. Find out more at [enbridgegas.com/herplus](http://enbridgegas.com/herplus).

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## Fireplace trends help create attractive, comfortable rooms

Fireplaces are useful features in a home. Fireplaces are sources of ambient heat and also add style to indoor spaces.

Fireplaces can complement just about any interior style. Fireplaces can be traditional and burn wood or connect to a home's natural gas supply for on-demand ambiance. What's more, fireplaces may come in vented or ventless varieties, depending on homeowners' preferences and what is allowed by community building codes. That means a chimney or flue may not be needed — expanding the list of rooms where a fireplace can be installed.

Certain trends have emerged among fireplace fans in recent years. Here's a look at what's getting consumers fired up about these home decor elements.

• **MINIMALIST STYLE:** Many fireplaces are designed in neutral colours with minimal trim that directs focus on the fire and not the appliance. When the fireplace is not in use, it blends in with the surroundings and will not compete for attention with other design elements.

• **CONVERTIBLE FIREPLACES:** Homeowners can choose between open or sealed fireplaces. A convertible fireplace enables homeowners to have the best features of these options. A convertible fireplace can be converted to wood from gas, or the opposite, in as little as 30 minutes.

• **NATURE-INSPIRED MATERIALS:** Natural stone continues to be a material of choice in fireplace surrounds. Light colours work well for a fireplace and also fit with today's lighter colour interior design preferences. Natural stone also works perfectly with both contemporary and rustic decor.

• **VINTAGE FIREPLACES:** Vintage continues to be a buzzword in 2023, and the choice to go vintage also applies to fireplace styles. A room decorated in vintage elements can be complemented with a vintage fireplace or one designed to look vintage.

• **INTEGRATE INTO WALL DECOR:** Fireplaces that are built right into a wall save space. One can have a television and a fireplace on the same wall. These types of fireplaces work well in modern home designs. Other fireplaces may be built into bookshelves or other wall features.

Fireplaces can improve the appeal of a home. Various trends are popular this year, making fireplaces highly coveted features.



# 5 on-trend ideas for your new home

(NC) Moving into a new home offers an opportunity to create a space that reflects your family's values, enhances comfort and is better for the environment.

In 2020, people spent far less waking time, roughly Whether you're shopping for a new home, renovating your current space or building from scratch, consider some of the latest trends while searching for inspiration.

### HOME AUTOMATION

From ovens that can be turned on remotely to skylights that open and close automatically and more, there are a multitude of ways to integrate smart home technology into your living space to make it more energy efficient and convenient. Start small with a voice assistant, smart light bulbs, home security system or a programmable thermostat. After that, you can implement additional features like smart appliances, remote-controlled window blinds and other electronic devices you

can control from your phone for a complete smart home system.

### SUSTAINABLE DESIGN

A long-popular trend, green, or sustainable, design has evolved over the years to include more than energy-efficient appliances and LED light bulbs. Now, it's about reducing your carbon footprint and minimizing impact on the environment. To try the trend yourself, think big and get creative — install solar panels on your roof, choose highly insulated building materials that don't require deforestation and upcycle old furniture or decor instead of buying new.

### DISASTER RESILIENCY

From wildfires that last for months to devastating tornadoes and major floods that impact entire cities, an increase in natural disasters due to climate change has required changes when building homes. Opting for disaster-resilient materials is an important first step. For example, using strong, energy-efficient insulated concrete forms (ICFs), like those from Nudura, instead of traditional wood framing, helps homes better withstand extreme weather. ICFs can endure winds of up to 400

kilometres per hour (equivalent to an F4 tornado) and offer a fire protection rating of up to four hours.

### OUTDOOR LIVING

Transforming your backyard can help you make the most of your existing space. To take full advantage of your yard or patio, consider incorporating elements from the interior such as a television and comfortable seating options. Outdoor kitchen setups complete with refrigerators and sinks can make entertaining easier and a fire pit or fireplace can allow your friends and family to enjoy the outdoors even on cool nights.

### CUSTOMIZATION

You no longer have to settle for run-of-the-mill floor plans or what works for others. If you're considering a new build, work with an architect to create exactly what you're looking for, or speak with a contractor about including personalized architectural features and custom-built storage, for example, in your existing home.

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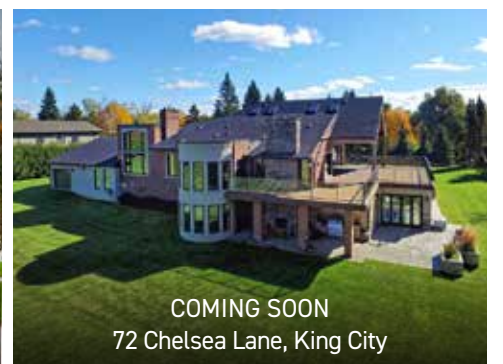
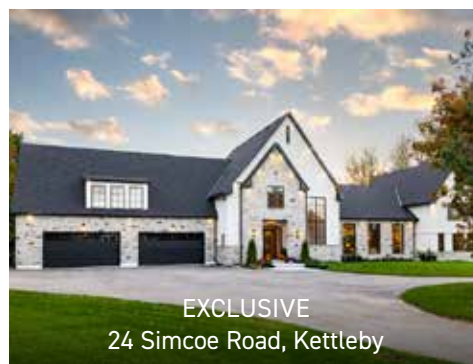
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## REEL THEM IN WITH BIG TUNA REALTY:

Your fin-tastic choice for real estate and renovations in Aurora and King City!



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

Ladies and gentlemen, gather 'round! It's time to dive into the deep, murky waters of real estate and discover the hidden treasures of Aurora and King City.

**AND WHO BETTER** to be your trusty guide on this underwater adventure than the one and only Captain Tuna of Big Tuna Realty? Grab your snorkels and flippers, because this is going to be a whale of a good time!

First, let's get one thing straight: in the vast ocean of real estate options, Big Tuna Realty isn't just a fish in the sea – we're the biggest, baddest, and funniest fish

out there! Captain Tuna doesn't mess around when it comes to helping you find the perfect property or selling your current one. You see, we've got the expertise and the charm to navigate the choppy waters of the real estate market. We're the Moby Dick of the industry – relentless and focused on your real estate success!

Aurora and King City are the pearls of the GTA – they're not just quaint little towns; they're hotspots for property enthusiasts. Aurora boasts a charming small-town feel with beautiful homes and vibrant communities, while King City offers luxurious estates and serene countryside living. But how do you choose between these two gems? That's where Big Tuna Realty comes in. We'll help you find the perfect catch, whether you're looking for a cozy cottage by the lake or a palace nestled among the trees.

But wait, there's more! Captain Tuna doesn't just stick to real estate – we're also the kings of renovations. Think of us as the ultimate real estate makeover artists. We can turn a drab and dreary house into a jaw-dropping underwater palace. We'll transform your property from "Eh, it's okay" to "Wow, I didn't know it could look this good!" If your home needs a facelift, we're the ones to call.

At Big Tuna Realty, we believe in making a splash (both figuratively and literally). We've been in the business for so long that we practically invented underwater mortgages. Okay, not really, but we've

been around the block enough times to know the ins and outs of the market. We've seen it all, from the smallest fish in the pond to the largest sharks in the ocean. We know the secrets, the tricks, and the hidden treasures that will ensure you get the best deal, whether you're buying or selling.

Now, let's talk about our competition. Some real estate agents are like shy little guppies – they don't want to rock the boat or take any risks. But at Big Tuna Realty, we're sharks, and we love a good challenge. We're not afraid to take the bull by the horns – or should I say, the tuna by the tail! We've got a team of experts who are not only knowledgeable but also passionate about what they do. They're the superheroes, with capes and all. Well, maybe not capes, but they're pretty darn fantastic.

So, why should you choose Big Tuna Realty for your real estate and renovation needs in Aurora and King City? It's simple, really. We're like the Aquaman of real estate but with more charisma and a better sense of humor. We'll take you on an adventure you'll never forget, and we'll make sure you come out of it with a big smile on your face.

In conclusion, if you're looking for a real estate experience that's not only professional but also a ton of fun, Big Tuna Realty is the way to go. We're the experts who know how to navigate the unpredictable waters of the market, and we'll make sure you end up with the property of your dreams. So, whether

you're in Aurora or King City, Captain Tuna is ready to make a splash and help you find your perfect catch! Contact us today and let the adventure begin!

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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## Key components of 3 popular home interior styles

Considerable thought goes into designing a home's interior.

From which colour to paint the walls to the size of the living room couch, homeowners must make a variety of decisions when planning their home interiors.

One way to simplify interior design decisions is to choose a style. Interior design styles run the gamut from traditional to modern, and each style has its own unique look and feel. Though homeowners need not feel beholden to any particular item associated with a given style, three of the more popular styles, traditional, modern and farmhouse, each has certain key components that can ensure a home ends up with the look homeowners are aiming for.

### 1 TRADITIONAL

Homes with a traditional interior style give a formal yet welcoming feel. Many individuals associate crown molding and wainscoting with traditional interiors, so that's something homeowners aiming for this style should keep in mind. Minimal or modern furniture pieces don't fit with the traditional style, which tends to utilize period pieces made from real wood.

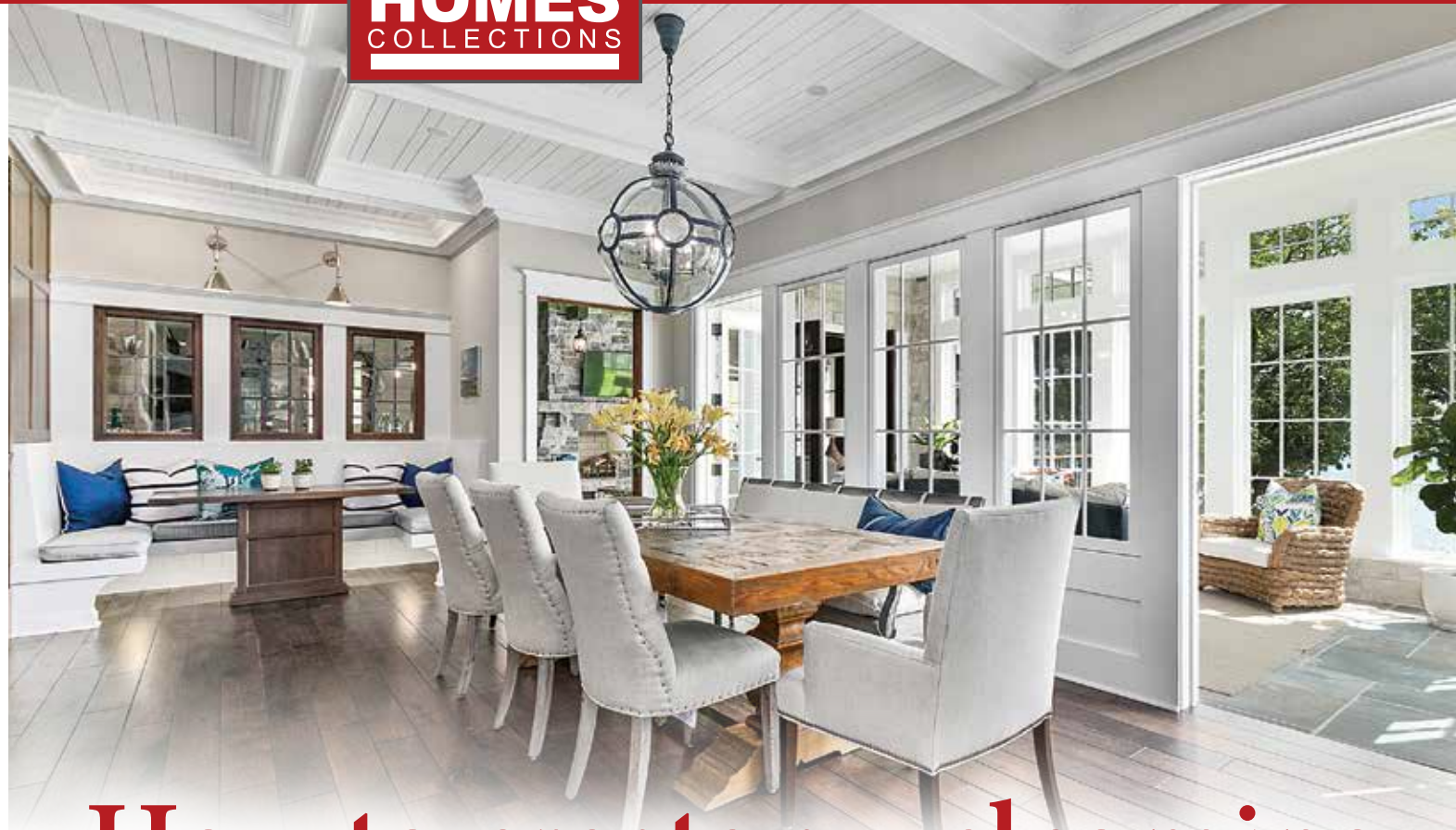
### 2 MODERN

Modern interiors may differ depending on which style of modern homeowners are aiming for. Midcentury modern typically features unique furnishings that some might see as retro. However, many companies now offer updated takes on midcentury modern that call to mind a bygone era but don't make individuals feel as though they're living in a museum. Urban modern is another popular modern style, and home interiors fashioned in this style tend to be light, airy and not crowded with furnishings. Calm, soft tones are a go-to with urban modern interiors, helping to create the serene settings many homeowners are hoping to create with this style.

### 3 FARMHOUSE

Farmhouse has become very popular in recent years. Beloved for a variety of reasons, not the least of which is its association with a simpler lifestyle. The rustic charm of the countryside is never far from the mind when in a home with a farmhouse-inspired interior. Traditional farmhouse and modern farmhouse are different styles, but natural materials and bright colours, particularly white walls, are elements shared by both.

Traditional, modern and farmhouse are three popular home interior styles. Each has its own unique components, and homeowners can supplement their favoured style as they see fit.



# How to create a welcoming entertaining space at home

The lasting effects of the pandemic that swept across the globe in 2020 will be studied for years to come. Though some consequences have yet to be discovered, others, including a heightened desire to entertain loved ones at home, were already apparent even before the world emerged from the darkest days of the pandemic.

A 2021 STUDY FROM BUTCHERBOX™ found that 46 percent of survey respondents were excited to host and entertain guests in their home when it was deemed safe to do so. Such gatherings were given the green light years ago, and homeowners have maintained their enthusiasm for entertaining. With that in

mind, homeowners looking to upgrade their entertaining spaces can look to these tips as they prepare to welcome guests into their homes.

- **ESTABLISH VARIOUS SEATING AREAS.** Ample seating is a must when welcoming guests into your home. Open layouts make it easier to add seating without feeling cramped, so homeowners whose properties feature such design schemes may find it easier to accommodate more guests than homes with more traditional, compartmentalized layouts. When arranging seating, aim to create multiple seating areas so guests can speak privately to one another if they so desire. Multiple seating areas also ensure more than one conversation can take place at a time. That's especially useful when hosting a game watch, as some guests may come for the game while others may be more interested in socializing than the score.

- **DESIGNATE SPACES FOR CHILDREN.** Kids are typically part of the equation when entertaining at home, so it's important that hosts create spaces for them as well. A basement or children's playroom can do the trick. If the weather outside is welcoming, a fenced-in backyard with games and a trampoline can provide the perfect space for kids to have fun while the adults get to engage in conversation and catch up with

friends and family apart from boisterous youngsters.

- **ADD LIGHTING.** Dimly lit rooms may be a homeowner's desired aesthetic when no one's visiting, but lack of light can give the impression certain rooms are off limits or lead to muted conversations. Adjust recessed lighting so bulbs provide a warm but well-lit space for guests to relax and converse. In rooms without such lighting, open blinds or curtains or add some floor lamps before the party so rooms are well-lit when guests arrive. Avoid lighting candles during the gathering, as flickering flames pose a fire hazard.

- **UTILIZE FLORIDA ROOMS OR OUTDOOR SPACES WHEN POSSIBLE.** Afford access to a Florida room or a deck or patio if the weather allows. The great outdoors tends to be a natural mood enhancer, and even some brief breaks in the fresh air can do guests some good. If guests will be spending ample time in a Florida room or outdoors, ensure ample seating is available and make sure those spaces are well-lit as well.

Entertaining at home is wildly popular, and homeowners can employ some simple strategies to make their homes welcoming spaces for friends and family.

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# Questions to ask your renovation contractor

Individuals looking to renovate their homes typically reach out to a number of professionals for estimates before choosing a contractor. Once that decision has been made, it's customary to sign a contract to ensure all parties are protected during and after the work.

A renovation contract outlines the details of a remodelling job. The construction company or the general contractor will create this legal document, which will list the steps of the job and how issues will be resolved should problems arise. Prior to signing a contract, however, homeowners should engage in a conversation with the contractor and ask key questions.

**HOW LONG HAVE YOU BEEN IN BUSINESS?**

Verify the information that the contractor and/or company provides by doing a search with the Better Business Bureau and perusing online reviews to confirm the company is dependable.

**ARE YOU INDEPENDENTLY OWNED?**

Some companies are independently owned businesses while others are franchises. Franchised businesses may have to follow a strict set of rules, while independent contractors may have more leeway in terms of policies.

**WHAT IS YOUR LICENCE NUMBER?**

Obtain the licensure information as well as the contractor's insurance details. A contractor's general liability insurance protects your home and property in the event of an accident.

**ARE YOU FAMILIAR WITH LOCAL BUILDING CODES?**

Check to see if the contractor has worked in the area before, and if he or she is familiar with the permit process. Make sure a contract documents who will be securing the permits.

**HOW WILL THE PROJECT BE SUPERVISED?**

Some contractors subcontract out the work and may only stop by to check on progress. Understand how often those drop-ins will take place, and how to get in touch with the person in charge should a problem arise.

**IS THERE A WARRANTY?**

Certain contractors will stand behind their work for a period of time, even coming to make repairs if there are any issues. Check to see if a warranty policy is in place.

**WHAT IS THE POLICY FOR HOME PROTECTION AND CLEAN-UP?**

You'll want to ensure the rest of your home doesn't become damaged or soiled due to the construction. Have the contractor spell out plans for mitigating mess during demolition, and whether the construction company will be responsible for removing the debris.

**WHAT IS THE FINAL PRICE?**

One of the more important questions to ask is if the price stated on the contract will be the final price, or should incidentals be expected if issues are unearthed during construction? Some contractors may need to tack on charges for extra materials, and that can stretch homeowners' budgets.

It's important to touch base with the contractor and ask key questions about the project, which will be reflected in the contract both parties eventually sign.



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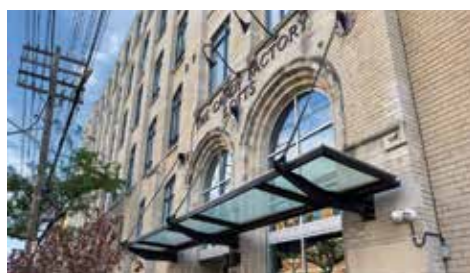
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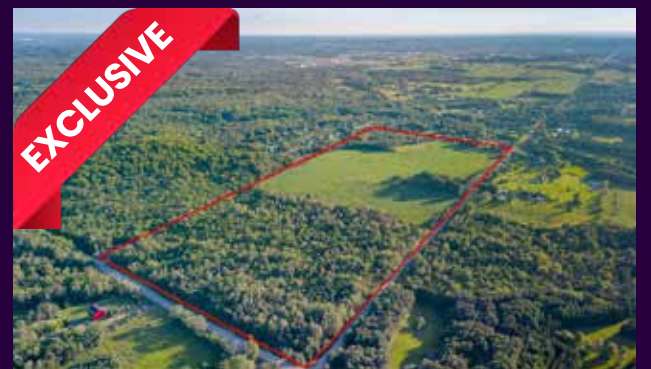
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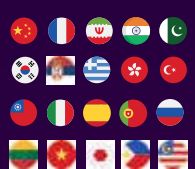
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