

MARCIA WALTER
+ ASSOCIATES



MARCIA WALTER | Broker CELL 416-707-5285
OFFICE 905-939-2000 | EMAIL marcia@marciawalter.com

RESALE HOMES COLLECTIONS

AURORA/KING
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Senior Account Executive
ZACH SHOUB
zach@auroran.com

Account Executive
KAREN NEMET
karen@lpcmedia.ca

Senior Account Executive
DIANE BUCHANAN
diane@auroran.com

Art Director
SARAH DIDYCH

Published By:



THE AURORAN • www.theauroran.com
King Weekly Sentinel • www.kingsentinel.com



ROCCO RACIOPPO

A trusted realtor with the experience to get you the best results

Your home will most likely be the largest investment you make in your entire life.

Having a trusted and experienced Realtor to help guide you through the entire process and transaction will provide you with the best results and give you peace of mind in what can be a stressful time.

Rocco Racioppo, with RE/MAX REALTRON Realty Inc., has over 40 years of experience buying and selling residential properties and he is an expert in the industry.

Beginning his career in Toronto in 1980, Rocco achieved his real estate license when he was just 21 years old and entered his career with an enthusiastic vigour, which he still maintains over four decades later. Rocco loves being a Realtor and engaging with his clients and the public.

After his start in Toronto, he later moved to Unionville and gained more experience before moving to Newmarket in 1995.

Known as a personable and outgoing individual, Rocco easily blends into any social situation and uses his natural talents to expertly lead real estate negotiations to produce the best results for his clients.

Currently based in Newmarket, Rocco serves a wide area in the region including surrounding cities and towns.

Over the course of his career, Rocco has transitioned to being a real estate agent who specializes in high-end homes, country estates and waterfront properties. He is now in the top ten of Realtors in York Region for sales that exceed \$2 million.

Many high-end properties have features that are unique and different and may be a challenge to properly appraise for a true market value.

Because of his experience and knowledge of the industry, Rocco prides himself on the ability to evaluate such properties and determine a selling price which is fair and equitable in the current market while ensuring his clients achieve the best results during a sale.

Marketing a property when it is being offered for sale needs key strategies to ensure the right potential buyers can be reached.

Rocco designs marketing strategies and takes advantage of several ways to present a property in its best light to attract those who are potential buyers.

First impressions are very important, and Rocco can advise clients on the small details that present their home in the best possible way to anyone who views the property.

Many of Rocco's clients are repeat clients who have had such a good experience they return to him when they make a decision to sell and move to a larger house or downsize. He has many new clients who have been referred to him by others who have had such a good experience they recommend Rocco to friends and family who need the services of a qualified and experienced Realtor.

It is his expertise, experience, and outgoing and friendly personality that allows his clients to trust him to help ensure their biggest investment is protected and they achieve the best results when selling or buying a home.

If you are planning a move and need expert help to get you through it all, you can call Rocco at 905-841-4787, or send him an e-mail at: rracioppo99@gmail.com.

WRITTEN BY Brian Lockhart



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MARKET UPDATE – JANUARY 2024

AURORA

AVERAGE SALES PRICE

\$1,198,012

AVERAGE 64 DAYS ON MARKET

NUMBER OF SALES

38

82 NEW LISTINGS

SALE TO LIST RATIO

99%

YEAR OVER YEAR % CHANGE

1.79%

KING

AVERAGE SALES PRICE

\$1,591,800

AVERAGE 82 DAYS ON MARKET

NUMBER OF SALES

10

42 NEW LISTINGS

SALE TO LIST RATIO

95%

YEAR OVER YEAR % CHANGE

2.05%

*The statistics provided were obtained from the Toronto Regional Real Estate Board's Market Watch JANUARY 2024; Summary of Existing Home Transactions for All Home Types, JANUARY 2024 + Focus on the MLS Home Price Index for Composite, JANUARY 2024 for York Region's Aurora and King

The market is beginning to pick up, as we are experiencing what feels like an early spring. As we head to spring, we suspect that it will be a more robust market. Presently, inventory remains low and there are many spillover Buyers from 2023 out shopping. Multiple offers are coming back into play and consumer confidence is returning. We are encouraging Sellers to begin preparing to be market ready, to capitalize on low supply and active shoppers. For Buyers, this means working closely with your advisor to ensure you are receiving the best care and advice. Having pre-approvals situated is advantageous in today's landscape. In an evolving market, the Key Advantage Team are your trusted partners for insight and support, to help you make informed decisions with confidence. If you are thinking of buying or selling, now is the time to connect to talk strategy.

– Provided by Key Advantage Team Royal LePage RCR Realty

Lindsay Strom, Broker
www.KeyAdvantage.ca | 905-836-1212 | info@KeyAdvantage.ca
* Not intended to solicit buyers or sellers currently under contract.



HOT NEW LISTING IN NEWMARKET!!



\$1,198,000

Gorgeous 4 bedroom family home with spacious modern eat-in kitchen that walks out to large deck overlooking wonderful private landscaped oversized pie shape lot!! Great floorplan with open concept living/dining rooms and separate family rm w/fireplace! Super rec room features walkout to garden plus huge office w/large windows in bsmt too!!!

JUST LISTED IN SHARON!!



\$1,899,000

Fantastic executive 4 bedroom bungalow on huge pie shaped 1/2 acre treed and private lot on quiet court in prime Sharon! Very spacious layout features modern family sized kitchen w/ island & w/o to large deck, large open concept living and dining rooms w/fireplace, oversize family room also w/fireplace & 3 car garage! Bonus fin. rec room & office in bsmt too!

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\$1,550,000

Absolutely Awesome 4 + 3 bedroom custom one of a kind home just steps to the Lake! Stunning floorplan & quality craftsmanship! 9 ft. and vaulted ceilings, Great room w/custom floor to ceiling stone gas fireplace & entertainment centre & soaring high ceiling - spectacular!! Open concept layout, formal dining room w/Butlers servary, Main floor master retreat with spa inspired ensuite! Gorgeous 3 bedroom basement in-law apartment w/sep. entrance!



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Two properties, being sold together, approx. 1.5 acres combined and one currently used as a mechanic shop & the other is a bungalow. Owner willing to rent back! Call Rocco today!



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Two properties, being sold together. Total package includes approx. 2.6 acres w/renovated bungalow, in-ground pool, large workshop & 2 storey home. Zoning allows many business or home occupations. Call Rocco today!



OUTSTANDING BUNGALOW! \$3,388,000
Situated on Approx. 1 Acre in demand area, 4,500 SQFT with amazing backyard oasis. Call Rocco Today!

COMING SOON!

COMING SOON! \$2,799,900
Renovated 2 storey home in King City on half acre, inground pool. Walking distance to Hogan's Inn or Locale restaurant. Call Rocco Today!



BUNGALOW WITH WALKOUT BASEMENT! \$2,388,000
Just under 1 Acre treed lot, 9FT ceilings on main floor, heated floors in basement & primary bedroom ensuite. Call Rocco today!



EXECUTIVE ESTATE HOME \$1,950,000
Approx 4,000 sqft of total living space including the finished basement on private 3/4 acre lot backing onto forest. Call Rocco today.



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BUILD YOUR DREAM HOUSE! \$1,688,000
Ten acre private property with pond minutes from Highway 404. If not ready to build seller will rent back. Call Rocco today!



782 EXCELLER CIRCLE. SOLD FOR \$1,995,000.
Call today for a free market evaluation!



653 EXCELLER CIRCLE! SOLD FOR \$1,836,000.
Call today for a free market evaluation!



561 ROEDER COURT. SOLD FOR \$1,649,000.
Call today for a free market evaluation!

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Is buying a home on your mind? 4 things to think about

(NC) Becoming a homeowner can be exciting, but is it the best decision for your circumstances? Here are four steps to help you decide if homeownership is right for you:



1 CONSIDER WHAT YOU CAN AFFORD

According to the Canada Mortgage and Housing Corporation, your monthly housing costs should not be more than 39 per cent or so of your gross monthly income. These costs include your mortgage payments, property taxes and utility costs such as heating and cooling. Review your budget to assess whether you can realistically take on these extra costs.

2 GET PREAPPROVED FOR A MORTGAGE

Getting preapproved for a mortgage with your bank will tell you what amount you qualify for. It provides a benchmark you can compare with your budget. Keep in mind that the amount you are approved for doesn't necessarily fit in your budget.

Once you've done that, you can start looking for homes that are right for you and your finances. You can also use the Financial Consumer Agency of Canada's free mortgage qualifier tool to see if you can qualify for a mortgage to buy a home based on your income and expenses.

3 REMEMBER ALL THE OTHER COSTS

When you buy a home, you must pay for upfront costs in addition to your mortgage. Referred to as closing costs, these are one-time fees you pay to complete the sale. Examples include home inspection fees, legal fees, property tax adjustments and title insurance.

Be prepared to spend between one and a half and four per cent of the home's purchase price on these costs at the time you close on the home. And don't forget ongoing expenses such as maintenance costs and insurance.

4 EXPLORE GOVERNMENT PROGRAMS AND INCENTIVES

The Canadian government has home-buying programs and incentives. If you're eligible, these can help you purchase your home:

- **HOME BUYERS' PLAN:** You may withdraw up to \$35,000 from your registered retirement savings plan tax-free to buy your first home.

- **FIRST-TIME HOME BUYER INCENTIVE:** You may receive five or 10 per cent of your home's purchase price for a down payment.

- **HOME BUYERS' AMOUNT:** You may be eligible to receive a non-refundable tax credit of up to \$1,500.

- **GST/HST NEW HOUSING REBATES:** You may be eligible for a rebate for some of the tax you pay when buying your home.

Find more information to help you decide if buying a home is right for you at canada.ca/money.
www.newscanada.com

A GUIDE FOR FIRST-TIME OWNERS:

Navigating property assessments and taxes

(NC) First-time home ownership is a significant milestone, and with it comes unique experiences, like navigating property assessment and taxes for the first time.

If you're unsure how your property assessment is determined and how it relates to your taxes, here is what you need to know:

Over 5.6 million properties across Ontario are assessed and classified by The Municipal Property Assessment Corporation, an independent, not-for-profit organization.

There are five key elements that affect your property's value:

1 LOCATION: The neighborhood where your home is situated significantly influences its market value. The desirability of the area often plays a crucial role in determining how much a buyer is willing to pay.

2 LOT SIZE: The area of your lot is calculated by multiplying the frontage by the depth. A larger lot size can positively impact your property's value.

3 TOTAL SQUARE FOOTAGE OF LIVING AREA: The exterior of your home is measured to determine the total area of the building. It's important to note that this measurement excludes areas like the basement, deck, porch or garage.

4 BUILDING AGE: Property value is adjusted to reflect renovations or additions, considering the actual condition of the house rather than its original construction year.

5 CONSTRUCTION QUALITY: The type of building materials used, and the quality of finishes also play a role in determining your property's assessed value.

Property data is collected through on-site inspections, digital imagery and information provided by property owners, including via questionnaires. This data helps inform property assessments which are used by municipalities to help calculate property taxes.

Understanding your property assessment will help you become better equipped to navigate the financial responsibilities of homeownership. Find out more at mpac.ca/valuematters.

www.newscanada.com



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*Based on sold units & volume in Aurora from Jan 1 - Dec 31, 2023
from IMS Incorporated Statistics

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Why you should consider selling your home now – Before the Spring Market

Considering putting your house on the market this year? While many homeowners typically wait until spring to list their properties, there are significant advantages to listing earlier this year and getting ahead of the curve.

Traditionally, the winter months tend to slow down home sales. However, this winter presents a unique scenario. High-interest rates kept the real estate market stagnant for much of 2023. With interest rates easing up in the new year, there's a substantial amount of pent-up demand and supply waiting to enter the market. Some of it has already surfaced – the Toronto Regional Real Estate Board (TRREB) has reported that home sales (i.e. transactions) were up 37% in January, year over year. Conversely, new listings were also up 6.1%.

Throughout most of 2023, the Greater Toronto Area (GTA) experienced a Buyer's market primarily influenced by a combination of inflation and multiple interest rate increases. According to TRREB's January data, the sales-to-new-listings ratio stands at 50%, indicating a shift to a balanced market. To provide context, a ratio below 40% indicates a buyer's market, while anything exceeding 60% signifies a seller's market.

When it comes to selling a home, timing is crucial. By hitting the market at the right moment, sellers can maximize their profits and secure better terms. So, is now the right time for you to list your home? Let's explore some reasons why you might want to get a head start on putting up that "For Sale" sign:

INTEREST RATES HAVE STABILIZED

In 2023, high-interest rates deterred many home sellers and buyers alike. The Bank of Canada has held the key interest rate at 5% for a fourth consecutive time. Projections suggest that the Bank of Canada will hold again on March 6th, 2024, with a small chance we may see a 0.25% decrease in rates.

LOW HOUSING INVENTORY

Despite market stiffness, sellers enjoy a significant advantage due to low housing inventory. The scarcity of available homes means that properties can attract attention quickly. Well-priced homes in good condition can receive swift offers, especially unique or special properties that are in high demand.

POTENTIAL INCREASE IN BUYERS

With mortgage rates becoming more favorable, experts anticipate an influx of buyers who were previously priced out of the market. This increase in demand may lead to more homes entering the market, resulting in heightened competition among sellers. Listing now could mean facing less competition before the market becomes saturated with other sellers.

REDUCED EFFORT FOR SELLERS

The beginning of the year can surprisingly be a beneficial time to sell. Many individuals have extra cash from work bonuses and tax refunds, potentially leading to more and higher offers. While there may be fewer buyers house hunting during the winter months, the offers received could be more meaningful as sellers won't have to compete with as many similar listings.

BEATING THE CROWDS

Selling now allows homeowners to secure a good price for their current home and move into their next property before the market becomes overly competitive. By entering the market as buyers before prices surge in the spring and summer, sellers can benefit from more options and negotiating power.

PERSONAL MOTIVATIONS MATTER

While market timing can be advantageous, personal reasons for selling should not be overlooked. Whether it's due to a job change, family size adjustment, retirement, or other life events, homeowners should prioritize their personal needs when deciding to sell.

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 2024 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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RESALE HOMES COLLECTIONS



How to improve the value of your home for the long-term

(NC) For most of us, our home is by-far our biggest investment. So, if we're going to spend more money on it for renovations, we want to make sure they're wise expenses for the long-term. Here are four things to consider when planning your next reno.

UPGRADE THE KITCHEN

In most surveys of the best renovation projects for return on investment (ROI), kitchen renos usually top the list. It makes sense given how much time we spend in there cooking, eating and socializing. If it's in your budget, opening-up walls and adding a kitchen island are trendy options. But a fresh coat

of paint and some new handles on the drawers and cabinets are a low-cost way to refresh the most popular room in the house.

REFRESH THE BATHROOMS

Next on the list of best renos for ROI are bathrooms. Turning a dingy old bathroom with inefficient fixtures into a home-based spa will do wonders for your day-to-day life, and the home's resale value. Some investments, such as low-flow showerheads and faucets, and water-conserving toilets are both environmentally friendly and will help lower your utility bills. Others, such as adding heated floors will have your feet thanking you for as long as you live there.

PREPARE TO AGE IN PLACE

As we start to get older and think about retirement living, most of us are planning to stay in our current homes – or, age in place. If you are planning on renovating some or all of the rooms in your house, there are some simple steps you can take to make it easier for you to stay there well into your golden years. This

includes adding extra lighting, widening doorways so a walker or wheelchair can fit through and having a barrier-free shower or bathtub.

TEST FOR RADON

Your home should be your sanctuary, but some homes can house some real hazards, including radon, a cancer-causing radioactive gas. Radon is a naturally occurring gas that comes from the breakdown of uranium in the ground. In many homes, the gas can seep in and accumulate to dangerous levels. Long-term exposure to radon is the leading cause of lung cancer for non-smokers, so reducing your risk is important for your health. The first step is to test the radon level using a simple DIY kit. Then, if the level is high, you can lower it with the help of a certified professional, making your home healthier for you and increasing its value long term.

Learn more about radon, how to test for it and fix problematic levels at takeactiononradon.ca.

www.newscanada.com

3 reasons your home value matters

(NC) For many Ontarians, the place they call home is more than just a dwelling. It's an investment, a cornerstone of financial stability and often their single largest asset. It is also where they make memories with family and friends and connect with their community.

Whether you're buying a house soon, selling your current property, refinancing or renovating, it's important to understand the value of your home.

Here are three reasons why the assessed value of your home matters:

- 1 Navigating the housing market can be complicated but having access to accurate and reliable data can help you make informed decisions whether you're buying or selling a home, renewing a mortgage, renovating or even planning for retirement.
- 2 It can help you anticipate and budget for tax obligations since your property taxes are calculated based on assessed home values, at a tax rate based on what your municipality determines is needed to build and run a thriving community there.
- 3 It can provide insights into your local real estate market. These insights can impact potential decisions around buying, selling or investing in real estate.

The Municipal Property Assessment Corporation is responsible for assessing the value of every property in Ontario – that's more than 5.6 million properties across the province.

"Homeowners in Ontario want to know their home's assessed value and how it compares to others in their neighbourhood," says Carmelo Lipsi, the organization's vice president and chief operating officer. "We are committed to providing fair and transparent assessments so Ontarians can be empowered with accurate insights to make informed decisions and understand their local property market."

Find more information about property assessments at mpac.ca/valuematters.

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\$899,000

New Real Estate Math: Take one burgeoning Spring Real Estate market + the thriving Town of New Tecumseth + a waterside freehold condominium = 48 KINGSMERE CRES. Alliston, ON

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5 tips for easy and complete spring cleaning

(NC) Spring cleaning can feel like your big chance to get your living space under control and this can be a source of stress for many of us. Here are some tips for a quick, complete clean.

PLAN YOUR APPROACH

It's not going to get done if you don't make time for it, simple as that. Think about what you need to tackle, and when you'll do each thing. Whether you go room by room or start with one task in every room, set a date (or a series of dates) to get it done.

DO AN INVENTORY

Once you've set aside the time, don't be sidetracked by a lack of cleaning supplies or tools. Include a moment in your schedule to check your stash of rags, stock up on cleaning products and make sure your vacuum is in good shape. Knowing you're prepared can be motivating too.

MAKE IT A PARTY

Whatever keeps you entertained while doing boring tasks, embrace it – maybe throw on some tunes, or set friendly competitions with family members about who can do the most. Plan a reward for once you're done – think takeout, your favourite TV show or something else you enjoy.

PLAY IT SMART

It's about time to toss loose paper like junk mail and ancient receipts, right? Just be sure to shred anything with personal information like your name, social insurance number or address before you throw it in the recycling. Tossing intact pages gives thieves an easy way to amass the details they need to steal your identity. A shredding machine makes things more convenient, but you can always use scissors or rip it up if you don't have one.

DON'T FORGET DEVICES

Your digital life deserves as much of a clean as your physical space. Not only do you spend a lot of time on devices like your phone, tablet and laptop, but you also leave yourself open to identity theft and hacking if you neglect good security hygiene for them.

Offload unnecessary files or apps that sit unused, install anti-virus and anti-malware software and make sure your devices will automatically update. Also check on and strengthen your social media security and privacy settings.

Find more information about cleaning and securing your devices from BMO's Financial Crimes Unit at bmo.com/security.

www.newscanada.com

How to recognize when it's time to replace your windows

Windows are a major component of a home. Window installation professionals will tell homeowners that the average life span of residential windows is between 15 and 30 years. Most well-maintained products can last 20 years, so homeowners who have windows approaching that age may want to schedule a window assessment and possible replacement.

Replacing windows is a job that requires advanced skill, and this is not a do-it-yourself project. There are many qualified professional window installation companies that will work with homeowners to measure, order and install windows that will fit with the style of a home and local weather, all while providing features the homeowner desires.

For those wondering when to replace windows, Pella and Renewal by Andersen, two of the premiere window manufacturers, offer these guidelines.



DIFFICULTY OPENING AND CLOSING WINDOWS.

A window that does not operate as it should can aggravate homeowners. If windows are sticking shut or cannot be securely closed, it's probably time for something new.

THERE'S APPARENT WINDOW DAMAGE.

Accidents happen, and if a rock is kicked up from a lawnmower and cracks a window or if spring baseball practice has gone awry with an errant throw, windows may require replacement.

DRAFTS IN THE WINDOW ARE COMMON.

If heating and cooling systems are working overtime, drafty, poorly-insulated windows could be to blame. Various agencies can perform energy efficiency tests in a home. Windows that are determined to be the weak spots should be replaced.

DATED WINDOWS ARE PRESENT IN THE HOME.

Older windows may pose safety hazards, especially those in older homes. A larger window may be needed

to comply with fire safety codes allowing for window egress. Dated windows also may simply look "old" and compromise the aesthetics of a home.

OUTDOOR NOISES ARE NOTICED QUITE READILY.

Newer windows can help reduce noise transmission. So those leaf blowers, airplanes, barking dogs, and kids playing basketball up the street won't disturb homeowners as they try to enjoy some peace and quiet indoors.

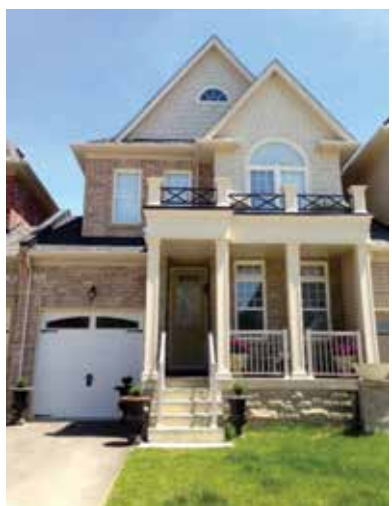
FADING INDOORS IS NOTED.

Windows that do not feature low-emissivity (Low-E) glass coatings will not block UV rays. Those rays can cause fading to wood floors and furniture or pretty much anything the sunlight touches. Replacing existing windows with Low-E coating alternatives can safeguard belongings and improve window efficiency.

Window replacement may be necessary when existing windows are showing signs of aging or damage.

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111 Manitou Drive, King City \$8,880,000



NEW TO MARKET
11 Sibbald Cres, Sutton West | \$3,498,000



LET'S CONNECT

NIUSHA WALKER

Broker & Managing Partner
Niusha.Walker@TheAgencyRE.com
NiushaWalker.com
416.996.9981

TARA MCCARTHY

Broker & Director of Luxury Estates
Tara.McCarthy@TheAgencyRE.com
TaraMcCarthyRealEstate.com
647.388.7179

**RESALE
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THE GREAT AURORA MAKEOVER: Julien Laurion's quest to turn "Meh" into "Wow!"



By Julien Laurion
The Big Tuna of Real Estate

In the heart of Aurora, Ontario, where the homes have as much character as the people living in them, there's a hero among us.

NOT THE KIND WHO WEARS A CAPE (though we're not ruling it out for themed Thursdays), but one who wields a hammer with the finesse of Thor and has an eye for real estate potential that could give HGTV stars a run for their money. Meet Julien Laurion, the maestro of makeovers, the wizard of renovations, and quite possibly, your next best friend in the quest to transform your home from "meh" to "wow!"

Julien's journey in the magical world of real estate and renovations began not in the dusty archives of ancient home makeover scrolls, but amidst the humble abodes of Aurora. With a keen eye for potential and a passion for transformation, Julien saw not just homes, but canvases waiting for a masterstroke. And thus, armed with a tape measure and a vision, he set out to turn the ordinary into the extraordinary, one property at a time.

But what sets Julien apart in the bustling metropolis of Aurora's real estate scene? Is it his unparalleled skill in finding the diamond in the rough properties? His ability to see a spa bathroom where you only see a broom closet? Or perhaps it's his commitment to turning your basement into the ultimate man cave or zen retreat, depending on the day's mood.

One of Julien's most talked-about makeovers involves a house on the brink of being dubbed "The Haunted House of Aurora." With its peeling paint, creaky floors, and a garden that was more "wilderness" than "backyard oasis," it was the stuff of real estate nightmares. But where others saw despair, Julien saw a challenge. Fast forward six months, and the once-dreaded house became the jewel of the neighborhood, boasting a kitchen so sleek and modern, even the most discerning of chefs would nod in approval.

And let's not forget the infamous "Garage Turned Glamour Den" project. Picture this: a garage so cluttered, you'd expect to find a lost civilization within its depths. Julien, with his trusty team, dove into the abyss and emerged victorious, transforming the space into a haven of relaxation and entertainment. The new "Glamour Den" quickly became the envy of the neighborhood, complete with a state-of-the-art home theater, a bar that rivals the town's best, and lighting that sets the perfect mood for either a movie marathon or a cocktail party.

But Julien's talents don't stop at renovations. His real estate prowess is equally legendary. With a knack for matching people with their dream homes, he's like the Cupid of real estate, minus the arrows and the diaper. Whether you're looking for a cozy starter home or a sprawling estate to host your weekly book club (or disco night, I don't judge), Julien's your guy.

Of course, every hero has their quirks, and Julien is no exception. Rumor has it, he can't start his day without a double shot of espresso and a walk with his dog, Sir Fluffington III, around Aurora's picturesque streets. Some say it's where he gets his best ideas. Others whisper that Sir Fluffington is the real brains behind the operation. The truth remains a mystery.

In a world where "boring" and "standard" have become all too common, Julien Laurion stands as a beacon of creativity and innovation. His mission? To ensure that every home in Aurora reflects the uniqueness and charm of its inhabitants. So, if you're ready to embark on a journey of transformation, to turn your living space from "just another house" on the street to "that incredible home" everyone talks about, Julien's your go-to guru.

Just remember, when you see a spectacular home in Aurora that makes you do a double-take, chances are, Julien Laurion had a hand in it. And if you're lucky, your home could be next on his list of magnificent makeovers. So, gear up, Aurora! It's time to bid farewell to the mundane and embrace the extraordinary, one renovation at a time.

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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BRAND NEW – DOUBLE LOT SIZE

Discover luxury in Richmond Hill's executive home with a double Lot Size, ensuring added value and potential. This masterpiece boasts an open layout, 10' ceilings, a chef's kitchen, and a spa-like ensuite. Spacious bedrooms feature walk-in closets. Priced at \$3,080,000.



ZONED FOR 35% HOME BUSINESS – RICHMOND HILL

Fully renovated Richmond Hill executive home, 4-car garage, finished basement, solariums, and pool with waterfall. Ideal for remote work, near schools, parks, and amenities. Zoning allows for 35% of the sqft. to be used for home business! Includes sunroom, indoor hot tub, fenced backyard.



ELEGANT FAMILY HOME IN MAPLE HIGHLANDS

Charming 4-bedroom family home in The Highlands of Maple features 9' ceilings, hardwood floors, quartz kitchen, gas fireplace, main floor laundry, 2-tier deck, fenced lot, double drive, near parks, schools, GO Stations, and Maple amenities. Offered at \$1,328,800.



RICHMOND HILL'S SERENE 2-ACRE HAVEN

Embark on a unique opportunity with this extraordinary 2-acre forest property. Revel in remarkable usability and privacy. The backyard features a stunning interlock patio, in-ground pool oasis, enclosed gazebo, and expansive grass area—a canvas for endless customization. Your dream haven awaits! Offered at \$3,799,000.



WATERFRONT RETREAT

Escape to this 5-bed, 4-bath waterfront retreat, under an hour from Toronto. Revel in stunning sunsets at the westerly-facing 4-season lake house on Lake Simcoe. Enjoy the sunroom, cedar deck, and create family memories around the fire pit. Over \$200K in extras available. Offered at \$778,000.



MODERN 1-BED + DEN IN NORTH YORK

Discover a welcoming 1-bed + den unit in North York, boasting an open concept with unobstructed views of incredible sunsets and abundant natural light. Includes 1 locker, 1 parking, near top schools, Empress Subway, Loblaws, and Mel Lastman Square. A prime location at just \$598,000!



ALMOST NEW BUNGALOW LIVING

Exceptional 4-bed, 3-bath bungalow. Open concept, 9ft ceilings, hardwood floors, chef's kitchen with quartz counters. Family room opens to a fenced backyard. Luxurious primary suite, finished lower level with extra living space. Conveniently located near amenities, schools, parks, water, and highways.



MODERN ELEGANCE – RICHMOND HILL

Discover elegance and luxury in this upgraded home, boasting a modern kitchen with stainless appliances and quartz counters. Hardwood floors, crown moulding, and pot lights enhance its charm. Enjoy a spa-like ensuite in the primary bedroom and versatile space in the finished basement. Offered at \$1,599,000.



TORONTO'S ELITE HOME RENOVATION

Fully Renovated Masterpiece, \$500K+ Upgrades: Stone, Stucco, New Driveway, Hardwood, Stylish Staircase. Chef's Kitchen, Wall-2-Wall Cabinets, High-End Appliances. New Ensuites & Closets in Bedrooms. Extended Deck for Nature. Finished Basement, 3 Ensuites—Perfect for Inlaws. Priced at \$1,849,000.



RIVERSIDE DELIGHT: IDEAL INVESTMENT HOME

Perfect for first-time buyers or investment. Move-in ready, centrally located near amenities. Well-maintained home with cozy living spaces, finished basement for potential rental income. Fully fenced yard with deck. Close to Lake Simcoe for year-round activities. Offered at only \$779,000.



65 ACRES – HIGHWAY FRONTAGE

Discover potential in this expansive 65-acre vacant land located in East Gwillimbury. It enjoys proximity to amenities, vibrant communities, and robust transportation networks. Invest in the flourishing future.



SOPHISTICATED DOWNTOWN LIVING

Prime downtown living at Horizon on Bay. Bright, spacious unit with parking, massive den, and unobstructed views. Convenient access to Yonge and Dundas subway, underground path, and luxurious building amenities. Marble countertops add a touch of elegance. Offered at only \$748,888.

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*The Daryl King Team consists of 43 registered Sales Representatives. **All data compiled by Re Stats Inc. from TREB for closed transactions +/-2.5% on volume basis in 2020. *** Based on data collected within Re/Max network in Canada in 2020. Not intended to solicit clients currently under contract with another Brokerage.