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RESALE HOMES COLLECTIONS

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SAVORING THE TORONTO REAL ESTATE MARKET

with Chef
Julien Laurion



By Julien Laurion
The Big Tuna of Real Estate

Welcome to the gourmet experience of Toronto real estate, where every home search is akin to crafting a fine dining experience, and Julien Laurion is your master chef, ready to guide you through a menu of exquisite property selections.

IN THE BUSTLING CULINARY SCENE that is Toronto's real estate market, tastes and trends can vary wildly, much like the palates of the city's diverse inhabitants. The year 2021 served up a hot market dish, with properties in premium neighbourhoods in Aurora and King City were being snapped up at 125% above asking prices, akin to a rare delicacy in high demand during a food festival frenzy.

But as every seasoned chef knows, the market, much like the kitchen, is subject to change. The introduction



of rate hikes by the Bank of Canada seasoned the market with a new flavour, leading to the lowest sales in 23 years and a nearly 20% reduction in the zest of home prices. For many in the culinary crew of real estate, this shift was too pungent to handle, leading to an exodus of nearly 45,000 from the profession in Ontario alone.

Yet, amidst these shifting tastes, Chef Laurion remained in the kitchen, steadfast and innovative, ready to adapt his recipes and techniques to the evolving ingredients of the market. With years of culinary real estate mastery, Julien knows that the essence of finding the perfect home lies in understanding the unique tastes and preferences of his clients, much like crafting a bespoke meal.

As the market simmers down and prepares for a potential reheat with anticipated rate cuts, the landscape is ripe for new and returning palates. But beware, the

kitchen is still crowded, with more realtors per capita in Toronto than anywhere else, making the average deals per realtor less satisfying than a half-baked dish.

This is where Master Chef Julien Laurion's expertise becomes invaluable. With a discerning palate for quality and a deep understanding of the market's nuanced flavours, Julien ensures that every property viewing is a tasting session, where only the finest selections make it to your table.

In this gourmet journey of home buying, Julien doesn't just present you with options; he curates a full-course meal, from appetizers to desserts, ensuring each property aligns with your taste and lifestyle, much like a perfectly paired wine.

So, if you're ready to embark on a culinary adventure in the GTA real estate market, let Chef Julien Laurion be your guide. With him at the helm, you're

not just searching for a home; you're crafting a living experience as rich and satisfying as a Michelin-starred meal.

Bon Appétit, and welcome to the table of real estate, where Julien Laurion ensures every course is worth savouring.

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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MARKET UPDATE – FEBRUARY 2024

AURORA

AVERAGE SALES PRICE

\$1,454,030

AVERAGE 30 DAYS ON MARKET

NUMBER OF SALES

70

125 NEW LISTINGS

SALE TO LIST RATIO

102%

YEAR OVER YEAR % CHANGE

4.88%

KING

AVERAGE SALES PRICE

\$1,825,882

AVERAGE 50 DAYS ON MARKET

NUMBER OF SALES

22

67 NEW LISTINGS

SALE TO LIST RATIO

95%

YEAR OVER YEAR % CHANGE

1.84%

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

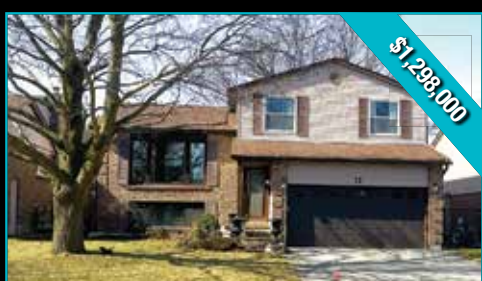
The market is beginning to pick up. Inventory still overall remains low, but we expect it to pick up as we head to spring market, typically our most robust selling season. There are many spillover Buyers from 2023 out shopping and those intending to transact in 2024, who feel settled with the rates having held. Multiple offers are coming back into play and are being successfully implemented in some, but not all circumstances. 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
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* Not intended to solicit buyers or sellers currently under contract.



HOT NEW LISTING IN AURORA!!



\$1,298,000

Hurry in for this stunning renovated 3 + 1 home on a 50 x 150 ft. landscaped lot in prime Aurora! Gorgeous modern white kitchen w/s/s appliances & breakfast area & w/o to 2 tier deck! Lovely large main fl. family room w/fireplace has w/o to deck as well! Spacious living/dining rooms, 3.5 reno'd bathrooms, amazing rec rm, exercise room & office too!

JUST LISTED IN SHARON!!



\$1,899,000

Expansive 4-bedroom family home w/extra-deep 3-car garage, on a generous 100 x 175 ft. pool-sized lot surrounded by mature trees. This sunlit residence showcases beautiful renovations, creating a bright & inviting living space. Cozy fireplace in the family room plus great finished basement with a convenient walk-up to the garage. The stunning reno'd kitchen opens onto a large deck, offering a seamless transition to the backyard.

WONDERFUL SHARON FAMILY HOME!!



\$1,598,000

Beautiful 4 Bedroom, 3 bathroom home with lovely decor, bright + airy floorplan and a 3 car garage! prime Sharon location on almost 1/2 acre landscaped treed & private lot! Huge driveway w/ parking for 9 cars! Modern kitchen - loads of cabinetry, quartz counters + greenhouse style breakfast area + walkout to huge deck! Updates include: New 30 yr warranty Roof shingles (2009), New Garage Doors (2018), New Windows (2018), Furnace & A/C (2010).



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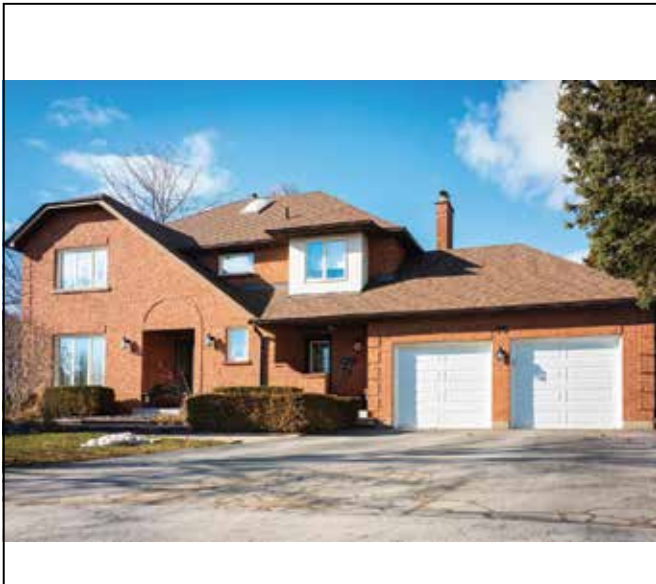
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Is your home value right?

Check your property assessment

(NC) With spring and the warmer weather just around the corner, we tend to start thinking about the season's to-do list.

For some, that means considering home renovations or adding a new feature like a pool or shed. For others, it's the ideal time to buy or sell a home.

How do these home improvement projects impact the value of your home, and how do you know it's right?

Over the past 20 years, the Municipal Property Assessment Corporation, which assesses and classifies all properties in Ontario, has worked to increase transparency around the assessment process and how values are determined.

Every property owner in Ontario has access to AboutMyProperty, a free online tool where they can view detailed information about their property, learn more about how their property was assessed and compare their property's assessed value to others in their neighbourhood. If they disagree with their assessment, they can file a request for reconsideration, free of charge.

Through the tool, owners can also find several documents to help understand their property assessment including:

- Copies of any Property Assessment Notices issued
- Their property profile which lists details on file for your property
- Methodology guides which are detailed documents that explain exactly how property assessments are carried out
- Market valuation reports that explain how relevant methodology was applied to a specific group of properties

There are also proactive steps a property owner can take at any time to make sure the information on file about their property is accurate. For example, since assessments are based in part on information that is on record, you can go online and make sure your details on file are up to date. The assessors consider up to 200 different factors when assessing a residential property, including input from property owners.

Property assessments can be complex but understanding them empowers homeowners to make informed decisions about their property. If you're interested in learning more, visit mpac.ca/valuematters.

www.newscanada.com

RISING MORTGAGE RATES? 3 strategies that could help

(NC) Rising interest rates and higher prices are leaving many Canadians wondering how to keep up with expenses, particularly a mortgage.

In fact, 62 per cent of Canadians believe that housing affordability will worsen in 2024, and 46 per cent think that mortgage rates will increase in the next year according to IG Wealth Management's 2023 Financial Confidence Index, which tracks and reports on Canadians' overall financial confidence.

"Mortgages are often one of Canadians' largest debts," says Alana Riley, head of mortgage, insurance and banking at IG Wealth Management. "With increased interest rates, many homeowners are likely feeling pinched. However, there are strategies to be considered to help lower stress and make things more manageable."

Here are three strategies to help manage your mortgage payments:

CONSIDER EXTENDING YOUR AMORTIZATION PERIOD

By extending the amortization period of your mortgage, which is the length of time it takes to pay off your mortgage in full, there's the opportunity to make your regular payments more manageable. Taking more time may allow for lower payments and more budget flexibility.

TAKE ADVANTAGE OF CONTRACT RENEWALS

When your mortgage comes up for renewal, use this to your advantage by considering making a lump-sum payment and weighing the pros and cons of a fixed- or variable-rate mortgage. Meeting with your financial advisor at least three months prior to your scheduled renewal date can help set expectations and give you time to understand your options.

INCLUDE YOUR MORTGAGE IN YOUR FULL FINANCIAL PICTURE

Many view their mortgage payments as a "siloe" expense and don't incorporate this cost into their broader financial plan. But since it's often their single largest expense, it's important that mortgage payments are always included in the full view of your finances. Working with a financial advisor who is familiar with your entire financial situation, not just your mortgage will help balance your obligations.

With current renewal rates generally higher for most Canadian mortgage holders, and all mortgages varying with different terms and conditions, the need to seek advice to ensure all your financial needs are taken into consideration is more important than ever. It'll go a long way toward building your financial confidence and well-being.

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\$1,988,000



158 CROSSLAND GATE, NEWMARKET
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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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HOUSE HUNTING: 5 Things you should be paying attention to when viewing homes

Purchasing a home is one of the most significant investments you'll ever make, and it's essential to approach the process with careful consideration and attention to detail. Whether you're a first-time buyer or a seasoned homeowner, understanding what to look for when purchasing a home is crucial to finding the perfect property that meets your needs and fits your budget. Here are several essential factors to consider when embarking on your home-buying journey:

1 LOCATION, LOCATION, LOCATION

They say that location is everything in real estate, and for a good reason. The location of a property can have a significant impact on its value, accessibility, and lifestyle. Consider factors such as proximity to amenities (e.g., schools, parks, shopping centres), commute times to work, neighbourhood safety, and future development plans. Take the time to explore the surrounding area and envision yourself living there to ensure it aligns with your preferences and lifestyle, before you buy!

2 PROPERTY SIZE AND LAYOUT

These are the "hard to change" qualities of the home. Evaluate the size and layout of the property to determine if it meets your current and future needs. Think about your lifestyle and any specific requirements you may have, such as a home office, outdoor space, or storage options. Ensure the property offers enough living and storage space to accommodate your family comfortably and allows room for growth and flexibility.

It's easy to get caught up in the appeal of a professionally staged home, but don't let yourself be distracted by paint colours and staging. Focus on the room itself – are the floors in good condition, is there ample natural

light, and how does the space flow from one area to another? Consider the practical aspects, such as storage options and the overall layout's suitability for your lifestyle. These elements are crucial in determining the home's functionality and comfort for daily living.

3 REPAIRS THAT COULD BREAK THE BANK

While a thorough home inspection is crucial for uncovering potential costly issues in a house, you can spot several warning signs during your visit. Recognizing these issues early on can also sharpen your eye for similar problems in other properties. Here are key issues to watch for:

ROOF CONCERNS - First impressions count, so start with the roof as you approach the property. If the shingles appear worn and faded, the roof might be nearing the end of its life, risking potential leaks. Inquire about the roof's age, its last replacement, and the reasons behind it.

FOUNDATION ISSUES - A visible large crack on a wall could be screaming about a significant problem—a compromised foundation. However, structural issues often manifest in less obvious ways. Look for signs like doors and windows that don't align correctly, minor cracks in ceilings, doors that stick, uneven floors, or gaps between the baseboards and the floor.

SIGNS OF WATER DAMAGE - Be on the lookout for discoloration on walls, ceilings, baseboards, and floors, which could hint at past leaks. A musty odor might suggest hidden water intrusion, leading to mold or mildew—both detrimental to health and potentially causing structural damage. Pay extra attention to the basement for any signs of water damage.

WINDOW WEAR - Windows are easy to overlook but take a moment to inspect their condition. Peek behind each curtain and assess whether the windows are well-maintained, indicating the home's overall upkeep.

PLUMBING PROBLEMS - Investigate under the sinks by opening cabinet doors to examine the pipes for rust or leakage signs. Also, take a look at the visible plumbing in the basement to get a sense of the condition of the entire plumbing system.

CONDITION OF MAJOR SYSTEMS - Focus on assessing the state and age of the home's critical systems, including the heating system, electrical panel, and water heater. Identifying the condition of these elements can save you from future hassles and unexpected repairs. Inquire as to whether these items are owned or rented by the current homeowner, as rental furnaces and A/Cs can prove to be quite costly to buy-out.

4 FUTURE POTENTIAL AND RESALE VALUE

Look beyond the present and consider the future potential and resale value of the property. Evaluate factors such as market trends, neighbourhood appreciation rates, and potential for property value appreciation. Consider the property's unique features, such as architectural design, layout, and curb appeal, that may appeal to future buyers. Keep resale value in mind when making decisions about renovations or upgrades, focusing on improvements that will add value and appeal to a broad range of buyers.

5 CHECK THE COMPARABLES

Looking at comparable sales, or "comps," is a critical step when buying a home. This practice involves examining the sale prices of similar properties in the same area that have sold recently. Understanding the

importance of comps can help you make informed decisions, negotiate better, and ultimately find a fair price for your new home.

Purchasing a home is a significant decision that requires careful consideration and thorough research. By understanding what to look for when purchasing a home and taking the time to evaluate each factor carefully, you can make an informed decision that meets your needs, fits your budget, and aligns with your long-term goals and lifestyle. The Michele Denniston Real Estate Group is committed to providing you with expert, reputable and top-tier real estate service. 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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Design ideas that can create a peaceful feel

Homes are often characterized as sanctuaries for their residents. A calm place to come home to after a busy day at work or school is often just what people need to unwind.

Certain design components can help individuals turn their homes into relaxing respites from the daily grind. With that goal in mind, individuals can consider these ideas to create a peaceful feel inside their homes.

PAINT WITH NEUTRAL COLOURS

Wall colours can define the mood in a given room, and neutral colours have long been linked to a calming effect. Subtle shades like beige, taupe and light gray are known to create a relaxed vibe in a room, so these colours can be a go-to choice. Some people consider neutral colours a tad boring, so individuals concerned by that impression can limit neutral colours to rooms designated as sanctuaries, like a reading room, a spa bathroom or a bedroom.

EMPLOY NATURAL LIGHT

Natural light also can help to establish a serene setting at home. Large windows that let daylight in can improve anyone's mood. A 2022 study from researchers at the University of Chile in Santiago found that the



more natural light that entered a home, the happier people said they felt. Study authors even noted that the largest uptick in well-being was found among participants who lived in homes in which windows covered at least 40 percent of the dwelling's wall space. Opening blinds or curtains and, if possible, installing larger windows in a home can help to establish the relaxing, happy vibe individuals are aiming for.

UTILIZE PLANTS TO SET A PEACEFUL TONE

The United Kingdom-based Royal Horticultural Society notes that research has found that indoor plants can benefit psychological well-being. The RHS

notes that improved mood and reduced stress levels are two benefits that indoor plants can provide. A good mood and less stress can help individuals establish the peaceful feel they're aiming for at home.

KEEP DEVICES OUT OF BEDROOMS

Watching television while lying in bed, scanning a smartphone before turning off a nightstand light and retiring for the night, or reading an e-reader instead of a print book at night can transform a bedroom from a serene setting into one that's overrun with stimuli. According to the Sleep Foundation, technology stimulates the mind, which can make it harder to

fall asleep. In addition, blue light emitted by devices disrupts the natural production of melatonin, a hormone that makes it easier to fall asleep. That can negate any efforts individuals have undertaken to make their bedrooms as peaceful as possible. Designate bedrooms in the house as technology-free zones to ensure the peaceful vibe continues uninterrupted until everyone goes to bed.

A peaceful home makes for the perfect respite at the end of a busy day. Various design choices can help individuals establish a serene vibe throughout their homes.



Did you know?

Certain areas of a home are more likely to draw the interest of prospective buyers when a house goes on the market.

When that day comes, many realtors and homeowners rely on staging to make a home as attractive as possible during an open house or appointment viewing. According to a 2019 report from the National Association of Realtors, staging the living room is most important for buyers, with 47 percent of buyers indicating a well-staged living room had an effect on their view of the home. The owner's suite (42 percent) and the kitchen (35 percent) were found to be the next most important rooms to stage.

Though the report is generally concerned with selling a home, the conclusions in the report are something renovation-minded homeowners can keep in mind. If prospective buyers are most impressed by well-staged living rooms, owner's suites and kitchens, it stands to reason that those same rooms, when well-designed and recently renovated, will elicit a similarly positive reaction if homeowners ultimately decide to sell their homes in the future.



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MLS #N8143612 listed at \$1,299,000.00 is worth the drive to Everett, the gateway to Niagara Escarpment.

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Choosing the best decking material

Beauty is in the eye of the beholder, and that notion is as true when renovating a home as it is when studying a piece of art. Therefore, when homeowners are looking for the best building materials for their home remodels — including backyard decks — their own personal preferences may ultimately dictate the direction they go.

Deck boards and railings can be made from a diverse array of materials, including traditional hardwood, plastic and composite materials. Here's a deep look into some of the more popular decking materials so homeowners can make informed decisions when contracting with a decking professional for the build.

HARDWOOD, SOFTWOOD OR PRESSURE-TREATED WOOD

In the not-so-distant past, decks were primarily built using some type of wood. Wood is widely available and fairly cost-effective. However, as anyone with a wood deck knows, wood requires frequent upkeep and it can be susceptible to rotting or insect damage. Wood decks also may splinter and deteriorate when exposed to the elements or pool water. Pressure-treated boards are infused with chemicals to help them endure, but that does not make them impervious to wear. Still, the traditional look of a wood deck remains appealing to many homeowners.

COMPOSITE

Composite decking materials are made from a blend of recycled plastic and wood fibres. Since there is so much recycled content, composite decks attract those who are concerned about the environment and sustainability. Composite decking comes in uncapped and capped varieties. The capped version has an extra layer of protective capping made from high-performance polymers, says TimberTech, a decking and outdoor furniture provider. While composite decks may have similar up-front costs to wood, they will re-

quire less maintenance over the years, but they must be scrubbed to avoid mildew growth.

PLASTIC

Decks made of polyvinyl chloride, polypropylene or high-density polyethylene (HDPE) are collectively referred to as PVC decks. They are made entirely from environmentally safe plastic with no wood in the mix at all. PVC decks are more durable than composite and can last a lifetime. All PVC decks need occasional cleaning. A potential disadvantage to PVC is it doesn't always look, sound or feel like wood. Also, complex fastening systems can make the boards move as the temperature changes, resulting in squeaking as people walk on the deck. Generally, PVC is more expensive than wood or composite, but that investment may be worth it for those who never want to worry about deck repair or replacement.

This Old House says there is another plastic decking material made from polystyrene. It is stiff, strong and light, and with the brand Eon, the non-slip surface becomes less slippery when wet so it may be great around pools.

ALUMINUM

Aluminum may not be as popular as other decking materials, but it is lighter and stronger than wood, composite, and plastic. Aluminum also is resistant to mold, weather and insects, and it can be recycled. An aluminum deck will last for years, which is why it is one of the more costly decking materials.

Homeowners have many choices when picking materials for their decks. If they want a traditional look and moderate cost, wood may be the way to go. Those concerned about looks and durability may like composite. People who want very durable and long-lasting may want to give strong consideration to plastic or aluminum materials.

Signs it's time to repair or replace your deck

SPRING IS A SEASON of rejuvenation that compels millions across the globe to quit hibernating and get back to enjoying the great outdoors. Spring also marks a great time to assess a home's exterior, namely those areas like a deck where people will spend a lot of time in the warmer months to come.

Assessing a deck after winter can be eye-opening. Harsh winter weather can take its toll on a deck, and the following are some telltale signs that a deck could be in need of repair or replacement.

• **WOBBLY UNDERFOOT AND IN HAND:** Wobbly planks and railings are one sign of a deteriorating deck homeowners won't recognize as they hide from winter weather indoors. But these tend to reveal themselves rather quickly when examining a deck after winter. Wobbly planks in the middle of the deck can be inconvenient, but wobbly steps and railings can be dangerous. According to the home improvement resource Angi, wobbly railings can be a byproduct of rot. A local decking professional can assess the extent of the rot in railings and elsewhere and determine the best course of action. If the rot is isolated to an area or two, a simple repair may be all that's necessary. Extensive rot may require a full replacement of the existing deck.

• **FADED PAINT:** Many homeowners paint their wood decks, and that paint will not last forever. Faded paint can turn an otherwise lovely deck into an eyesore, and paint can fade over the winter. Thankfully, a local painter can address a faded deck and may recommend some additional strategies to safeguard the deck against fading next winter and beyond.

• **HOLES IN THE WOOD:** Many homeowners have encountered curious-looking holes in their deck. This could be a sign of insect infestation. Termites, carpenter ants and carpenter bees are among the various types of insects that can bore holes through wood. Homeowners who notice holes throughout their deck are urged to call a deck professional and/or pest control firm to assess the holes and offer a solution. Though small issues may be addressed with repairs, a deck littered with holes caused by insects may need a full replacement.

• **RUST:** Wood decks may be made of wood, but they can still exhibit signs of rust, namely in the nails and metal connectors that hold the deck together. If screws have rusted to the point where they are no longer holding the deck together, a full-scale replacement could be in the cards, as the deck could have substantial structural damage. Like other issues that can reveal themselves during a springtime inspection of the deck, rust necessitates a thorough examination by an experienced decking professional.

Many people do not use their decks during winter, which only underscores the significance of a full deck inspection in spring.



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What to know about replacing gutters

Certain home renovation projects are more glamorous than others. A remodelled kitchen is sure to garner its share of “oohs and aahs,” while a newly paved driveway is much less likely to dazzle guests.

A gutter replacement is another job that might not have the wow factor. However, fully functioning gutters are a must and can help to prevent potentially expensive roof damage. Gutters rarely draw attention, but homeowners can keep an eye out for signs that indicate gutters need to be replaced.

SIGNS GUTTERS SHOULD BE REPLACED

Various signs indicate it's time to replace existing gutters. Homeowners should act promptly if any of the following signs arise, as poorly functioning gutters can make it hard for water to get into the downspouts, ultimately pushing it backward and likely underneath roof shingles, where the result can be costly water damage.

- Peeling paint
- Cracks
- Pooling water in the gutter
- Mildew in the gutter, which can sometimes be seen even from the ground
- Water damage: Water damage on the gutter can be limited to certain spots and will be noticeable on the underside of the gutter
- Soffit damage
- Sagging gutters
- Detached gutters, which can be detached from other pieces or the house
- Rust

WHO SHOULD REPLACE GUTTERS?

Many home improvements can be completed successfully by skilled do-it-yourselfers, but a gutter replacement is best left to the professionals. Homeowners who live in single-story homes may be able to replace gutters on their own, but the issues that can arise when gutters are not functioning at optimal capacity make this a job best suited to professionals, even in residences without high roofs.

Some gutters may be under a manufacturer's warranty, so homeowners can check to see if their gutters qualify for a free upgrade. Experience is one of the best reasons to work with a professional gutter installation team. Experienced professionals can identify which gutters are the best fit based on a host of factors, including the pitch of the roof, local conditions and the size of the house. In addition, gutter installation requires the use of various tools that many DIYers may not have on hand, which can cut into the cost savings of doing the project yourself.

Homeowners also should not underestimate the challenges of working on ladders that are high up off the ground. Professionals are accustomed to such challenges, while DIYers may not be comfortable or used to climbing ladders with materials and tools in hand.

A gutter replacement is a worthwhile investment that can ensure rainwater efficiently and effectively runs through gutters and away from the roof. Leaving this task to the professionals can ensure the job is done right.



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Quality constructed and elegantly upgraded "stone" & brick four bedroom home with bright professionally finished walk out lower level on pool size nicely landscaped private lot in sought after "Stonehaven Estates West" enclave of executive homes, steps to schools and park!

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Overlooks Ravine, South & West Views, Corner Suite! Two Parking, Huge Storage & Locker! Open Concept Plan! Hardwood Floors! Custom Cornice Mouldings! Smooth 9ft Ceilings! "Gourmet" Kitchen with Extended Quality Cabinetry & Granite Counters! Breakfast Bar & 2021 SS Appliances! Huge Living Room - Dining Combination! Two Walk-outs - Den - Primary with Organize Walk-in & Inviting Ensuite - Big Secondary Bedroom! Full Porcelain Laundry! Indoor Pool & Great Amenities!

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WILCOX LUXURY: NEW CUSTOM BUILD

Unveil a newly built custom executive home in Lake Wilcox, with 4+1 bedrooms, 5 bathrooms, a chef's kitchen featuring JennAir appliances, and luxurious details throughout. Ideal for families and entertaining, it includes a finished basement and is situated near Lake Wilcox Park for the perfect mix of elegance and convenience.



ZONED FOR HOME BUSINESS, SALTWATER POOL.

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.



LAKE WILCOX LUXURY HOME HAVEN

Brand new custom executive home in Lake Wilcox community on a 150' lot, featuring 4+1 bedrooms, 5 baths, chef's kitchen with JennAir appliances, luxurious finishes, and open-concept living areas. Includes hardwood floors, gas fireplaces, a primary suite with skylight, finished lower level, and proximity to Lake Wilcox Park.



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. Offered at \$1,158,000.



BRAND NEW - DOUBLE LOT SIZE

Experience luxury in Richmond Hill with this executive home on a double lot, offering potential and value. Featuring an open layout, 10' ceilings, chef's kitchen, spa-like ensuite, and spacious bedrooms with walk-in closets. A true masterpiece, available for \$3,080,000.



GEORGINA ISLAND WATERFRONT RETREAT

Escape to this 5-bed, 4-bath waterfront retreat on Georgina Island, 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.



STUNNING RENOVATED BUNGALOW LOFT IN VELLORE

Renovated Bungalow loft in Vellore Village features an open concept, high ceilings, custom kitchen with elite appliances, and a main-level bedroom suite. Upstairs, additional bedrooms and a loft; downstairs, a full entertainment basement. Landscaped yards, sprinkler system, and heated garage included. Offered at only \$1,848,000.



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.



90 X 200 FT LAKE WILCOX PARADISE

Discover your secluded paradise in Richmond Hill's prestigious Lake Wilcox community, close to Hwy 404 for easy commuting. This versatile home offers a unique layout, a large front porch for sunsets, and a prime 90 x 200 ft lot. Near Lake Wilcox Park and amenities, it's ideal for renovation or building your dream home.



FAMILY-FRIENDLY BUNGALOW

This charming raised bungalow features a welcoming, versatile layout with three bedrooms, spacious living areas, and a cozy breakfast area. Includes a separate-entry two-bedroom apartment, perfect for families or remote workers. Close to shopping, public transit, and Hwy 404. Offered at only \$929,000.



MODERN FREEHOLD TOWNHOME

Explore this stunning Queen's Landing freehold townhome, showcasing open-concept design, 9 ft ceilings, hardwood floors, and a gourmet kitchen. Includes a balcony, built-in Murphy bed, oversized garage, and extra storage. Perfectly located near Carnaby Park, excellent schools, and Upper Canada Mall. Offered at \$877,000.



FAMILY DREAM HOME - VELLORE VILLAGE

Discover this rare 3-bedroom, 3-bathroom Mattamy semi in family-friendly Vellore Village, featuring a renovated kitchen with premium finishes, a maintenance-free backyard ideal for entertaining, spacious bedrooms, and additional basement space. Perfectly located near amenities, schools, parks, and major highways. A must-see gem.

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