

RESALE HOMES COLLECTIONS

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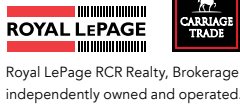


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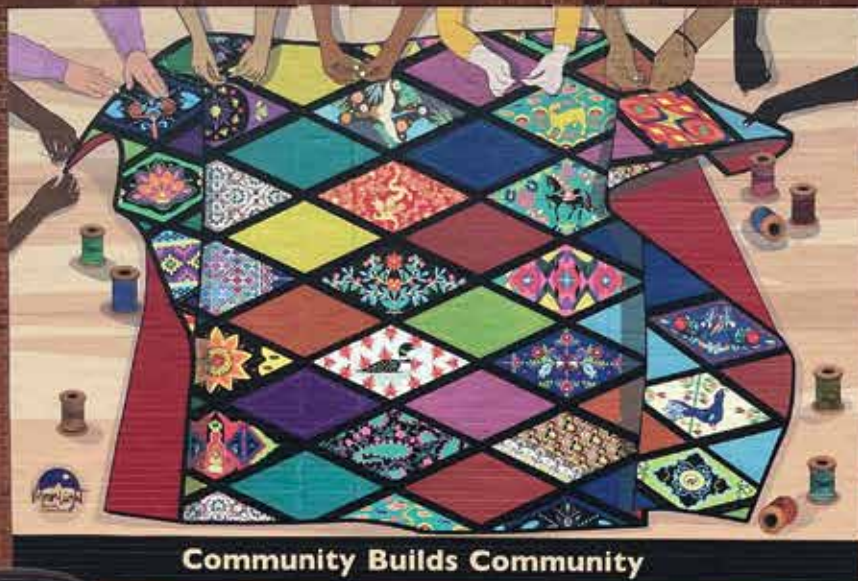
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Community Builds Community



LENARD LIND

A trusted realtor who gives back to the community that supports him

Success in business doesn't happen on its own. It takes a lot of hard work, determination, and interaction with customers, clients, and the community that supports the business.

WITHOUT COMMUNITY SUPPORT, a small business won't have the opportunity to grow.

Lenard Lind, Broker of Record at The Lind Realty Team in Aurora knows the value of community and how local residents have supported him over the years as a real estate representative.

This means Lenard has become a success in his chosen profession and a respected member of the Aurora community. He acknowledges this validation of his role in local business by giving back to the community he loves and works in.

Over the past 30 years, Lenard has donated and sponsored local organizations and charities with over \$500,000 in financial endowments as well as committing his own time to projects and organizations.

"I support soccer at the dome – 3,000 kids, and I'm supporting all the arenas," Lenard explained of his involvement in local sports. "You name a sport, and I've been involved in it. I like to give back to the community I'm a success in. It helps my business as well. People see my name when taking their kid to soccer all the time."

Lenard has sponsored hockey teams and supports the running of the local arenas.

Currently, he is happy to be a sponsor of local soccer. When he was told that 3,000 local kids play the sport, he thought that contributing to such a large organization for kids would be a good investment for many reasons.

"Over by the soccer dome we have two arenas, and I sponsor activities in there like the gym," Lenard said. "I still sponsor hockey, baseball, you name it, I do it. I try to sponsor activities where not just one person will benefit, but an entire group of people will benefit."

Involvement in sports activities for kids is something Lenard feels strongly about. He wants to encourage youth to be active and participate in physical activities rather than stay indoors and be attached to a device or video screen.

If you or your children enjoy indoor sports on a turf field in Aurora, you have probably noticed that the huge playing facility on Industrial Parkway

is named the Lind Realty Sports Dome, in honour of Lenard's sponsorship of this popular local athletic venue.

Over the years, Lenard's contribution to the region includes supporting Southlake Regional Health Centre and other local good causes.

Lenard even donated part of his building to the Town for a mural showcasing Aurora's diversity.

As a former Director and major sponsor of the Aurora Chamber of Commerce, Lenard is well-known in business circles and is knowledgeable about the business community in town. He has also supported the Chamber's Home Shows and other events that promote local businesses and commerce.

Lenard is also involved in an event called Business Engaging Youth, which will take place on May 29. This event will result in a \$5,000 scholarship for a deserving student.

Lenard believes that more businesses should become involved with and mentor youth at the high school level.

After more than three decades in real estate, Lenard has gained a reputation as a trusted, professional, and knowledgeable realtor and well-known local resident.

His dedication and professionalism have made him the top-selling Aurora-based realtor.

You can reach the Lind Realty Team via the website at: www.lindrealty.ca, or by telephone at 416-843-5999.

Written by Brian Lockhart



JUST LISTED IN SHARON!!



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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.

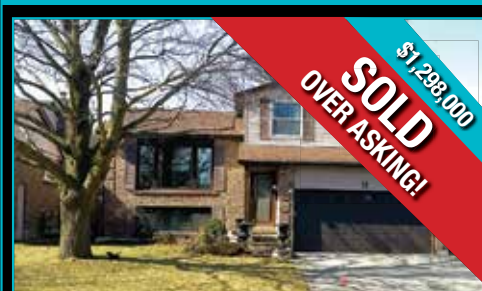
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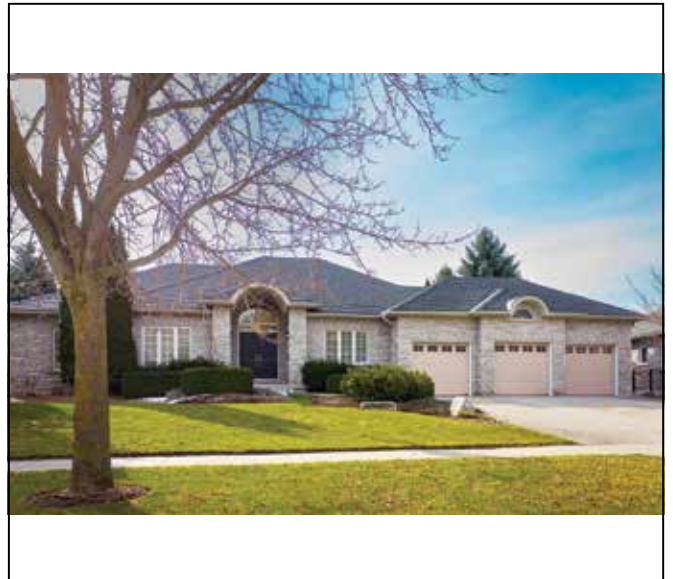
28 MAPLEHYRN AVE. SOLD FOR \$2,280,000
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QUICK FACTS

about the new Underused Housing Tax

Does the new Underused Housing Tax apply to you?

(NC) Taxes are a fact of life, but it's understandable to have questions about any new tax you hear about. The Underused Housing Tax (UHT) is an annual federal one per cent tax which took effect in January 2022. The key question on most minds when you hear of a new tax is – will I have to pay it?

Well, it depends.

Unlike some municipal or provincial vacancy taxes, the UHT usually applies to foreign nationals, meaning non-Canadian citizens or non-permanent residents, who own vacant or underused residential property in Canada. The majority of Canadians who own residential property are excluded owners, which means they do not have to file a UHT return or pay the tax.

But overall, it's usually a good idea to double check.

While Canadian owners are typically excluded, there are situations in which you could still be an affected owner, such as if you own residential property as a partner of a partnership or trustee of a trust.

It's up to an individual to confirm if they are an affected or excluded owner. If you are excluded, you do not have to file a return.

If you are an affected owner, you may not have to actually pay the tax if you are eligible for an exemption, but you still have to file a UHT return by April 30, 2024 to avoid penalties and interest. Ultimately, it's a good idea to check.

Note, even though the familiar annual income tax and benefit return is due on April 30th for most people, the UHT return is a separate return.

Find more information about this new tax and whether you're affected at canada.ca/cra-uh.

www.newscanada.com



www.newscanada.com

(NC) You may or may not have heard that there's an Underused Housing Tax (UHT) in Canada. Is it what you think it is? Does it apply to you? Here are few quick facts you should know.

IT'S NOT THE VACANCY TAX YOU'VE HEARD ABOUT
You may have heard of vacancy taxes in some provinces and municipalities, but those taxes are not the same as the UHT, which is a federal tax that took effect in January 2022. Someone who must pay a regional vacancy tax

may or may not be affected by the UHT and vice versa. If you are exempt from one tax, you may still be required to file a return and pay the other tax.

IF YOU OWN RESIDENTIAL PROPERTY, YOU COULD BE AFFECTED

The UHT usually affects foreign nationals, meaning those who are not Canadian citizens or permanent residents, who own residential property here in Canada, or foreign corporations. But, in some situations, this tax also applies to Canadian individuals and corporations.

IF YOU'RE AFFECTED, YOU HAVE TO FILE – MAYBE MULTIPLE RETURNS – EVEN IF YOU'RE EXEMPT

If you're an affected owner, you may be exempt from paying the tax for a year depending on things like the location of the property and the type of occupant; however, you're still required to file a return to claim your exemption. If you own more than one residential

property, you must file a separate return for each property. If you're one of several affected owners of a property, each owner must file a separate return.

IT'S DUE AT THE SAME TIME AS INCOME TAXES BUT IT'S NOT THE SAME RETURN

The Canada Revenue Agency must receive 2022 and 2023 UHT returns and any payments owed by April 30, 2024, to avoid penalties and interest. Note that even though this is the same date the income tax and benefit return is due for most people, the UHT is a separate return.

To find out if you're affected for the 2022 tax year, you can use the CRA's online self-assessment tool at canada.ca/cra-uh. The 2023 tax year rules may be different.



667 ST. JOHN'S SIDEROAD, AURORA
\$2,450,000



142 TIMBERLINE TRAIL, AURORA
\$2,075,000



84 CRANBERRY LANE, AURORA
\$1,988,000



38 DELATTAYE AVENUE, AURORA
\$1,599,000



25 JOHNSON ROAD, AURORA
\$1,299,000

HOME. IT'S WHO WE ARE.



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ELEVATING REAL ESTATE TRANSACTIONS: Value-added services simplifying your buying or selling process

IN THE REALM OF REAL ESTATE, where every transaction is a significant financial decision, the journey of buying or selling a property can often be fraught with complexities and uncertainties. However, with the advent of technology and evolving consumer expectations, the landscape of real estate services has undergone a transformative shift. Today, beyond the traditional roles of agents and brokers, a plethora of value-added services has emerged, aiming to streamline the process and enhance the overall experience for buyers and sellers alike. We, at the Michele Denniston Real Estate Group, have taken significant steps in order to tailor our value-added services to suit the needs of our clientele.

Whether you're in the market to buy your dream home or looking to sell your property swiftly and lucratively, these added value real estate services can significantly simplify and elevate the process:

PROFESSIONAL PHOTOGRAPHY AND STAGING: First impressions matter, especially in real estate. Professional photography and staging services can transform a property, making it look more appealing and inviting to potential buyers. High-quality visuals not only attract more interest online but also facilitate faster sales by showcasing the property in its best light.

PRINT ADVERTISING: While digital marketing has become increasingly prevalent, there is still a segment of buyers who appreciate traditional print advertising. The Michele Denniston Real Estate Group's value-added

services include print advertising through postcards and newspaper ads, catering to buyers who prefer the old-fashioned approach. These targeted marketing efforts can reach potential buyers who may not be actively engaged on social media platforms, broadening the exposure of the property and increasing the likelihood of a successful sale.

CUSTOM SOCIAL MEDIA MARKETING AND CAMPAIGNS: Recognizing the power of social media in today's digital age, we also offer custom social media marketing and campaigns for properties. By leveraging platforms like Facebook, Instagram, and Google Ads, targeted marketing strategies can be implemented to reach specific demographics and generate interest in the property. These campaigns can include captivating visuals, engaging content, and targeted advertising to maximize exposure and attract potential buyers.

HOME INSPECTION AND APPRAISAL ASSISTANCE: To alleviate concerns and expedite the buying process, the Michele Denniston Real Estate Group offers home inspection and appraisal assistance. By identifying potential issues beforehand and providing accurate assessments of a property's value, buyers and sellers can proceed with confidence and transparency.

DEPOSIT LOANS, BRIDGE FINANCING, AND "MONEY TO CLOSE" SERVICES: Recognizing the financial hurdles that buyers may face, we have partnered with a company that offers assistance with deposit loans,

bridge financing, and "money to close" services. These offerings can help buyers bridge the gap between securing a property and finalizing the transaction, providing greater flexibility and convenience in the buying process.

"PACK N GO" PACKING SERVICES: Moving can be a daunting task, especially when it comes to packing up all your belongings. Our partners at Pack N Go packing services offer a convenient solution by handling the packing process for you. From delicate items to bulky furniture, professionals can efficiently pack your possessions, ensuring they arrive safely at your new destination. This service not only saves time and effort but also minimizes the stress associated with moving, allowing you to focus on other aspects of the transition.

POST-PURCHASE SUPPORT AND RESOURCES: The relationship between a real estate service provider and their clients doesn't end at the closing table. The Michele Denniston Real Estate Group offers post-purchase support and resources, such as recommendations for contractors, interior designers, or neighborhood amenities, to help buyers seamlessly transition into their new communities.

The evolution of real estate services has ushered in a new era of convenience, transparency, and efficiency for buyers and sellers. By leveraging these value-added services, we have ensured that our Buyers and Sellers can navigate the complexities

of the real estate market with greater ease and confidence, ultimately achieving their objectives of finding the perfect home or maximizing returns on their property investments. The Michele Denniston Real Estate Group is always 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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**RESALE
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Understand property assessments and taxes in Ontario

(NO) For many of us, our property is our single biggest asset and so its value can have a significant impact on our lives. So, have you ever wondered how your property value, and taxes, are determined?

There are more than 200 factors that are considered by The Municipal Property Assessment Corporation, also known as MPAC. This independent, not-for-profit organization is responsible for assessing and classifying more than 5.6 million properties across Ontario.

According to the organization, here are five key elements that affect your property's value:

LOCATION: the neighbourhood where your home is situated plays a significant role in determining its market value. The desirability of the area often influences the amount a buyer is willing to pay.

LOT SIZE: the area of your lot is calculated by multiplying the frontage by the depth.

TOTAL SQUARE FOOTAGE OF LIVING AREA: the exterior of your home is measured to determine the total area

of the building. Keep in mind that this measurement doesn't include your basement, deck, porch or garage.

BUILDING AGE: while the house may have been built in a given year, the property value is adjusted to reflect renovations or additions.

CONSTRUCTION QUALITY: the type of building materials used and the quality of the finishes installed are also taken into consideration.

Property assessments are available to both homeowners and local governments. Municipalities use them to help calculate property taxes.

When it comes to property taxes, each of Ontario's 444 municipalities decide how much money is needed to build and operate thriving communities – things like running the local library or building a new park or dog run – and then they decide on the municipal tax rate. The municipality collects property taxes to pay for the municipal services. Think of it like a community fund, and your contribution (how much you pay in tax) is based on how much your property is deemed to be worth.

Understanding how assessments affect your property taxes can help you make informed decisions about your home. If you're interested in learning more, visit mpac.ca/valuematters.

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48 Kingsmere Cres. Alliston

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4 spring home maintenance musts

(NC) It's no secret that the harsh winter elements can take a toll on your home.

Once the ice thaws and the flowers begin to bloom, consider some simple spring projects to help prepare your home for the warmer weather.

ADJUST YOUR THERMOSTAT. Review and adjust your thermostat for springtime. With fluctuating temperatures, check the morning forecast and set it accordingly so you use less energy for heating or cooling while you're away from home. If you have a programmable thermostat, take advantage of its features to create an efficient cooling schedule. If you don't already have one, upgrade to a smart thermostat, like the Honeywell Home T9, which allows you to adjust your home temperature from anywhere and set different temperature schedules for various times of the day. You can also set the ideal temperature in the most-used rooms in the house.

PREP YOUR HVAC SYSTEM. Preparing your HVAC system for spring is crucial for optimal performance and energy efficiency. To help get your system ready for the warmer months, change your air filters, as they can accumulate dust and debris over time, and remember to inspect and clean your air vents and ducts for blockages. Consider scheduling a professional maintenance service to help identify and fix any potential problems before they happen.

UPGRADE TO 2-IN-1 PROTECTION. Proper smoke and carbon monoxide alarm placement, maintenance and replacement are essential to keeping your home protected. Be sure to install alarms on every level, including the basement, and in every bedroom. Replace the batteries at least every six months, or make maintenance easier with a two-in-one smoke and carbon monoxide alarm, such as the First Alert 10-Year Battery Combination Alarm, which eliminates the need for battery replacement and late-night battery chirps for a decade.

INSPECT FOR MOULD. Mould loves to grow in hard-to-reach places, and often in moist, dark environments. Be on the lookout for any discoloured, fuzzy or stained spots throughout your home and any damp, musty smelling areas. If you find mould growing, clean the patch with a bleach solution or contact a professional to safely remove it.

With just a few simple steps, you can help prepare your home for the warm weather ahead.

www.newscanada.com



4 TIPS TO SPRING CLEAN YOUR CLOSET

(NC) A new season finds many of us hunting through our closets, feeling at a loss about what to wear. But few of us have the funds to reset our wardrobe every year. So, here are some tips to refresh your options and clean up your closet this season.

GET SORTED

You might be tempted to start your closet clear-out by trying on everything to see what fits. But before you fall down that rabbit hole, do a quick cull. Don't waste time squeezing into things you'll never keep. Haven't worn it years? It doesn't spark any interest in you? Put it in one big pile to get out of your home. Do not offer it to friends and family unless they are in need – most of us have too much in our closets to begin with.

SHOP YOUR CLOSET

Whether you plan tomorrow's outfit before you go to bed or scramble to choose an option right before you have to leave, you can speed up the process of getting dressed by stocking concrete outfit ideas in your back pocket. Try carving out some time for a try-on session of the clothes, shoes and accessories you plan to keep. Experiment and get creative with how you combine every piece. Keep an open mind and you might be excited by the great go-to looks you uncover. Make note of your favourite combinations with photos on your phone.

EMBRACE PRE-LOVED

Even when you're trying to save money, something new is nice to have sometimes, and it can breathe new life into a tired ensemble. But be sure to fill any glaring gaps in your wardrobe, such as a good belt or all-purpose jacket, before buying something surplus. Look for quality that will last if you can. For a cost-effective solution to buying full-price things, take the time to scour vintage shops, thrift stores and buy-nothing or buy-and-sell groups online – these last are often your best bet for a good deal.

PUT UNWANTED ITEMS TO WORK

After sorting, it's time to get anything you're not keeping out of your home. Donate items that are in good shape or sell them through an online marketplace to make a few extra bucks. You might also be able to consign or sell high-end items at a local vintage shop or thrift store.

Anything that's not in great shape should be recycled. While curbside pickup won't typically take fabric, a few chain stores have textile recycling programs in-store. When it comes to used, well-worn bras, you can drop them off at la Vie en Rose. The Canadian retailer gives them a second life and recycles the materials. Throughout the month of May the company donates a dollar to various breast-cancer-related charities for every bra dropped off at their stores.

Learn more at lavieenrose.com/en/be-your-own-breast-friend.

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MARKET UPDATE – MARCH 2024


AURORA	KING
AVERAGE SALES PRICE	AVERAGE SALES PRICE
\$1,447,477	\$2,042,359
AVERAGE 27 DAYS ON MARKET	AVERAGE 43 DAYS ON MARKET
NUMBER OF SALES	NUMBER OF SALES
85	32
130 NEW LISTINGS	74 NEW LISTINGS
SALE TO LIST RATIO	SALE TO LIST RATIO
104%	95%
YEAR OVER YEAR % CHANGE	YEAR OVER YEAR % CHANGE
6.33%	1.84%

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

Inventory is picking up as we are in full spring market. The listings are coming in and there is more choice for Buyers out shopping. Multiple offers are coming back into play and are being successfully implemented in some, but not all circumstances. Consumer confidence is returning. 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. For Sellers it means working closely with your Real Estate Advisor to ensure the best marketing and strategy are being implemented to garner successful results. 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.


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It's time to hang up the fishing rod: INTRODUCING THE NEW ME



By **Julien Laurion**
Real Estate

Hello and welcome to what feels like the first day of an exhilarating new adventure for me and my business... and hopefully for you too!

TODAY MARKS THE DAY I will officially put Big Tuna Realty back into the tackle box and step into my new identity as **Julien Laurion Real Estate**.

Even though I've decided to *ditch the fish*, I assure you I have **not abandoned** the zest and fun that has become associated with me and my tuna persona and my unconventional and zany approach to ads.

As I move into a **new name** (Julien Laurion Real Estate) and era for my business, I want to be **laser-focused** on my customers - what they need and want from their real estate experience and how I can help them as they enter and exit through various stages of home ownership.

This is more than just a REBRAND for me! It's a renewal of a **vow to you**, my customers, and my

community to offer something far from run-of-the-mill (I'm a runner! Get it?). So what is **Julien Laurion Real Estate** going to be all about you ask ...

ALL ABOUT HOMES

I know how scary buying a house can be - is it worth it? Does it have good bones? Is there potential? My extensive home construction and renovation knowledge is a huge asset to the people I work with; it allows me to help you make informed decisions about a home's potential or warn you to 'run in the opposite direction as fast as you can!' if need be.

My goal is to help you with **every aspect of home buying and selling** and deliver a seamless experience to you from our first handshake to the final celebratory moment (champagne/wine/beer cheers optional).

HOME TOWN PROUD

The more people I meet in Aurora - at the Farmer's Market, my kids' dance recitals and soccer games, or through the boards I sit on - it's very apparent that Aurora is unique. It embodies a feeling, a vibe... that together we are better. If we all live here, we might as well be friendly, get to know one another, embrace all of the unique things going on and enjoy life together! **Most Aurorans, love being Aurorans.** Don't you agree?

I am **definitely a proud Auroran** and love helping people moving into Aurora for the first time discover what makes it special; and also expose current Aurorans who have decided to stay and switch homes or neighbourhoods, to discover new and exciting things about our town that they didn't know about before.

BORN AND RAISED

I have lived in Aurora for more than 30 years. I know Aurora and York Region inside and out - the neighbourhoods, schools (I attended 4 of them!), businesses

(I am a member of the Chamber of Commerce), parks & trails (I'm a marathon runner)... not to mention the best croissants and espresso in town!

So, in a nutshell, **Julien Laurion Real Estate** is born. A new name, a new look, but the same big friendly guy who will help you with your home and have your back every step of the way.

Tell me, what do you love most about Aurora? What matters most to you when you're buying or selling your home?

... and what do you think about the new name, logo and colours?

Julien

I've got your back from start to finish. I'm a local Realtor who has lived in Aurora for more than 30 years and know inside and out. With A LOT of home construction experience, I have an eye that will help you make informed decisions re: home concerns and renovations. Let me help you with your next big purchase/move. Please feel free to call or email me directly at 416-402-5530 or julien@bigtuna.ca or check out my socials at @bigtunarealty



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Bright Spacious 1,002SF 2 Bedrooms 2 Bathroom Condo in Sought After Building! Updated Kitchen - Two Updated Bathrooms! "Open Concept" Living - Dining Area! Neutral Décor! Balcony Overlooks Park - Southeast Exposure! Great Building & Amenities Including Pool! Steps to Hillcrest Mall & Yonge St.

\$688,888

4 BEDROOM SEMI DETACHED AURORA

Value Here! Attention First Time Buyers - Renovations! Bright Spacious Seldom Offered 4 Bedroom Semi in Demand Area. Steps to Yonge St., Transit & Shopping! Main FLOOR LAUNDRY! Huge Livingroom w/Picture Windows! Separate DR O/L Living RM! Main Floor Family Room w/W/O to Yard!

OPEN HOUSE THIS SATURDAY APRIL 20TH 2PM-4PM
27 POPLAR CRESCENT, AURORA

\$698,888

END SUITE CONDO TOWNHOME FINISHED ON 3 LEVELS AURORA

Open House Sat/Sun 45 Sandlewood Crt! Shows to Perfection! Updated Kitchen "Open" to Dining/Living Combo! Hardwood Floors! Primary Bedroom with updated Ensuite & Walk-In Closet! Large Secondary Bedrooms Too! Bright Professionally Finished W/O Lower Level. Could Be "Inlaw" Suite! Updated Shingles & Furnace & CA. Neutral Modern Décor!

\$898,888

BUNGALOF BEAUTY ALMOST INLAW SUITE NEWMARKET

973 Best Circle, Newmarket
Soaring 9FT Ceilings! "Open Concept" FLR Plan! Hwd FLRS on 1st & 2nd Level! Main FLR Primary BR w/ensuite & W/IN Big Eat-IN Kit & Open to Fam RM! Separate Dining w/Vaulted Ceiling! 2 BRS with Semi Ensuite Bath in Loft! Prof Fin & Open Concept Huge Finished Lower Level w Separate entrance. Just needs Kichenette for Inlaw! 6 Car Parking!

\$1,198,888

WYCLIFFE ESTATES "GATED" COMMUNITY AURORA

One of a Kind custom updated and upgraded Executive "Bungalow" Shows to Perfection! Soaring 9FT Smooth Ceilings! "Gourmet" center island Kit w/custom server! Separate Formal Entertaining Sized Dining! Great Room w/Vaulted ceilings! Sundrenched Bright Professionally Finished Basement w/Inlaw Potential! And FLT Loft w/2 Bedrooms + 4pc Bath!

Please Inquire

6500 FINISHED SF! POOL! ¾ AC! SHOP & STORAGE!

It's A Knock-Out! Soaring 9 Foot To 20 Foot Ceilings! "Open Concept" Floor Plan! Gourmet Centre Island Kitchen "Open" To Massive 2 Storey Great Room! Enticing Main Floor Primary Bedroom! Four Secondary Bedrooms Each With Bath Access! Professionally Finished Lower Level Too! Sensational Backyard Oasis!

\$2,249,900

ONE OF A KIND USER INVESTOR DEVELOPMENT OPPORTUNITY!

Highway 404 Secondary Plan Approved "Mixed Business Employment" 1.88 Acre Parcel with 200 ft of Frontage on Green Lane Just East of Hwy 404, Great Visibility and 412 ft Deep Lot! Existing 2545 SF Stone 3 Bedroom 3 Bath Home with Double Garage! In Ground Pool Plus 400 SF Secondary Double Garage! Contact Listing Agent for Further Details!

\$2,298,888

RICHVALE 1.33 AC. RAVINE LOT / STONE / 3,770 SF FINISHED BASEMENT / ELEVATOR TO ALL LEVELS!

First Time Offered By Original Owner! Finished On Three Levels With Indoor Elevator, Sauna, Bright Walk-Out Lower Level, And Inlaw Suite With Bedroom! Hardwood Floors, Cornice Moldings, French Doors, Smooth Ceilings, Upgraded Trims! Nearby Public And Private Schools.

\$2,798,888

WOW! DETACHED 3535 SF "GEM" IN "WYCLIFFE" ECLAVE!

The Only One of a Kind Custom Built "Detached" 3,535 SF Stone & Brick Bungalow with Triple Car Garage in Aurora's Exclusive Wycliffe Estates "Gated" Enclave of Executive Homes! Soaring 9FT Ceilings, Valued Ceilings, Smooth Ceilings Thru-Out! All Quality Upgrades. Casing Baseboards & Accents! Huge Windows Scenic Surroundings on this Prestigious Court!

\$2,199,888



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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. Priced at \$2,899,000.



ECO-SMART LUXURY LIVING IN AURORA

Experience eco-smart luxury in South Aurora's Royal Hill. This home boasts exquisite finishes, an open layout, a gourmet kitchen, and a spa-like master suite. Equipped with green technology and offering serene views, it's situated close to amenities and nature for an unparalleled sustainable living experience. Offered at \$2,588,000.



CUSTOMIZE YOUR DREAM LAKE WILCOX HOME

Introducing an opportunity to customize your dream executive home in Lake Wilcox. This to-be-built residence is designed with 4+1 bedrooms, 5 bathrooms, and a chef's kitchen outfitted with high-end JennAir appliances. Envision luxurious finishes throughout, with the chance to select your preferences to truly make it your own.



LAKE WILCOX LUXURY HOME HAVEN

Soon-to-be-built executive home in Lake Wilcox, on a 150' lot. Offers 4+1 bedrooms, 5 baths, chef's kitchen with JennAir appliances, luxurious finishes, hardwood floors, gas fireplaces, skylit primary suite, finished lower level, proximity to Lake Wilcox Park. Opportunity to personalize finishes for a truly custom living experience.



MODERN LIVING, PRIME VAUGHAN LOCATION

Modern 1 bedroom + den condo in prime Vaughan. Features open-concept design, floor-to-ceiling windows, upgraded kitchen with granite, stainless appliances, and balcony with Toronto skyline views. Amenities: gym, pool, concierge. Close to transit, shopping, York University, highways 400/407. Offered at only \$598,000.



BRAND NEW - DOUBLE LOT SIZE

Experience unparalleled luxury in Richmond Hill with this expansive executive home on a double lot. Featuring an open floor plan, 10-foot ceilings, a gourmet kitchen, spa-like ensuite, and spacious bedrooms with walk-in closets. Priced at \$3,080,000.



FAMILY HOME WITH SALTWATER POOL

Stunning, renovated brick family home in North Richvale, Richmond Hill. Features a saltwater pool, private oasis, chef's kitchen, and hardwood floors. Boasts a spacious layout, luxurious bathroom, finished basement, and resort-like backyard with cabana, firepit, and solar panels. A dream home with upgraded amenities. Offered at \$1,399,000.



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. Offered at \$1,078,000.



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.



SOPHISTICATED DOWNTOWN LIVING

Experience prime downtown living at Horizon on Bay. This bright, spacious unit features a large den, parking, and stunning unobstructed views. Enjoy convenient access to Yonge-Dundas subway and underground paths. Luxurious amenities and marble countertops add elegance. Priced at \$718,888.



RARE OPPORTUNITY: 2 SIDE BY SIDE LOTS

Rare chance to acquire two adjacent lots in a serene, coveted area. One features a renovated home with a modern kitchen, stainless appliances, quartz countertops, spacious backyard, luxurious master suite, and extensive updates. Sold with a ready-to-build vacant lot, offering endless potential for expansion or investment.



SPACIOUS MODERN CORNER UNIT

Located in Clanton Park's Express Condos, this corner unit features two bedrooms plus a den, ideal for family living and remote work. Highlights include a gourmet kitchen, high ceilings, and close proximity to transportation and shopping amenities. Offered at only \$777,000.

We Speak Your Language



SCAN
ME



For a FREE home evaluation or more information on Real Estate, please call or email us. 如需免费房屋评估或更多房地产信息，请致电或发送电子邮件给我们。

Discover More Featured Listings.

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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.