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MARCIA WALTER believes in 'small town, big country'

For realtor Marcia Walter, it's easy to call King "home." The Schomberg resident loves King's remarkable expanses and riding her horses. In fact, with hundreds of stables dotting its countryside, King is in the heart of horse country.

SHE KNOWS KING like the back of her hand and enjoys supporting local businesses, like the local coffee shop.

Being part of the community is what counts.

And that sense comes in handy when dealing with potential home buyers and sellers.

Working with Royal LePage RCR Realty and serving Schomberg, King City and Caledon, Walter uses her people skills to make things happen.

After 16 years working in recruitment, sales and account management, she literally packed up her skills, "closed her eyes and jumped with both feet" into a career in real estate.

She was ready for a change and while she was "farm shopping," several people told her she'd be a great fit as a realtor. She decided to take the courses and the rest, as they say, is history.

And that career, now in its 9th year, has been quite rewarding.

Dealing with clients one on one, Walter is tenacious in making them happy.

House hunters turn to King because they're lured to the gorgeous countryside by a certain exclusivity. Privacy with a little bit of panache.



King is "classic country," with a helping of community tossed in for good measure.

Buyers hail from across the GTA and Walter says she's good at helping people downsize and organize their needs.

Working locally for almost a decade, Walter is well versed in all types of King properties – from urban gems to estate and farm properties. She understands all the nuances of country living so new homeowners in King won't be in for any surprises.

The Township of King is a unique, special place proud of its natural heritage, scenic beauty, agricultural lands, and rich urban and rural history. Lying in the heart of the Greater Toronto Area and located just 40 kilometers north of downtown Toronto, the Township of King is one of nine municipalities that make up the Regional Municipality of York. The Township includes the villages and hamlets of Ansnorveldt, Kettleby, King City, Laskay, Lloydtown, Nobleton, Pottageville, Schomberg and Snowball. Over 98% of King Township is within the Greenbelt area, with 65% contained within the Oak Ridges Moraine, and more than 60% of the Holland Marsh, also known as Ontario's Salad Bowl, lies within the Township.

Marcia Walter is committed to her clients, joining the ranks of the dedicated realtors who serve King.

Clients will get just what they see with her – she's straightforward and works hard. She's results-oriented and won't leave any stone unturned.

Joining the King Chamber of Commerce is an extension of that community vibe, taking part in the "bigger picture."

She likes what the Chamber stands for and does in bringing the King business community together.

Walter and her Royal LePage colleagues love the holiday season.

For the last few years, the team has organized and held a township-wide Gingerbread House Competition in December.

They give away roughly 100 gingerbread house kits to families, who are encouraged to put their personal touch on the creations. They are then judged by local dignitaries, often including Mayor Steve Pellegrini and Councillors.

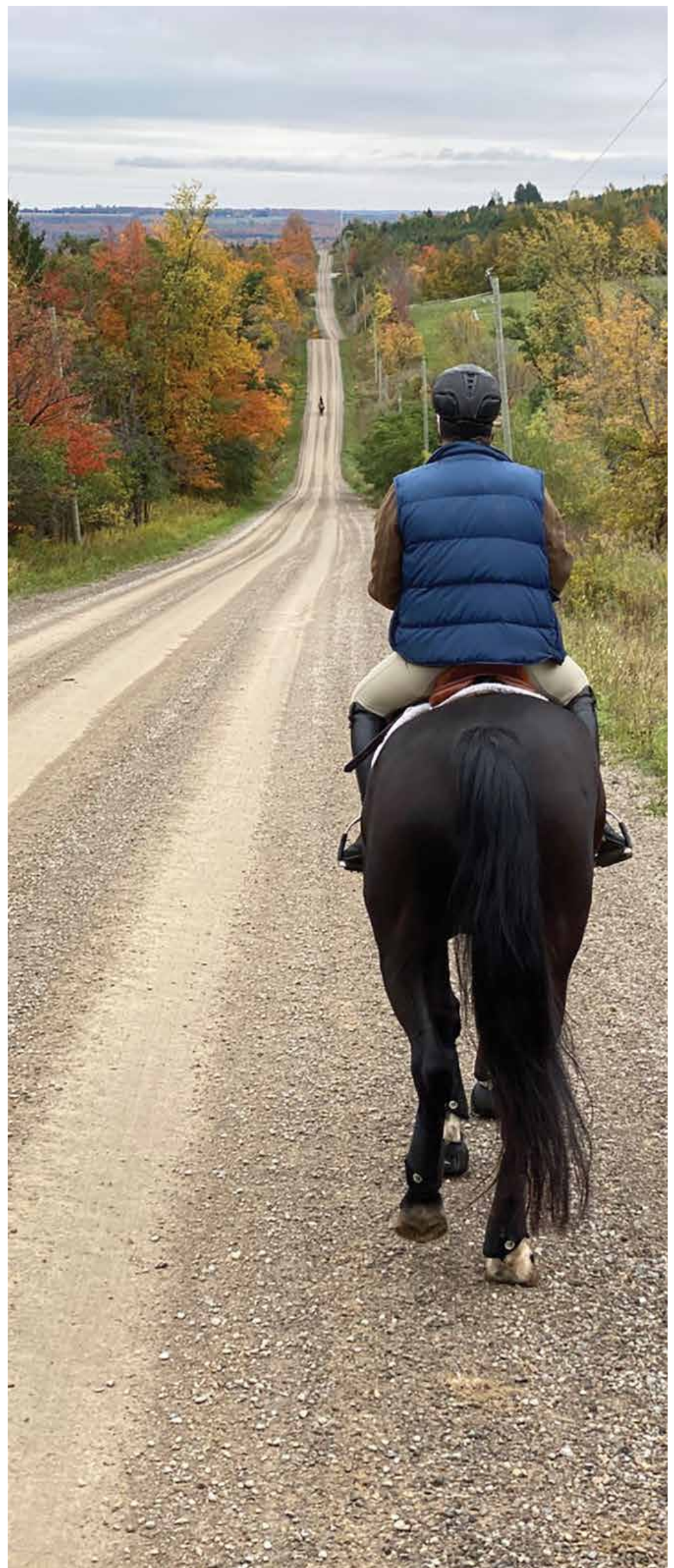
Walter said she's also been a supporter of the King Township Food Bank over the years, holding annual fundraising parties.

Coming to King means being part of the picture, both big and small.

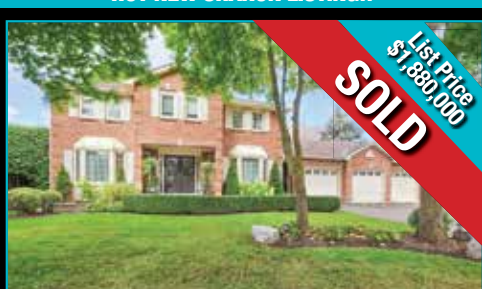
Take it from a straight shooter like Walter, who walks the walk.

For more, contact her at Marcia@marciawalter.com

Written by Mark Pavilons



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SMOOTH MOVES: Understanding Mortgage Portability in Real Estate

FOR MANY HOMEOWNERS, the thought of moving to a new property often comes with the weight of existing mortgage terms. However, the option to "port" your mortgage can alleviate some of that financial burden and open doors to new real estate opportunities. Porting a mortgage allows homeowners to transfer their existing mortgage balance, interest rate, and terms to a new property. This can be an attractive solution for those looking to upgrade, downsize, or relocate without incurring hefty penalties or losing favourable interest rates. Let's explore the benefits and considerations of porting your mortgage.

SEAMLESS TRANSITION

One of the primary advantages of porting a mortgage is the seamless transition it offers between properties. Instead of renegotiating a completely new mortgage, homeowners can carry over their existing terms, including interest rates, amortization periods, and repayment schedules, to their new home. This continuity provides a sense of stability and predictability, especially in a fluctuating housing market or when interest rates are rising.

COST-EFFECTIVE SOLUTION

Porting a mortgage can also be a cost-effective solution compared to breaking your existing mortgage contract. When homeowners terminate their mortgage prematurely, they often face penalties, such as prepayment fees or the loss of favourable interest rates. By porting the mortgage instead, these costs can be mitigated, saving homeowners potentially thousands of dollars.

PRESERVING FAVOURABLE TERMS

For homeowners with attractive mortgage rates, porting allows them to preserve these favourable terms when moving to a new property. This is particularly beneficial in environments where interest rates have increased since the original mortgage was secured. By porting, homeowners can avoid having to secure a new mortgage at higher rates, thus maintaining their financial stability.

CONSIDERATIONS BEFORE PORTING

While porting a mortgage offers numerous benefits, there are several factors to consider before making this decision:

- **PORTABILITY CLAUSE:** Not all mortgages are portable, so it's essential to check whether your existing mortgage includes a portability clause. This clause outlines the terms and conditions for transferring your mortgage to a new property.

- **APPRAISAL AND APPROVAL:** Lenders will typically require an appraisal of the new property and a reassessment of your financial situation to ensure you still meet their lending criteria. While porting a mortgage is generally straightforward, there may be instances where approval is not guaranteed.

- **ADDITIONAL FINANCING:** If the new property's value exceeds the remaining balance of your mortgage, you may need additional financing to cover the shortfall.

In such cases, you'll have to qualify for a new mortgage or secure alternative financing options.

- **TERMS AND CONDITIONS:** While the interest rate may remain unchanged, other terms and conditions of the mortgage, such as prepayment privileges or the amortization period, may be subject to adjustment.

SEEK PROFESSIONAL GUIDANCE

Before deciding to port your mortgage, it's advisable to consult with a mortgage broker or financial advisor who can provide personalized guidance based on your specific circumstances. They can help assess the feasibility of porting your mortgage, explore alternative financing options, and navigate the process smoothly.

OUR ADVICE TO YOU

Porting your mortgage presents a valuable opportunity for homeowners seeking to transition to a new property while minimizing financial repercussions. By preserving favourable terms, avoiding penalties, and ensuring a seamless transition, porting offers a practical solution for adapting to changing housing needs.

The Michele Denniston Real Estate Group offers expert in-house mortgage financing and consultations with industry experts on top of our five-star buying and selling services. Visit us at 50 Doctor Kay Dr. Unit C-22 in Schomberg, or call Michele directly at (416) 433-8316 to learn more! We are

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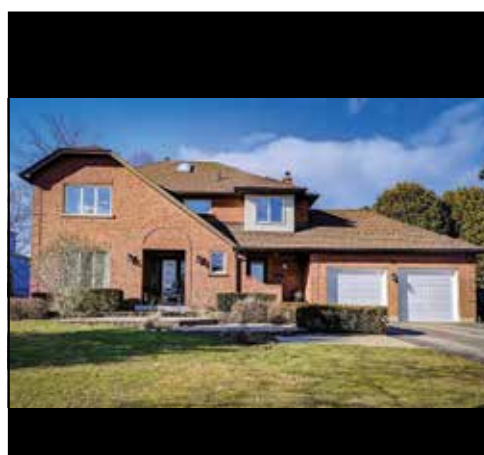
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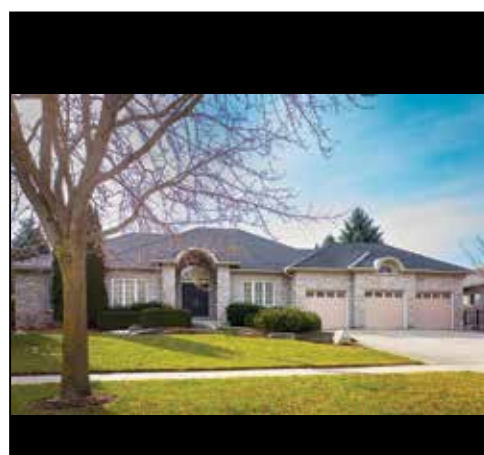
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How to choose the perfect patio furniture

(NC) Whether you're enjoying a morning cup of coffee, dinner with family or entertaining guests, furniture adds functionality to your outdoor space. With the right pieces, you can greatly enhance the usability, comfort and overall appeal of your patio or deck.

CONSIDER YOUR WANTS AND NEEDS

Choose from a wide variety of materials, colours and styles that best suit your personality or the theme you've envisioned for your backyard oasis. If you only use your patio occasionally, a few basic items will suffice. But, if you entertain frequently or spend a considerable amount of time outdoors, shop for multipurpose items that can stand up to wear and tear.

THINK ABOUT THE MATERIAL

Look for patio cushions with polyester fibres that allow water to run off and air to filter through, keeping them fresh. Cushions that have patterns on both sides allow you to flip them periodically, helping them maintain their appearance and shape. If portability is important, choose lightweight frame materials for furniture, like plastic and aluminum. If you don't plan to move them often, or if they'll be exposed to wind, go with heavier materials like wood and wrought iron.

CHOOSE THE TYPE OF PATIO SETS YOUR BACKYARD OASIS FOR HOSTING OR RELAXING?

The answer to this question will determine what type of patio set you will want to choose. Outdoor dining sets allow you to host sit-down meals for up to ten people. Bistro sets are the perfect size for small patios or balconies. Conversation sets mimic the look of an indoor family room with a coffee table and various types of seating like loveseats, benches and chairs. Some models include gel-fuel fire pits built right into the table. Lastly, sectional sets would suit a more relaxing environment as they typically come in two or four combinations. Head to your local building supply store, such as The Home Depot, to check out the wide variety of patio collections available.

FURNITURE AS FINAL TOUCHES

Add an umbrella to shade seating areas and create a more comfortable environment. Choose mesh materials to filter sun while still allowing air to flow in and out. Move your cushions to a cool, dry location when they aren't in use for prolonged periods of time (always clean them first). If you have limited space, use outdoor storage bins or deck boxes. Enjoy your patio when the weather cools with accessories like patio heaters and portable fire pits. Keep your furniture in top form with covers that help prevent mildew and weather damage.

www.newscanada.com

DECK TECH: Tools for designing your dream deck

(NC) Virtually everything in life can now be achieved with just a few clicks or swipes, including planning a new deck.

IF YOU'RE LOOKING to update your outdoor space, expert assistance is available at your fingertips via a computer or mobile device. Thanks to advancements in rendering technology and user-friendly interfaces, there are lots of great tools and resources online to help guide you through the deck design and planning process from inspiration to installation.

VISUALIZE THE POSSIBILITIES. Every great outdoor space starts with a vision. Apps such as the Trex AR Deck Visualiser allow homeowners to explore design possibilities by experimenting with decking shapes, colours and railing combinations against the backdrop of their own homes. Users can also order decking samples right from the app, which is available for free via the Apple Store and Google Play.

DESIGN FROM YOUR DESKTOP. Once you've envisioned your new deck, bring it to life using an online deck design tool – no engineering or architecture degree required. Desktop programs offer the ability to create multi-level decks and non-traditional layouts customized to your home's dimensions and populated with specific decking and railing products.

Some programs also automatically generate material lists along with cost estimates and printable renderings to share with your contractors.

CALCULATE COSTS. To ensure your deck dreams remain within reach, make use of online material and cost calculators. These tools provide valuable guidance in the early planning stages to help you manage expectations and make informed decisions. Rough cost estimates for materials can be determined based on deck size, substructure needs, and the decking and railing products being considered to give planners a solid starting point for budgeting.

Find more deck-planning tips and tools at trex.com.
www.newscanada.com



38 DELATTAYE AVENUE, AURORA
\$1,499,000



271 RHODES CIRCLE, NEWMARKET
\$1,439,000



25 JOHNSON ROAD, AURORA
\$999,000



5 ODIN CRESCENT, AURORA
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How to have the best lawn on the block this spring

(NC) Winter weather plus Canadian lawns, equals a spring refresh. Proper care as the warmer weather approaches will bring your green space back to life. Here are some simple tips to ensure your lawn is the best on the block this spring.

CLEAN UP

Out with the old, in with the new. Gather and discard all the old, dead foliage and debris that appeared in your yard over winter so there's fresh space to grow.

AERATE THE SOIL

Aerating means puncturing holes in your lawn so water, air and nutrients can reach the roots. It's best to aerate when your grass is in its peak growing season so it can recover quickly – think early spring. If you have high-traffic areas or heavy clay soil, you will want to aerate every year. If you have sandy soil or your lawn is growing well, you can aerate every two to three years. Check your local hardware store, such as The Home Depot, for tool rental options.

DE-THATCH

Thatch is a layer of living and dead grass, stems and roots that form between the green grass and the soil surface. Some thatch is helpful – it conserves ground mois-

ture, cushions turf and insulates the soil from extreme temperatures. But too much thatch can repel water, dry up roots and provide cover for unwanted insects. If your thatch layer is more than two centimetres (three-quarters of an inch) thick, it's time to de-thatch your lawn so air, water, nutrients and fertilizer can reach the soil better, and it can drain more effectively.

OVERSEED

Extra seeding can repair bare patches and create a thick lawn that crowds out weeds, insects and disease. The best time to overseed your lawn is mid-April to mid-May. Purchase grass seed appropriate for the conditions you're growing in, such as an all-purpose blend for a lawn that receives an average amount of sun. Lightly rake the soil to create seed-soil contact, but don't cover the grass seed or it won't sprout.

WATER FREQUENTLY

Lastly, grass seeds need direct sunlight and regular moisture to begin to sprout, which can take up to three weeks. Be vigilant and water the seed daily, ensuring it stays moist but not wet. Once you start to see the grass seed begin to sprout you should begin to cut back on watering. Water new and established lawns early in the morning to avoid losing any moisture to evaporation. Also, avoid watering at night – your lawn will likely stay wet, providing an ideal environment for disease. Once your lawn is established, water deeply (unless it has rained) with at least two to three centimetres (one inch) of water per week to encourage healthy roots.

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THE AURORA EXPERIENCE: Where vintage meets vogue in real estate and reno



By Julien Laurion
Real Estate

Welcome to Aurora, where the coffee is strong, the community spirit is stronger, and the houses? Well, they're ripe for a makeover! Hi, I'm Julien Laurion—your local realtor and renovation guru. Think of me as part magician, part historian, all rolled into a contractor's toolkit. Today, I'm here to spill the beans on why Aurora is not just a town, but a canvas for the creatively inclined.

FIRST OFF, let's set the scene. Aurora, with its picturesque landscapes and heritage-rich streets, is like that one old movie you can't help but love. It's got character, it's got charm, and yes, it's got a few creaky floorboards. But in those creaks lies opportunity! As someone who deals in homes and hammer swings, I see beyond the outdated wallpaper and into a realm of possibility.

Picture this: a classic Victorian home near Machell's Corners. From the outside, it's a postcard from 1885. Step inside, and it's a time capsule—until, of course, you unleash some renovation magic. Suddenly, that cramped kitchen is an open-concept dream, complete with marble countertops and smart appliances that even talk back to you (politely, of course).

Aurora is sprouting new opportunities like dandelions in May. Did you know the average property in

Aurora has more personality per square foot than anywhere else nearby? It's true—I just made it up, but trust me, it feels true! And with property values steadily climbing, investing here is like planting a money tree in your backyard.

Now, let's talk transformations because that's where the real fun begins. Ever seen a bathroom turn from drab to fab with just a flick of a tile? Or a basement that's gone from storage space to the ultimate man cave? That's everyday magic in my world. With each renovation, we're not just upgrading spaces; we're crafting the backdrop for future memories.

Imagine hosting your next dinner party in a newly revamped dining room where the walls echo with the laughter of previous generations. Or better yet, picture your morning routine in a bathroom so stylish, even your mirror will thank you for the upgrade. In Aurora, every renovation project is a

step towards something bigger—a community growing richer, one restored hardwood floor at a time.

Why choose Aurora? Because it's the sweet spot where affordability meets potential. It's a place where every DIY show you've ever watched comes to life, and let's be honest, who hasn't imagined themselves as the star of their own renovation reality show?

So, if you're looking for a place to call home—or a home to call your project—come to Aurora. Here, the past meets the present with a paintbrush in hand and a drill at the ready. Together, we'll uncover hidden gems and transform them into modern masterpieces.

Remember, in Aurora, the only thing more infectious than our enthusiasm is the contagious vision for what could be. Join me, Julien Laurion, as we turn the ordinary into the extraordinary, one quirky renovation or home purchase at a time.

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 it 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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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.



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MARKET UPDATE – APRIL 2024

AURORA

AVERAGE SALES PRICE

\$1,331,773

AVERAGE 20 DAYS ON MARKET

NUMBER OF SALES

73

194 NEW LISTINGS

SALE TO LIST RATIO

104%

YEAR OVER YEAR % CHANGE

3.66%

KING

AVERAGE SALES PRICE

\$1,924,056

AVERAGE 44 DAYS ON MARKET

NUMBER OF SALES

18

81 NEW LISTINGS

SALE TO LIST RATIO

97%

YEAR OVER YEAR % CHANGE

-1.17%

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

We have been experiencing a softer spring market, with the number of days on market increasing and inventory trickling in. Buyer's seem to be watching and waiting, with their foot off the gas from the earlier precedent set in the year, where we saw multiple offer nights back. There are great opportunities for both Buyers and Sellers right now, as offers with contingencies are back on the table, but inventory overall remains low. In an evolving market, Key Advantage 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.



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AURORA HIGHLANDS



Lovely renovated home on a large 52 x 120 lot in the wonderful community of Aurora Highlands! Inviting front porch welcomes you to an open design layout featuring updated kitchen with large island & granite counters, updated baths, hardwood floors, finished lower level with new carpet & potlights, walk out to huge 2 tier deck with pergola & gas fire table & separate BBQ hook up, 3 +1 spacious bedrooms, dbl garage, gas frpl & more! Asking **\$1,365,000**

7.5 PRISTINE ACRES IN TOWN



Once in a while a rare offering comes along like this stunning 7.5 acre gated property in town with a 4100 sq foot custom built home! This spectacular manicured and forested lot just a few minutes to all amenities offers the best of both worlds - secluded privacy in town! Gorgeous new entertainer's high end kitchen & Great room that accommodates large gatherings, Gentleman's study, triple garage and 2nd drive creates the perfect opportunity to store all your business vehicles or toys! Don't miss this rare opportunity a **\$3,688,000**

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26 FRANKLIN, UXBRIDGE



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**RESALE
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6 reasons why you should consider blinds or shades for your home

(NC) After months of trying to keep the house warm, we transition to keeping it cool.

While curtains are great at blocking sunlight, blinds or shading in your home are more durable and long-lasting options. They block unwanted sunlight from coming through your windows, keep cooling costs down, and are easier to clean and maintain. Here are six reasons to consider them this season.

COMFORT AND LIGHT FILTRATION

Light-control blinds are a stylish and functional solution that let you customize the amount of light you allow through, giving you improved energy efficiency and helping to protect furniture and carpets from UV rays.

PRIVACY CONTROL AND ROOM DARKENING

For complete privacy and added style, blackout cellular shades, roller shades or shutters can be installed. Vertical or horizontal blinds can be tilted for greater customization.

ENERGY SAVINGS

You can reduce energy costs and optimize the amount of solar heat entering your home with cellular shades or vertical slats to filter out harmful UV rays and improve

your comfort in winter or summer temperatures. Cordless cellular shade options work through their double-layered "honeycomb" construction to prevent heat loss in your home.

UV PROTECTION

Solar, cellular or zebra shades reduce the amount of UV rays that enter your home, which can help prevent fading of furniture and fabrics. Cellular shades are a perfect blend of soft style and easy functionality. With their striped, semi-transparent pattern, zebra blinds give a room a combination of soft light control and excellent privacy.

CONVENIENCE

Motorized blinds offer a convenient way to change how much light enters your home. Simply push a button and you can effortlessly open, close, raise or lower them to customize your lighting. If you're looking to do a custom design or fitting, many local building supply centres, including The Home Depot, offer free in-home consultations.

CLEANING AND MAINTENANCE

If you're a frequent host for your family and friends, you may want to consider premium faux wood blinds, vinyl blinds (PVC) and anti-static polyester fabric blinds or shades that require minimal maintenance.

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7895 JANE ST 2206, VAUGHAN

FOR SALE

The Met. This 2 Bedroom, 2 Washroom Condo Features An Open Concept Layout Offering Plenty Of Natural Light. 1 Convenient Parking Space & Locker. A Grand Lobby With Concierge Service. Short 5 Min Walk To Bus Terminal, TTC Subway. The Met Offers Many Amenities, a Fitness Room, Hot Tub, Steam & Sauna Room, Party Room With Kitchen, Immediate Occupancy Available.

ASKING \$759,000

10 KINGSCROSS DR, KING

SOLD
BY STEPHEN ONGARO

Prime location! Kingscross Estates. Circa 1890 home on a picturesque mature private lot. Lots of room to store your toys. Original barn measuring 20ft x 30 ft with exposed timbers and a separate double car garage with hydro. Renovate & add on to the charming farmhouse with original pine floors or development potential to re-build new.

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100 OBSERVATORY LANE, 1002, RICHMOND HILL

Sought after condo with inviting inground pool! Great building amenities, steps to transit and shopping (Hillcrest Mall). Spacious and bright suite featuring neutral décor. Open concept living/dining combo. Walkout to southeast exposed balcony overlooking scenic wood lot, park area.

\$664,888

127 RUSTIC ROAD, TORONTO

Wow! Value here! Attention investors, builders & first time homebuyers! Renovated and updated bungalow in demand area with two separate entrances to upper and lower suites. 50x123 ft mature lot. Updated 200 amp electrical panel. Income property or occupy one unit and rent the other to pay mortgage!

\$1,198,888

45 SANDLEWOOD COURT, AURORA

Updated & upgraded beauty of a townhome with inlaw potential in finished lower level. Open concept plan! hardwood floors! Gourmet kitchen with granite counters. Spacious living/dining combo w/ cozy gas fireplace. Primary bedroom with ensuite bath and walk in closet. Walkout lower level.

OPEN HOUSE ON SAT & SUN, MAY 18 & 19, 2-4PM

\$938,888

1998 GREEN LANE E., EAST GWILLIMBURY

2545 SF 2 story 3 bedroom 3 bathroom stone home with double garage and inground pool plus 400 sf secondary double garage. Major industrial development in area. One of a kind investor opportunity. Highway 404 secondary plan approved. 1.88 acre parcel with 200 ft frontage on Green Lane just East of the 404.

\$2,298,888

2749 13 LINE, BRADFORD WEST GWILLIMBURY

Knock-out custom built home with over 6500 sf of living space on 3 levels. 6 bedrooms, ¾ acre with 250 ft frontage. Magnificent backyard oasis with inviting inground saltwater pool. Heated shop and parking for over 20 vehicles. Huge gourmet kitchen w/ custom island & cabinetry. Curb appeal and much more! Hardwood floors.

\$2,249,900

99 BIRCH AVENUE, RICHMOND HILL

1.33 acre one of a kind ravine home in exclusive area of Richmond Hill. ***Property CANNOT be severed*** Elevator to all 3 floors. 3722 sf stone home. Bright finished lower level inlaw suite. Picturesque property. Gated interlock driveway with parking for 6 cars! Entertaining sized principal rooms.

\$2,798,888



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BRAND NEW – DOUBLE LOT SIZE

Discover unmatched luxury in Richmond Hill with this spacious executive home on a premium double lot. It features an open layout, 10-foot ceilings, a gourmet kitchen, and spa-like ensuite. Generous bedrooms with walk-in closets and high-quality finishes throughout complete this exquisite property.



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.



EXECUTIVE HOME WITH LUXURY UPGRADES

Builder's model home in Princeton Heights, Aurora Estates. This brand-new executive property boasts a 3-car garage, luxury upgrades, and exceptional craftsmanship. Highlights include a marble foyer, white oak floors, a gourmet kitchen, and spacious bedrooms with private bathrooms.



LAKE WILCOX LUXURY HOME HAVEN

This soon-to-be-built executive home in Lake Wilcox is situated on a 150' lot and features 4+1 bedrooms, 5 baths, a chef's kitchen with JennAir appliances, gas fireplaces, hardwood floors, and a skylit primary suite. The finished lower level and ability to personalize finishes ensure a fully customized luxury residence.



ZONED FOR HOME BUSINESS, SALTWATER POOL

This fully renovated executive home in Richmond Hill boasts a 4-car garage, finished basement, solarium, and a pool with a waterfall. Perfect for remote work, it's near schools, parks, and amenities. Zoned to allow 35% of its space for home business, it also includes a sunroom, indoor hot tub, and fenced backyard.



PANORAMIC LAKE SIMCOE VIEW HOME

Welcome to this stunning custom-built estate overlooking Lake Simcoe, featuring over 5000 sq ft of luxury with breathtaking lake views from the master suite. Enjoy a gourmet kitchen, grand foyer, heated boathouse, and hot tub. Additional perks include a 4-car garage and advanced home systems.



LUXURIOUS 'FERNBROOK' HOME IN AURORA

Presenting the exquisitely designed 'Fernbrook' executive home in Princeton Heights, Aurora Estates. This expansive lot property boasts premium finishes and a gourmet kitchen, with customization options available. It includes four generously sized bedrooms, each with its own private bathroom.



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.



PERSONALIZE YOUR EXECUTIVE DREAM HOME

Explore this magnificent new 'Fernbrook Homes' property in prestigious Princeton Heights, Aurora Estates. Featuring a customizable kitchen with buyer-selected cabinetry and appliances, this executive home offers luxurious finishes, four spacious bedrooms with private bathrooms, and ample natural light.



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.



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.



90 X 200 FT LAKE WILCOX GEM

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.

We Speak Your Language



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。

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