

# RESALE HOMES COLLECTIONS

AURORA/KING  
VOLUME 13, ISSUE 6

Senior Account Executive  
**ZACH SHOUB**  
zach@auroran.com

Account Executive  
**KAREN NEMET**  
karen@pcmedia.ca

Senior Account Executive  
**DIANE BUCHANAN**  
diane@auroran.com

Art Director  
**SARAH DIDYCYZ**

Published By:



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

**MARCIA WALTER**  
+ ASSOCIATES

**Marcia Walter** | Broker

Mobile 416-707-5285  
Office 905-939-2000  
marcia@marciawalter.com



Royal LePage RCR Realty, Brokerage  
independently owned and operated.

## Thinking of selling?

We are ready to help you obtain top dollars for your property!



**MARIA GUADAGNOLO**  
BROKER, SRS, R.E.N.E., GUILD

Direct: **416.418.8303**

**RE/MAX PREMIER**  
Office: 416 987 8000

Focused on Delivering Results Beyond Clients' Expectations!

So Volete Vendere o Avete Intenzioni di Comprare Una Casa, Chiamatemi E Vi Prometto Che Risolvere Sostituirvi!

Chiamatemi, Parlo Italiano!

## THINKING ABOUT BUYING OR SELLING?

Call

**NANCY FAGAN**  
Sales Representative

10473 Islington Ave.,  
Kleinburg  
905-607-2000  
Cell: 905-626-1359

**RE/MAX**  
**West Realty Inc.**  
BROKERAGE  
Independently Owned & Operated



## WHY USE A MORTGAGE BROKER?

- Purchases Refinance
- Poor Credit Investment Properties
- Debt Consolidation Home Equity Line

I WORK FOR YOU, NOT THE BANKS  
1 ON 1 SERVICE



CONTACT  
**MARK SCIULLI**

(416) 710-3661  
MARK.S@ROCKINC.CA  
MORTGAGEMANMARK.CA

# MARIA GUADAGNOLO

## A trusted and experienced real estate professional

Finding the right career is a challenge.

Reinventing oneself at the age of 40, from a stay-at-home mom to a licensed Realtor took a lot of work and commitment.

For Real Estate Broker, Maria Guadagnolo, entering the world of real estate was almost an accident, and it turned out to be the start of a challenging and rewarding career that Maria not only loves, but is very successful at.

Maria was working for a property management company and taking real estate courses at the same time. When she was let go from her job, she decided to try real estate.

Unlike many realtors, no one in her family had ever been involved in the industry. However, Maria was a natural, who found enjoyment in meeting with clients and helping them achieve their goals of home ownership.

After almost two decades as a realtor, Maria has gained the experience and knowledge to guide her clients through a real estate transaction and provide a stress-free experience. She has gained a reputation as a professional who really cares about those who trust her to help them find a home.

Maria works with RE/MAX Premier Inc. Brokerage in Vaughan and services that area as well as the surrounding communities.

She has helped clients with a wide array of real estate needs. Whether you are relocating, downsizing after retirement, or looking for a larger home to accommodate your growing family, Maria has the knowledge of listings in the region to help you find what you are looking for.

Moving to a new town or location can provide a challenging experience, especially if you don't know the area.

Maria is knowledgeable about the local amenities in the area she services and can advise clients when choosing a new home.

She knows the schools, parks, pharmacies, shopping malls, recreation activities, and local clubs many clients want to have nearby.

Maria is also aware of municipal decisions and policies that may affect different areas and neighbourhoods or may have a future impact on a decision to buy. She is aware of areas that may have special features such as being prone to flooding and may need careful consideration before buying.

If you are selling, Maria will help you present your property in the best light to attract potential buyers. This includes creating a proper curb appeal and staging a home for the best presentation when potential buyers visit.

As a trusted professional, Maria stays current with market trends and what is happening in the industry. This includes being aware of current housing prices and interest rates, and how this will affect a potential buyer's decision or ability to buy a home.

Maria can help you make a plan based on your situation and lifestyle so you are aware of what to expect when you are ready to buy. Having your finances in order before you start looking will save you a lot of time and frustration when looking for a suitable home.

Buying a home will most likely be the biggest investment you make in your lifetime. Careful pre-planning will provide the best opportunity for a successful home search.

...I enjoy the whole process of helping people fulfill their dream of home ownership and being able to assist them from the beginning to the end of a transaction...

A friendly and approachable person by nature, Maria says she loves her job and enjoys meeting new clients while maintaining relationships with existing clients.

"I love working with people and I love interior design," Maria said, adding "I enjoy the whole process of helping people fulfill their dream of home ownership and being able to assist them from the beginning to the end of a transaction. From getting them pre-qualified to searching with them for that beautiful home they want - I feel like that's the reward. I never really look at it like it's a transaction. I look at the relationship I have with my clients. Some people want to upsize or downsize, or maybe they have never bought a home before. You really get to know your clients."

Maria's success as a Real Estate Broker is based on three key pillars of core values: Integrity, commitment, and dedication. Her perseverance, strong work ethic, and integrity, are noted by her colleagues, clients, and the real estate industry.

Over the course of her career, Maria has been honoured by the industry for her success and commitment. She has received the prestigious Lifetime Achievement Award, the Hall of Fame Award, and a Platinum Membership.



Along with the awards, Maria has achieved certification as a Seller Representative Specialist, and a Real Estate Negotiation Expert.

Maria's success at both buying and selling and her relationship with her clients has resulted in the majority of her work coming through referrals from those she has helped find a new home.

These clients are so happy with the results and Maria's way of doing business, that they recommend her to family and friends.

She is also fluent in Italian and Greek, which provides added value to clients in those communities.

Maria is knowledgeable in both residential and commercial real estate. She can help you find investment

properties, single-family dwellings, multi-family homes, and condominiums, or more rural opportunities like farms, ranches, and residential acreage.

"I listen intently, ask a lot of questions, and provide facts so that my clients can make informed decisions," Maria said. "I'm committed to promoting and protecting their best interest."

Maria looks forward to meeting new clients and helping them achieve their goal of home ownership. For more information and current listings, visit online at: [www.mariaguadagnolo.com](http://www.mariaguadagnolo.com).

Maria can be reached via telephone at: 416-418-8303.

Written by Brian Lockhart



**NestSeekers**  
INTERNATIONAL

Extraordinary Properties.  
Extraordinary Representation  
Worldwide.

[nestseekers.com](http://nestseekers.com)





# 5 Affordable home improvements to boost your home's value before selling

Preparing to sell your home can be both exciting and daunting, especially when considering the costs involved in making necessary improvements. However, there are several affordable upgrades you can undertake to enhance your home's appeal to potential buyers without breaking the bank. Here are five inexpensive home improvements to consider before listing your property for sale:

**1 FRESH PAINT:**  
A fresh coat of paint can work wonders in transforming the look and feel of your home, making it appear brighter, cleaner, and more inviting to prospective buyers. Opting for neutral colors, such as soft grays, warm beiges, or creamy whites, can help create a blank canvas that appeals to a broad range of tastes and preferences. Focus on high-traffic areas such as

living rooms, bedrooms, and hallways, as well as any rooms with bold or outdated color schemes that may deter buyers.

**2 DECLUTTER AND DEPERSONALIZE:**  
One of the most cost-effective ways to improve your home's appeal is by decluttering and depersonalizing your space. Clearing out excess clutter and personal belongings not only makes rooms appear larger and more spacious but also allows potential buyers to envision themselves living in the space. Consider removing bulky furniture, excessive knickknacks, and family photos, and organizing closets and storage areas to showcase the full potential of your home.

**3 IMPROVE LIGHTING:**  
Good lighting can make a significant difference in how your home is perceived by potential buyers. Maximize natural light by opening curtains and blinds and trimming back any overgrown vegetation that may block windows. Additionally, consider updating light fixtures with modern, energy-efficient alternatives to brighten up rooms and create a warm and welcoming atmosphere. Adding inexpensive LED bulbs can improve energy efficiency and provide a soft, flattering light that enhances the overall appeal of your home.

**4 ENHANCE CURB APPEAL:**  
First impressions matter when selling your home, and improving curb appeal is a simple and affordable way to attract potential buyers from the moment they arrive. Start by tidying up the exterior of your home, including mowing the lawn, trimming bushes and trees, and cleaning the driveway and walkways. Add instant charm with colorful flower pots or gardens, a freshly painted front door, adding a welcoming doormat and outdoor seating area to create an inviting entryway that sets the tone for a positive viewing experience.

**5 MINOR REPAIRS AND UPDATES:**  
Addressing minor repairs and updates throughout your home can go a long way in enhancing its overall appeal and value. Focus on easy and inexpensive fixes such as repairing leaky faucets, replacing worn or outdated hardware, fixing squeaky doors and drawers, and patching holes or cracks in walls and ceilings. Pay attention to small details that may seem insignificant but can leave a lasting impression on potential buyers. By addressing these issues upfront, you can convey to buyers that your home has been well-maintained and cared for, instilling confidence in their decision to make an offer.

Making affordable home improvements before listing your property for sale can help maximize its appeal to potential buyers without breaking the bank. By focusing on upgrades such as fresh paint, decluttering, improving lighting, enhancing curb appeal, and addressing minor repairs and updates, you can increase your home's marketability and attract more interested buyers. Remember, even small changes can make a big impact in creating a positive first impression and ultimately lead to a successful sale.

If you have any questions about the selling process or would like a free home estimate, our dedicated team is pleased to chat with you! Visit us at 50 Doctor Kay Dr. Unit C-22 in Schomberg or call Michele directly at (416) 433-8316! We are committed to providing you with honest, reputable and top-tier real estate service; we look forward to working with you soon!



# Rocco Racioppo

BROKER



Serving Aurora, Newmarket, East Gwillimbury, King, Stouffville, Richmond Hill & Surrounding Areas

905-841-4787 • [www.roccoracioppo.com](http://www.roccoracioppo.com)

List with one of Canada's Top Producers, ranked # 72 in Canada out of approx. 21,000 RE/MAX Agents in 2017.



ENJOY YOUR POOL! \$2,688,000

Demand location in King City, over Half Acre Treed Lot. Totally Renovated 2 Storey. Call Rocco Today!



OPEN CONCEPT BUNGALOW \$2,298,000

3/4 Acre Lot With Southern Exposure 9 FT Ceilings On Main Floor. Demand Location.



BUNGALOW, POOL & WORKSHOP! \$2,188,000

Approx. 1.82 Acres With Renovated Bungalow, Inground Pool & Potential For Future Low-Density Development. Call Rocco Today!



PRESTIGIOUS STONEHAVEN! \$1,988,000

4 Bedroom Executive 2 Storey On Quiet Street With Very Private Lot. Call Rocco Today!



THIS ONE'S LOADED! \$1,918,000

Approx 3,400 SQFT Open Concept 2 Storey Plus Finished Basement. 2 Full Ensuites. Call Rocco Today!



15 PINE VISTA AVE. SOLD FOR \$3,150,000

Call Rocco Today For a Free Market Evaluation!



162 WARD AVE. SOLD FOR \$2,550,000

Call Rocco Today For a Free Market Evaluation!



824 NORWICK RD. SOLD FOR \$1,900,000

Call Rocco Today For a Free Market Evaluation!

Call for a FREE Market Evaluation! 905-841-4787  
You Get The "Right Results" With Rocco.



**RESALE  
HOMES  
COLLECTIONS**



# Renewing your mortgage?

## SHOP AROUND

### Advice to help you pay off your mortgage faster

(NC) Looking for ways to pay off your mortgage faster? Even small steps over time can make a big difference in how long it takes you to become mortgage-free.

You'll typically have opportunities to make changes to your mortgage that can help. Some of them you can make at any point during your term, while others you can only make when you renew.

**WHAT YOU CAN DO DURING YOUR TERM**

**Speed up your regular payments:** Depending on the terms of your mortgage, if you're currently making monthly payments, you might be able to switch to a more accelerated payment schedule. For instance, you could pay semi-monthly, biweekly or weekly instead. Making more frequent payments may help you pay off your principal sooner, which could potentially save you thousands of dollars in interest over the length of your mortgage.

**Make a lump sum payment:** Outside of regular payments, a lump sum payment is a one-time payment you make toward your mortgage principal. Depending on the terms of your mortgage, you may be able to take extra cash – such as from a tax refund, a bonus at work or an inheritance – and put that towards your mortgage principal. Speaking to a mortgage advisor can help you make the decision that best suits your needs.

**Increase your regular payment amount:** Another option is to increase your mortgage payment amounts, so you're paying off your principal faster.

**WHAT YOU CAN DO WHEN YOU RENEW**

**Consider your timing:** At some financial institutions, including TD, if you're close to your mortgage maturity date (the end of your term), you can renew your closed mortgage up to 120 days before your maturity date without prepayment charges, and notably, you cannot renew into an open term mortgage if you currently have a closed mortgage.

It's important to understand the terms of your mortgage agreement before making any changes to your payments. Connect with a mortgage advisor to walk you through how to take advantage of flexible payment features and help you find ways to achieve your financial goals.

Find more tips on how to pay off your mortgage faster here.

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

(NC) Is the term on your mortgage ending? If you still have a balance to pay, it is time to renew.

**YOUR BANK** will remind you by sending a mortgage renewal statement. They are required to do so at least 21 days before your term ends. This statement includes all the important details about your mortgage, including its new interest rate. The rate will probably be higher than it used to be. Here are some tips to minimize the impact of this hike in your costs:

**EXPLORE YOUR OPTIONS**

You don't have to stick with the same lender. Do your research and compare rates with different ones. There may be better deals out there, but keep in mind that there could be charges or you may need

to pay off other debts when switching lenders if, for instance, you have a home equity line of credit tied to the mortgage. Also be aware of potential new insurance premiums when switching lenders.

**USE YOUR KNOWLEDGE TO YOUR ADVANTAGE**

Use the insights you gained by shopping around to negotiate with your current lender for a potentially lower interest rate. By talking to your lender, you may learn that you qualify for a lower rate. In any case, you will want to take some action because doing nothing leads to an automatic renewal as outlined in the renewal statement.

**TAKE STOCK OF WHERE YOU ARE**

The time before a mortgage renewal is a good occasion to assess your financial situation and mortgage requirements. Does your budget allow for increased payments? Can you increase the payment frequency? This will allow you to pay your mortgage off sooner.

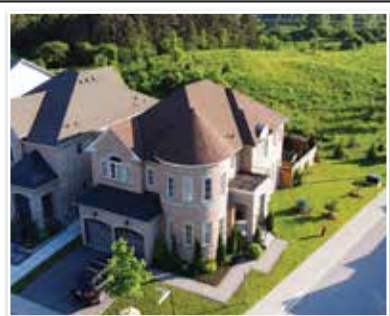
If you find yourself in a difficult situation, know that you are not alone and that there are some mortgage relief options available to you. Talk to your bank and consider these options before you turn to an alternative lender who may not be federally regulated and may charge higher interest rates.

Learn more about mortgage renewal at [canada.ca/housing](http://canada.ca/housing).

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



14 WETHERSFIELD COURT, AURORA  
\$2,399,000



5 SUNDEW LANE, RICHMOND HILL  
\$1,949,000



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



303 MURRAY DRIVE, AURORA  
\$1,150,000



669 GORHAM STREET, NEWMARKET  
\$829,900

HOME. IT'S WHO WE ARE.

**KA**

KEY ADVANTAGE



LINDSAY STROM  
BROKER



ROYAL LePAGE  
RCR Realty, Brokerage  
Independently Owned And Operated

SUSIE STROM  
REALTOR®

WWW.KEYADVANTAGE.CA | 905.836.1212 | INFO@KEYADVANTAGE.CA



# FOR SALE



## Stunning Country Retreat

Welcome to the beautiful rolling hills of King Township. A long winding driveway leads you to this countryside home situated on a stunning private 5 acre parcel with your own pond. This meticulously maintained and updated 3 + 1 bedroom, 4 bath home features hardwood throughout and a gorgeous renovated kitchen with built-in appliances and large custom island. The primary bedroom has a spa-like renovated 5 pc ensuite and views of the countryside. The finished basement has hardwood through out with a bedroom, rec room and 3 pc bath. Enjoy the professionally landscaped patio with a heated saltwater pool area which is surrounded by gorgeous perennial gardens. This family home exudes country living. Contact me if you would like more information or to schedule a showing.



*Forest Hill*  
REAL ESTATE INC. BROKERAGE  
**LEGACY**  
AURORA

*Kelly Burt*  
SALES REPRESENTATIVE

Direct 289.221.1481 | Office 365.500.8800 | [kellyburtrealtor@gmail.com](mailto:kellyburtrealtor@gmail.com)

## RESALE HOMES COLLECTIONS

# 5 questions all first-time home buyers should ask

(NC) Buying your first home can be both exciting and overwhelming, but doing your research and asking the right questions can help you reduce stress and make your purchase with confidence.

Here are five questions every first-time homebuyer should ask themselves, according to Royal Bank of Canada.

### WHAT SHAPE ARE YOUR FINANCES IN?

Your finances need to be in good shape to qualify for a mortgage and a good interest rate. Lenders will look at your credit report to determine your credit risk. If your credit history isn't the best, now is the time to work on your credit score.

### HOW MUCH WILL A HOME COST?

Most first-time buyers are surprised at the hidden costs that go into buying a home. Beyond the mortgage, down payment and closing costs, there are insurance fees if your down payment is less than 20 per cent of the value of the home. Other expenses include setting up utilities, legal fees, insurance, maintenance costs and property tax. Collectively, they can add a lot more to what you originally expected to pay.

### HOW WILL YOU SAVE FOR YOUR DOWN PAYMENT?

Saving for a down payment can be one of the most challenging steps for first-time home buyers, but there are savings tools that can help. For example, the First-Home Savings Account is a registered

account that can help you save for your first home, without paying tax on the money you earn or take out. You can contribute up to \$8,000 a year tax-free to this account, up to a lifetime limit of \$40,000.

### WHAT ARE YOUR NON-NEGOTIABLES AND TRADE-OFFS?

It's important to think about whether you have any "deal-breakers" you aren't willing to compromise on and if there are any trade-offs you are open to making when buying a home. Would you be willing to embrace a smaller living space or a different location to buy a home sooner? Are you willing to wait for a home that checks more boxes, or do you want to get into home ownership as soon as the price is right? Your answers to these questions are likely to influence when and what you buy.

### HOW WILL YOU DEAL WITH BUMPS IN THE ROAD?

The surest way to learn if you can afford a home is to test-drive your monthly payments. Start by estimating your monthly mortgage and home-maintenance costs. Then, look at your current monthly costs, including rent and what you are putting into savings. Would you have enough to cover the cost of owning a home or would you need to find a way to cover any financial gaps?

Knowing how well you handle the payments before you buy can help determine the size of the mortgage that you are most comfortable with.

More advice on buying your first home is available at [rbc.com/mymoneymatters](http://rbc.com/mymoneymatters).

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



Your Community Hardware Store  
Serving York Region and Surrounding Areas

**SANDSTONE & RIVERSTONE**  
Sizes up to 48" available

**JAVA, MIDNIGHT BLUE, BERMUDA WHITE, LONDON FOG,**

CLASSIC BRANDS ALSO HAS A WIDE SELECTION OF QUARTZ VANITY TOPS & MIRRORS.

24" to 72" sizes available

**BUY NOW AND SAVE**

*Come and see the difference*

## CLASSIC BRANDS VANITIES AVAILABLE



**Pictured here Sandstone colour**

CLASSIC BRANDS HANDLES & KNOBS INCLUDED

\*Faucet extra

## We Offer Many In-House Services to Make Your Life Easier:

- Window & Door Installation
- Kitchen & Bath
- Custom Deck Design
- Paint & Painting Supplies
- Stihl Dealer
- Delivery

**Do it yourself, Doesn't Mean Do it Alone. Here's How.**

**Aurora**  
Home hardware  
BUILDING CENTRE

289 Wellington St. E.  
Aurora  
905-727-4751

**Schomberg**  
Home hardware

17250 Hwy 27, Unit 1  
(Foodland & Tim Hortons plaza)  
905-939-HOME (4663)



# THE REAL ESTATE HEROES OF AURORA: A full circle of community spirit



By Julien Laurion  
Real Estate

In the heart of Aurora, a town steeped in history and charm, an adventure unlike any other was about to unfold. The Annual Aurora Chamber of Commerce Street Festival, an event as grand and thrilling as a lost treasure hunt, was upon us. This year, however, the event took on a deeper meaning for me and my family, weaving a tale of legacy, tradition, and the unyielding spirit of community.

**AS DAWN BROKE**, casting a rainy hue over the town, my father, my daughter, and I set out on our quest. Armed not with whips and hats, but with chalk a rope and determination, we prepared to mark booth locations for the vendors. This task, though seemingly mundane, held the weight of history and tradition, echoing the adventures I embarked upon with my father, Jack Laurion years ago.

The streets of Aurora were alive with anticipation. Booths lined up like ancient artifacts, each promising treasures of artisanal crafts and delectable treats. The air was thick with excitement, the kind that only a bustling marketplace can generate. Yet, amidst this vibrant tapestry, our family trio moved with purpose and precision, ensuring every vendor had their rightful place.

As a child, I had walked these same streets with my father, learning the ropes of this timeless tradition. Now, as a seasoned realtor and owner of a contracting business, I found myself standing in his shoes, with my daughter by my side. Her eyes, wide with wonder, mirrored my own youthful excitement. It was a poignant reminder of the cyclical nature of life and the enduring legacies we pass on.

In the realm of real estate, I am often seen as a guide, helping families navigate the labyrinth of finding their perfect homes. But on this day, my role transcended the professional. It was about community, about giving back, and about the simple, profound act of service. Just as Indiana Jones sought to uncover hidden truths and preserve history, we too were preserving a piece of our town's heart and soul.

The day unfolded like a grand adventure, each step bringing us closer to the realization of our mission. The vibrant stalls buzzed with activity, the air filled with the sounds of bartering and laughter. And amidst it all, my daughter and I worked side by side, just as I had done with my father. It was a full circle moment, a testament to the power of tradition and the bonds that tie us to our roots.

As the sun dipped below the horizon, casting long shadows over the streets, I couldn't help but feel a swell of pride. Not just for the success of the event, but for the realization that I was living my dream – working in a town I love, raising my family, and contributing to its growth in ways that go beyond mere transactions. My daughter, now part of this cherished tradition, represented the future –

a future where community spirit and professional dedication go hand in hand.

Aurora's Annual Street Festival is a testament to our town's vibrant community spirit. And like the intrepid explorers of old, we, too, are heroes in our own right. Heroes who seamlessly blend professional success with personal commitment to our hometown. My journey from a young boy marking booth locations with my father to a respected realtor doing the same with my daughter is a story of full circles, of legacies continued, and of dreams realized.

In the grand tapestry of Aurora's history, our family's story stands out as a beacon of hope and inspiration. It reminds us that true heroism lies not in grand gestures but in the small, consistent acts of love and dedication to one's community. With our tools of the trade and hearts full of community spirit, we continue to make Aurora a place where dreams are built, one family 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

## South Simcoe County is the Place You Want To Be



**\$849,000**

**32 McMulkin St. Alliston**  
Detached starter home for the price of Towns, 3bdm, 2.5 bath, 2-storey in the SW corner of Alliston, minutes to the Honda employment area.



**\$1,150,000**

**22 Napa Ridge New Tecumseth**  
Play on the Golf Course you new home backs on to! Bungalow with walkout basement in the award winning Brair Hill Retirement Community.



**\$3,500,000**

**3194 County Rd. 89 Innisfil**  
58.8 acre Farm stretching from 89 to 2nd Conc., with 4 bdrm, 1 bath raised Brick bungalow, 30 clear acres of rich black soil farmable land, 28 acre of wooded lot situated 2k from the 400 & 89 intersection, Tanger Outlet Mall and highway frontage access on one of the last major east west connector link to the 400 series corridor not under developer control.

**CALL TODAY TO BOOK A SHOWING**



**Ken Pratt CSP**  
Salesperson

**CENTURY 21**  
Heritage Group Ltd.

Office: **905-936-2121** Direct: **705-796-6753**  
kenpratt@century21.ca • www.century21.ca/KenPratt

**MARCIA WALTER**  
+ ASSOCIATES



**BRADFORD WEST GWILLIMBURY**  
\$3,988,500  
50 acre farm with a 6+ bdrm century manor house, indoor pool, bank barn and cottage. 3 Ponds close to Bradford.



**14TH LINE IN INNISFIL**  
\$3,600,000  
39 acres renovated 3 bedroom house with additional 1 bedroom secondary residence. Largely wooded with charming meadows. Highway 400 Frontage.



**MAIN STREET SCHOMBERG**  
\$950,000  
Central location backing onto green space, 3 bedroom, 2 bath, finished basement and large great room with fireplace.



**WASAGA BEACH**  
\$525,000  
Land lease, 2 bedroom, 2 bathroom fabulous community beautifully maintained.

Marcia Walter | Broker

905-939-2000 | marcia@marciawalter.com | marciawalter.com

Royal LePage RCR Realty, Brokerage independently owned and operated.





# What is mortgage protection, and why might you want it?



(NC) Homeownership is a big step, whether you're a first-time buyer or not. Protecting your new home typically involves getting new locks, installing an alarm system and maybe even getting a "guard" dog. However, something you might not have considered is to help protect your mortgage.

If you're not sure what mortgage protection is, here's a breakdown:

In the unfortunate event that something happens to you, like a serious injury, death or critical illness that is included in your insurance coverage, mortgage protection can step in to reduce or pay off the remainder of your mortgage, up to \$1 million. If your claim is approved, it could help ensure your loved ones can remain in the family home and could lift your mortgage payment obligation from the shoulders of you and your family.

Mortgage protection can help homeowners protect their financial well-being by offering mortgage critical illness and life insurance. If you are enrolled with active coverage and subsequently suffer a covered serious injury caused by an accident, are diagnosed with a covered critical illness such as a stroke, life-threatening cancer or acute heart attack, or if you pass away, your outstanding mortgage balance could be reduced or paid off, up to \$1 million.

Learn more about mortgage protection at [td.com/mortgageprotection](http://td.com/mortgageprotection).

TD Mortgage Protection, for example, offers optional coverage to help safeguard one of your biggest financial obligations. You've worked hard for your new home, and you likely want to help ensure you and your loved ones can stay in it as long as you want, whether it's your starter or forever home.

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

15 minutes can save you money and bring you peace of mind. Your time is yours to enjoy; for everything else, there's CINZIA.

**CINZIA CANINI** Thinking of Selling?  
Call **416.879.7606**

sales representative  
[cinziacanini.com](http://cinziacanini.com)

ROYAL LEPAGE RCR Realty, Brokerage  
Not intended to solicit buyers or sellers currently under contract.



## MARKET UPDATE - MAY 2024

### AURORA

AVERAGE SALES PRICE

**\$1,443,822**

AVERAGE 22 DAYS ON MARKET

NUMBER OF SALES

**73**

214 NEW LISTINGS

SALE TO LIST RATIO

**102%**

YEAR OVER YEAR % CHANGE

**0.72%**

### KING

AVERAGE SALES PRICE

**\$2,179,952**

AVERAGE 32 DAYS ON MARKET

NUMBER OF SALES

**21**

88 NEW LISTINGS

SALE TO LIST RATIO

**96%**

YEAR OVER YEAR % CHANGE

**-2.42%**

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

We are seeing more inventory come to the market as we head into mid June. Buyer confidence is returning, as we see the number of showings increasing, coupled with the rate announcement being behind us. Offer nights are not always working, as there is more competition for those out shopping. For Buyers, this means working closely with your advisor to ensure you are receiving the best care and advice to find a suitable property to call home. Having pre approvals situated is advantageous in today's landscape. For Seller's 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](http://www.KeyAdvantage.ca) | 905-836-1212 | [info@KeyAdvantage.ca](mailto:info@KeyAdvantage.ca)

\* Not intended to solicit buyers or sellers currently under contract.

**KA**  
KEY ADVANTAGE

ROYAL LEPAGE  
RCR Realty, Brokerage  
Independently Owned and Operated

### 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 vehicles or toys! Don't miss this rare opportunity a **\$3,688,000**

### HALF ACRE FORESTED LOT



Rare gem nestled on a half acre forested lot on a picturesque private cul-de-sac in the Hills Of St Andrews! Triple garage converted to 2.5 with electric car charger and spacious mudroom entry. Huge great rm boasts wall to wall windows offering bright South West views overlooking a custom built pergola creating an outdoor living rm complete with stone fireplace and outdoor kitchen set against a mature tree and landscaped backdrop. Open concept kitchen, 9 ft island & built-in wine bar. Main floor office with built-in Murphy bed, finished bsmt offers rec rm exercise rm, games rm, bdrm(s) w/ 3 pc ensuite. Parking for 8 & walk to prestigious SAC or St Anne's private schools. Offered at **\$2,188,000**

**SOLD**

THROUGH ME,  
ON THE FIRST DAY LISTED!  
31 PARKETTE



4678 3RD LINE  
**SOLD**  
CONGRATULATIONS TO  
MY SELLER AND MY BUYER!



**NOW MORE THAN EVER YOU NEED  
AN EXPERIENCED AGENT..**

**PUT MY 36 YEARS OF REAL ESTATE  
SUCCESS IN YOUR CORNER!**

**In these changing times experience is key, listing price, marketing strategies,  
and understanding the current market conditions.**

**I GET RESULTS!**

**CALL ME FOR A NO OBLIGATION  
PROPERTY EVALUATION.**

*Julianne Boileau*  
SALES REPRESENTATIVE



**DIRECT: 416-418-6683**  
**OFFICE: 905-727-1941**  
JulianneBoileau@hotmail.com  
Time2Buy-Sell.com

RE/MAX  
HALL OF FAME

PLATINUM

RE/MAX  
HALLMARK YORK GROUP REALTY LTD.

*Monica Stohr*

35 Award Winning Years  
Top 2% in Canada

Sales Representative

*"Opening Doors to Your Dreams"*

ROYAL LEPAGE  
EXECUTIVE CIRCLE  
AWARD 2022/23

ROYAL LEPAGE  
CHAIRMAN'S  
CLUB  
2017-2019

Community  
ROYAL LEPAGE  
REALTY

Direct: 416-618-1714 • [www.monicastohr.com](http://www.monicastohr.com)



**RESALE  
HOMES  
COLLECTIONS**



### WEATHERING THE STORM: Get your home ready for the summer

(NC) As the warm weather rolls in, so does the potential for extreme weather events. These can bring strong winds, heavy rainfall and even hail, posing significant risks to homes and properties. Don't let the wet weather put a damper on your spirit this summer. Consider trying out these tips so you can navigate storm season like a pro this year.

Taking the time to secure or bring any outdoor furniture, decorations or objects inside can prevent them from becoming damage-causing projectiles in high winds. Items such as patio umbrellas, lawn chairs, garden decorations and small potted plants are just some of the items that you should bring in.

Overhanging branches and untrimmed trees can be hazardous during extreme weather, potentially causing damage to your home or neighbouring properties if they fall. Trimming back branches that are close to your home or power lines can reduce the risk. Check with your municipality before cutting any tree significantly as that may require a permit. Regular tree-maintenance can help prevent damage year-round. During storms, windows and doors are vulnerable points of entry for wind and rain. Sealing gaps around them can prevent water intrusion and minimize potential water damage. You may also consider installing storm shutters or impact-resistant windows to protect against flying debris and high winds. By reinforcing garage doors, you can help prevent them from collapsing under high wind pressure.

It is also important to have an emergency kit on hand in case the storm lasts longer than expected or does more damage than anticipated. It is suggested that you fill a storage bin or duffel bag with supplies and store it in an area of your home that's easy to get to, like a hall closet. You can include things like nonperishable food, a can opener, water, solar-powered chargers and or power banks, battery-powered or hand-cranked radios and flashlights, a first-aid kit, medications, extra glasses or contact lenses, copies of your emergency plan, important documents such as insurance papers and identification, cash in small bills as well as seasonal clothing, sturdy footwear and emergency blankets.

If you are impacted by storm damage this summer and you believe that filing a claim with your insurance is necessary, you can start a claim almost instantly either online or via your insurance provider's app.

Find more information on how to keep your home safe at [belairdirect.com](http://belairdirect.com).

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

## 3 questions to ask yourself when designing an outdoor space

(NC) With so many options and factors to consider, planning a dream deck may seem daunting. To make the process more manageable, here are three important questions to help you design the perfect deck for your lifestyle and needs:

#### HOW DO I PLAN TO USE MY OUTDOOR SPACE?

How you anticipate using your space will help determine the best deck design. Do you want a peaceful, outdoor oasis where you can relax and connect

with nature? Do you want a deck that feels like an extension of your living room? Are you an entertainer looking for an al fresco dining area with a custom outdoor kitchen? Asking yourself these questions will help you determine the size, shape and layout that work best for your home and vision.

#### WHAT'S MY STYLE?

When designing your deck, you'll want to infuse it with your own personal style. Are you modern or traditional? Is your vibe coastal or contemporary? A great place to assess your design tastes is in your closet. What you choose to wear is a great indicator of what makes you feel comfortable and confident. Take note of the colours, materials and styles in your wardrobe and bring those to your deck planning process. Consider using online tools to explore various decking and railing options to get a sense for what fits your style.

#### WHAT MATERIALS ARE BEST FOR MY NEEDS?

Building a deck is a major investment, so it's important to think long-term when selecting materials. Today's homeowners are increasingly choosing composite decking due to its durability and low-maintenance benefits. Trex decking, for instance, never needs to be sanded, stained or painted. It also resists fading, staining and scratching, and won't rot, crack or splinter over the years, so you can spend more time enjoying your outdoor space rather than maintaining it.

Find more deck design tips and tools at [trex.com](http://trex.com).

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

**THE LIND**  
REALTY TEAM INC.  
SERVICE WITH PROFESSIONALISM

**AURORA'S TOP SALES PRODUCER\***



LENARD LIND, BROKER OF RECORD  
**905-841-0000**  
LENARD@LINDREALTY.CA

ANAB ONTARIO'S ONLY... ISO 9001 REGISTERED RESIDENTIAL REAL ESTATE COMPANY

15105 YONGE STREET, SUITE 100, AURORA, ON L4G 1M3 (2 Blocks south of Wellington on the East Side)

[WWW.LINDREALTY.CA](http://WWW.LINDREALTY.CA)

### AURORA SHOW STOPPER "STONE" BUNGALOW 1.77 ACRES WITH POOL!



#### 457 ST JOHNS SIDEROAD WEST, AURORA

AMAZING One of a Kind "Custom" 8,300 SF Exquisitely Finished Living Space situated on a Picturesque, Private Lot with "Sensational Landscaping" and Much More! Chef's Kitchen! Entertaining sized Principal Rooms! Stone & Custom Wood Trim! Sumptuous Primary Bedroom with His & Hers Ensuite walk in closets – sitting area with Fireplace and More! Brilliant Professional Finished Knockout Walk-Out Entertaining Delight Lower Level to Pool & Exterior "Oasis".

[www.457stjohnsideroadwest.com](http://www.457stjohnsideroadwest.com)

**\$5,188,888**

#### 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**

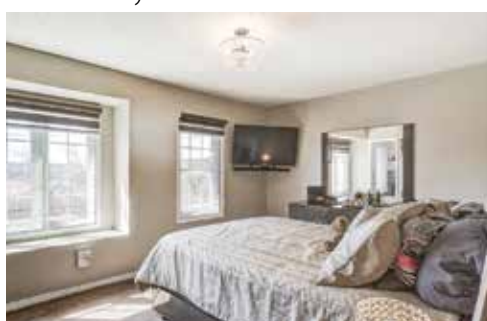
#### 2749 13 LINE, BRADFORD WEST GWILLIMBURY



Knock-out custom built home with over 6500 sf of living space on 3 levels. 6 bedrooms, 3/4 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**

#### 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.

**\$898,888**

#### 2510-88 GRANGWAY AVENUE, SCARBOROUGH



Bright 617 sf suite with view of CN Tower! Great building amenities includes: concierge service, fitness facilities, indoor pool, sauna, golf green, rec room, party room, visitor parking, guest suites. 1 parking and 1 locker. Security guard & system. Building is steps to transit and shopping. Close to Scarborough Town Centre with easy access to Highway 401.

**\$535,900**





#1 TEAM IN YORK REGION | TOP 10 TEAM IN CANADA | #14 TEAM WORLDWIDE FOR RE/MAX\*

For the Royal Treatment | Allow Us To Help You

WWW.DARYLKING.CA



**Daryl King**  
SALES REPRESENTATIVE

# From Listed To Sold We'll Get You There

CONTACT THE DARYL KING TEAM TODAY

905.907.5464

homes@darylking.com



**EXECUTIVE HOME: \$400K EXTERIOR UPGRADES**

Rare executive home in a tranquil cul-de-sac beside a parkette. This 8000 sqft custom-built residence features a 4-car garage, 19ft marble foyer, gourmet kitchen, primary suite with a gas fireplace, and an entertainment basement with a rec room and theater. Outside, enjoy a saltwater pool, cabana, sunroom, mini-golf green, and outdoor bar/kitchenette. Over \$400K in upgrades.



**EXECUTIVE HOME WITH LUXURY UPGRADES**

Brand new executive home in Princeton Heights, Aurora Estates! This luxurious Fernbrook Homes property features a 3-car tandem garage, white oak hardwood floors, an elegant living room with coffered ceilings, a chef's dream kitchen by Downsview, a great room with 20ft ceilings, and a finished lower level with an exercise/media room, recreation room, wet bar, and spa-like bathroom.



**BRAND NEW EXECUTIVE "GREEN" & "SMART" HOME**

Experience eco-smart luxury in South Aurora's prestigious Royal Hill. This home features a gourmet kitchen, spa-like master suite, hardwood and porcelain floors, 10' ceilings, and an oak staircase. Highlights include a walk-out lower level, green technology, and serene views. Located close to amenities, nature, and transit for unparalleled sustainable living.



**ZONED FOR HOME BUSINESS, SALTWATER POOL**

This fully renovated executive home in Richmond Hill boasts a 4-car garage, finished basement, solariums, 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.



**LUXURIOUS HOME WITH RESORT BACKYARD**

Experience luxury living with modern finishes, hardwood floors, a gourmet kitchen, an elegant family room, luxurious bedrooms, a finished basement with an extra suite, and a stunning backyard featuring a saltwater pool and cabana. This property is the epitome of refined elegance and contemporary comfort.



**BRAND NEW - DOUBLE LOT SIZE**

Brand new custom-built executive home on a premium 96' x 126' lot in Richmond Hill. Open concept layout with high-quality craftsmanship, 10' ceilings, chef's kitchen, spa-like ensuite, and spacious bedrooms. Includes a 38' x 126' easement. Free finished basement if sold by July 5th. Truly a masterpiece!



**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.



**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.



**PRESTIGIOUS HOME WITH PREMIUM FENCED LOT**

This executive home boasts a 3-car garage with an EV port on a premium lot in a prestigious community. Enjoy a grand 2-story foyer with a 3-way fireplace, a chef's kitchen, a private deck, a luxurious primary suite, and a finished walk-out lower level with a gym, recreation room, and additional office.



**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.



**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.



**ALMOST NEW BUNGALOW LIVING**

Exceptional 4-bed, 3-bath bungalow featuring an open concept layout with 9ft ceilings and hardwood floors. The chef's kitchen has quartz counters, and the family room opens to a fenced backyard. Enjoy a luxurious primary suite, finished lower level, and convenient access to amenities, schools, parks, water, and highways.

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.  
**Your Perfect Home Is Just a QR Code Away.**

\*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.