

RESALE HOMES COLLECTIONS

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NANCY FAGAN

A trusted realtor with inside knowledge of rural properties

When she decided to enter the world of real estate, Nancy Fagan had already achieved the experience and knowledge needed to make a smooth transition into her new career.

With a B.A. in Mass Communications and Psychology, Nancy worked in Advertising Marketing and Sales where she gained the valuable experience of how to successfully market a product to a target audience while enjoying the experience of working in a field that requires outstanding inter-personal and organizational skills.

At the same time, Nancy had a career as a horse breeder and understands the equestrian world and all the challenges and rewards offered when owning and operating a rural property.

Combining this experience, Nancy specializes in luxury residential homes, country properties, and rural land sales in her career as a realtor with RE/MAX West Realty Brokerage.

"I have been breeding, showing, and selling horses for 25 years," Nancy explained. "I always wanted to get into real estate, and I knew about horse farms, and have a lot of experience with rural properties. I wanted to work with rural properties because I've lived in one and I know a lot about the rural lifestyle."

Her experience with rural properties gave Nancy the ability to specialize in country estates and equestrian farms in her real estate work.

While many people have a dream to move to the country and enjoy a relaxing lifestyle, a move to a rural location can provide challenges that many urban dwellers are unaware of.

Nancy has the experience and expertise to help new and potential rural property owners adjust to country living.

She can advise you on things like zoning, wells, septic systems, heating systems, and other self-contained units that support a rural property.

This also includes learning about challenges you may come across, like how a neighbouring farm or similar property may affect where you live.

Many people decide to move to a rural property to enjoy the wide open spaces, but want to maintain a certain lifestyle.

Luxury homes set on several acres can provide an opportunity to enjoy the amenities of a luxury home while having plenty of space to spend more time outdoors.

Nancy helps clients pursue their dreams of living in a luxury home in a rural setting. She is aware of new properties coming on the market and can guide clients to a home that meets their needs and wants. While specializing in rural properties, Nancy also helps home owners find properties in town.

As an experienced realtor, Nancy is aware of all the amenities in a neighbourhood, and can guide clients to a location that will meet their needs.

When searching for a new home, people consider nearby proximity to work, schools, recreation facilities, sports clubs, restaurants, shopping, health care facilities, and other conveniences that they may require.

Nancy can help guide you to a neighbourhood that has those features that you will require to be happy in a new location.

She can also advise you on how to get a property ready for sale. This could include everything from a general clean-up to improve curb appeal, to applying a fresh coat of paint to brighten up a home to let it show in its best light.

...Nancy helps clients pursue their dreams of living in a luxury home in a rural setting...

If necessary, a home can be staged to provide buyers with the chance to see the potential a home can have.

The world of real estate can be a very hectic place, however, Nancy has the skills needed to be a good negotiator while maintaining a cheerful and friendly demeanour with clients when both showing a property and during the final stages of a transaction.

A self-described, "laid back person," Nancy works hard, but is able to remain calm during stressful times.

"A big part of selling real estate is your personality," Nancy said.

During her career in real estate, Nancy has earned a reputation as a trusted, knowledgeable, and professional realtor who has received several awards, and



works to achieve the best results for her clients. As a result, much of her business comes in the way of referrals from clients who have been so impressed, they suggested family and friends contact Nancy when they are looking for a new home.

She uses her marketing skills to make a property visible to the right potential buyers when placing a listing on the market. Her past experience has given her a knowledge of how best to market a property and which type of marketing will produce the best results.

Nancy is based at the RE/MAX West Realty Inc., office in Kleinburg, and serves King Township, New Tecumseth, Vaughan, Kleinburg, Caledon, and the surrounding areas.

Nancy can be reached at the office at: 905-607-2000, or directly at: 905-626-1359.

Written by Brian Lockhart



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Unlock the power of your home equity



In the bustling real estate market of Ontario, one of the biggest challenges homeowners face is accessing the funds they need to transition smoothly from one home to another. Many people find themselves "equity rich & cash poor," with substantial value tied up in their property but lacking liquid assets. Whether it's securing a down payment, covering renovation costs, or managing closing expenses, having your money tied up in the equity of your existing home can be a significant hurdle. Enter Money 2 Close Inc., in partnership with the Michele Denniston Real Estate Group, your reliable allies in equity lending.

BRIDGING THE GAP WITH EQUITY LENDING

Money 2 Close Inc. specializes in equity lending, providing prospective buyers with the necessary funds to ensure a seamless home buying experience. Their unique service allows homeowners to tap into the equity of their current property, even before the sale is finalized. This means you can access the money you need without waiting for closing day.

HOW DOES IT WORK?

The equity lending process is designed to be quick and straightforward:

- 1 **APPLICATION:** Start by applying through Money 2 Close Inc. The application process is user-friendly and designed to provide a swift response.
- 2 **APPROVAL:** Upon approval, you will receive funds based on the equity of your current home. These funds can be used for various purposes, including:
 - **Down Payment:** Secure your next property without financial stress.
 - **Renovations:** Make necessary upgrades or repairs to increase the value of your new or existing home prior to selling.
 - **Closing Costs:** Cover all the expenses associated with closing the deal.
- 3 **REPAYMENT:** Once your current home sells and the funds are released on closing day, you can easily repay the loan to Money 2 Close Inc.

WHY CHOOSE MONEY 2 CLOSE INC. AND MICHELE DENNISTON REAL ESTATE GROUP?

- **Efficiency:** The equity lending process is streamlined to ensure you receive funds quickly, minimizing any delays in your home buying journey.
- **Flexibility:** Use the funds for various purposes, giving you the financial flexibility needed during a home purchase.
- **Expertise:** With the Michele Denniston Real Estate Group by your side, you benefit from professional guidance and support throughout your home buying process.
- **Peace of Mind:** With Money 2 Close Inc. and Michele Denniston Real Estate Group, you can focus on finding your dream home without worrying about financial constraints.

A SMOOTH TRANSITION TO YOUR NEW HOME

Moving to a new home should be an exciting and joyful experience, not marred by financial stress. With Money 2 Close Inc. and Michele Denniston Real Estate Group, you have trusted partners to help bridge the gap, ensuring you have the necessary funds right when you need them. Our combined expertise in equity lending and real estate ensures a smooth and successful transition to your new home.

If you're planning to buy a home in Ontario and need financial assistance to cover deposits, renovations, or closing costs, look no further than Money 2 Close Inc. and Michele Denniston Real Estate Group.



Unlock the power of your home equity and enjoy a hassle-free moving experience. 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 committed to providing you with honest, reputable and top-tier real estate service; we look forward to working with you soon!



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8 steps to a more functional kitchen

A kitchen is often the most utilized room in a house. Meals may be prepared, cooked and often eaten in kitchens, and the room is often utilized as a homework spot or a makeshift place to pay bills and stay on top of household needs.

BY ENHANCING the organization and functionality of the kitchen, homeowners can enjoy these popular spaces even more.

Homeowners have increased their spending on home improvements in recent years. According to the Joint Center for Housing Studies for Harvard University, project spending rose to \$472 billion in 2022 from \$328 billion in 2019. It's estimated consumers will have spent \$485 billion by the end of 2023. Kitchen renovations were the most popular upgrade and accounted for the highest budgets in 2021, according to Houzz. When the time comes to renovate a kitchen, homeowners can take steps to make these spaces more organized and therefore functional. Here are eight tips to creating a more functional kitchen.

1 INCREASE STORAGE, AND THEN INVEST IN MORE. Make the most of corner cabinets and other potential dead spots in a kitchen. Various products can be used to organize awkwardly angled or shaped areas. Kitchen designers also can work with you to reconfigure cabinets and kitchen layouts.

2 ORGANIZE UTENSILS AND DISHES AROUND THE SINK/DISHWASHER.

Rather than traversing the kitchen to put clean dishes away, make loading and unloading the dishwasher that much easier by locating commonly used items next to and above it. Similarly, place frequently used saucepans, baking dishes and other items near the oven or food preparation area.

3 UTILIZE DRAWER AND CABINET ORGANIZERS.

Make a place for everything in the kitchen. Take out all items and see what you need and use all the time. Then coordinate storage around those items so everything fits perfectly. Pull-out shelves and Lazy Susans also can facilitate access.

4 ADD SHELVES TO CABINETS.

If you can afford to have a custom-built kitchen, by all means design cabinets according to preference. If you're using standard cabinets, you may have to reconfigure shelves and spacing to fit the items you have. This also will help you maximize cabinet space.

5 ORGANIZE THE GARBAGE.

Have a pull-out drawer or cabinet to store trash bins. Separate compost, trash and recycling needs.

6 CREATE CONTINUITY IN THE ROOM.

Many open concept homes will have kitchens open up to another room in the home. Mirror the design scheme from elsewhere in the house, and make sure that the flow between spaces is not obstructed.

7 CREATE A BEVERAGE STATION.

A beverage station can minimize the time needed to make a cup of tea or coffee or for the kids to grab juice or chocolate milk.

8 HAVE A WORKSPACE IN THE KITCHEN.

Whether paying bills, making a grocery list or leaving notes for the family, a dedicated workspace can add more function to the room. Be sure there is task lighting nearby and ample overhead lighting to ensure that all kitchen needs are illuminated properly.

Give your kitchen cabinets a facelift in 6 easy steps

(NC) New kitchen or fresh paint? With some simple preparation, a little paint and a free weekend, you can transform the look and feel of your kitchen in just a couple of days. Here's a step-by-step guide to get you started.

PREP THE AREA

Empty your cabinets and remove the doors by unscrewing the hinges and pulling the doors away from the units. Wipe the surfaces clean with a damp cloth.

CLEAN AND SAND

If your cabinets have a glossy finish, you'll need to sand that away before you start painting. Take a sanding sponge or high-grit sandpaper (100- to 150-grit), and sand until you have a matte finish. Once you've sanded, wipe the dust away with a damp cloth and allow the cabinets to completely dry.

PICK THE RIGHT PAINT

An on-trend gloss or semi-gloss paint is recommended for cabinets because it provides a harder, and therefore more durable, finish. If you choose latex paint, make sure it's completely acrylic. Oil-free paints called alkyds are great for durability as well. When choosing your colours, you can't go wrong picking from a designer-endorsed palette like Behr's colours of the year, which is only available at The Home Depot.

PRIME THE CABINETS

If you're going lighter than the current colour or your cabinets are new, you will need to prime them. Apply your primer by painting the edges with a brush first, then rolling the middle for the fastest coverage. Allow them to dry completely.

PAINT DOORS AND DRAWERS

Once your frames are painted, you can let them dry and move on to the doors. Put boards on the ground and then lay your cabinet doors flat on top of them. This keeps them off the ground while painting. Start painting from the middle of the door and work your way out towards the edges. Let them dry completely. If you want a more vibrant colour, consider adding a second coat. Don't be worried if there are brush marks, they'll even out as the paint dries.

REASSEMBLE

Once your paint is dry, reassemble your cabinets by putting the hardware back on the doors if you removed it and then reattaching the doors to the cabinets. Once everything is assembled, you can stand back and take in your brand-new kitchen look.

Find more weekend do-it-yourself projects at home.depot.ca.

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FAQ about garage remodels

Homeowners tend to want to maximize all of the space they have in their homes. For some this may involve turning a garage from a utilitarian space into one that serves multiple purposes.

According to The Mortgage Reports, a home-buying and improvement resource, garage renovations can increase the value of a home and add living space. Garage remodels can create additional storage space, provide an area for a home gym or even create room for a home office. Prior to beginning a garage remodel, homeowners may have some common questions about the process.

HOW MUCH DOES THE RENOVATION COST?

Several factors will ultimately determine the final price of a garage remodel, but HomeAdvisor says the national average for a garage remodel falls between \$6,000 and \$26,000. Most homeowners come in at around \$15,000 for a total garage conversion.

WILL I RECOUP THE INVESTMENT?

A garage conversion adds value to a home if it creates new and usable living space. The firm Cottage, which pulled together a team of builders, architects and technologists, advises the average garage conversion provides an 80 percent return on investment. That ROI varies depending on location.

HOW CAN I UPGRADE THE FLOORING?

Garages traditionally feature concrete floors. Although durable, concrete floors can feel damp, hard and cold underfoot. Both vinyl plank and epoxy flooring options can elevate the design and functionality of the garage.

CAN I HAVE THE BEST OF BOTH WORLDS?

Sometimes a garage needs to serve many purposes. Lofting the garage means a homeowner can still park cars or utilize the lower space as a living area, all the while items are stored overhead. Some flip this design scenario and have the loft area as a bedroom or finished living space, while the lower portion remains a traditional garage area. Another thought is to finish only a portion of the garage. This works well for two- or three-car garages where there will be room to park a car and the remainder will serve another purpose.



WHAT ARE OTHER WAYS TO IMPROVE THE GARAGE?

Installing more windows or improving on the lighting in the garage can be important. The garage improvement experts at Danley's say window installation enables people to circulate air in the garage without having to open the garage door. Improving the lighting means the garage can still be enjoyed or utilized after dark. Spread out lighting in the garage, and use a combination of overhead and task lighting just as one would in the home itself.

HOW DO I DETER BUGS OR OTHER PESTS FROM ENTERING?

Insects often want to hunker down in garages, and

they may find it easy to get inside a garage. Keeping the garage clean and organized is the best way to deter pests and to spot infestations before they become problematic, indicates Mosquito Joe pest control company. Reducing water and humidity in the space, weatherproofing at the base of the garage door and other entry spots and utilizing insect repellents to make the garage less hospitable also can decrease the risk of insect infestation.

Remodelling a garage can add value and plenty of usable space to a home. Whether a garage houses cars or hosts neighbourhood game night, a garage renovation can be well worth the investment.



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THE AURORA OLYMPICS: A fun spin on real estate and home renovation



By **Julien Laurion**
Real Estate

Welcome, Aurora residents, to the first-ever Aurora Olympics! This isn't your traditional athletic competition.

INSTEAD, we're combining the spirit of the Olympics with the world of real estate and home renovation. As a realtor and contractor, I've seen firsthand how buying, selling, and renovating homes can sometimes feel like an Olympic event. So, let's dive into the fun, quirky, and competitive world of the Aurora Olympics!

THE MARATHON OF HOME BUYING

The first event in our Aurora Olympics is the Marathon of Home Buying. Just like a marathon, purchasing a home requires endurance, strategy, and sometimes a bit of luck. Participants (homebuyers) start by navigating the competitive housing market,

attending numerous open houses, and making multiple offers. The goal is to cross the finish line with the keys to their dream home in hand.

PRO TIP: Training for this event involves working closely with a knowledgeable realtor (like myself) who can guide you through the process, help you spot potential pitfalls, and ensure you get the best deal possible.

THE RENOVATION RELAY

Next up is the Renovation Relay. In this event, teams of homeowners and contractors race against the clock to complete a series of home improvement projects. From kitchen remodels to bathroom upgrades, each leg of the relay presents its own unique challenges. Speed is important, but so is precision—no one wants to redo a poorly laid tile floor!

PRO TIP: Effective communication and planning are key. Make sure everyone on your team is on the same page, and don't forget to celebrate each small victory along the way.

THE INTERIOR DESIGN DECATHLON

The Interior Design Decathlon tests the creativity and vision of participants as they tackle ten different design challenges. From selecting the perfect color palette to arranging furniture in a way that maximizes space and flow, this event showcases the artistic side of home improvement. The best designs are both functional and aesthetically pleasing, turning houses into homes.

PRO TIP: Keep an eye on the latest design trends, but also stay true to your personal style. A home should reflect the personality and preferences of its inhabitants.

THE REAL ESTATE NEGOTIATION WRESTLING MATCH

In the Real Estate Negotiation Wrestling Match, buyers and sellers go head-to-head in a battle of wits and negotiation skills. The objective is to reach a mutually beneficial agreement on the sale price, closing costs, and other terms of the deal. This event requires a combination of strategy, patience, and sometimes a bit of bluffing.

PRO TIP: Understand your limits and goals before entering the negotiation ring. A skilled negotiator (or a savvy realtor) can make all the difference in securing a favorable outcome.

THE LANDSCAPING LONG JUMP

Finally, we have the Landscaping Long Jump, where participants compete to create the most stunning and functional outdoor spaces. Whether it's designing a lush garden, installing a water feature, or building a cozy patio, this event highlights the importance of curb appeal and outdoor living.

PRO TIP: Plan your landscape design to complement the style of your home and consider low-maintenance plants to keep your yard looking great with minimal effort.

AWARDS CEREMONY: CELEBRATING SUCCESS

No Olympics would be complete without an awards ceremony. In the Aurora Olympics, everyone's a winner! Successfully buying a home, completing a renovation, or creating a beautiful outdoor space deserves recognition and celebration. Whether it's a housewarming party or a quiet moment of satisfaction, take time to appreciate your accomplishments.

CONCLUSION: THE SPIRIT OF COMPETITION AND COMMUNITY

The Aurora Olympics may be a fun and imaginative concept, but it also reflects the real challenges and triumphs of the real estate and home renovation world. By approaching these tasks with the spirit of competition and community, we can turn what might seem like daunting projects into exciting opportunities for growth and creativity.

Julien Laurion, signing off with a gold medal in hand and a passion for helping you achieve your real estate and renovation goals. Stay curious, Aurora, and may the odds be ever in your favor in the Aurora Olympics!

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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MARKET UPDATE – JULY 2024

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AVERAGE SALES PRICE

\$1,420,307

AVERAGE 34 DAYS ON MARKET

NUMBER OF SALES

69

189 NEW LISTINGS

SALE TO LIST RATIO

98%

YEAR OVER YEAR % CHANGE

-3.80%

KING

AVERAGE SALES PRICE

\$2,188,409

AVERAGE 52 DAYS ON MARKET

NUMBER OF SALES

22

75 NEW LISTINGS

SALE TO LIST RATIO

94%

YEAR OVER YEAR % CHANGE

-4.41%

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

What we have seen is the market moving and maintaining a slower and steadier pace. There is more choice for Buyers shopping on the market, which means an opportunity for Offers with home inspections or finance conditions again and fewer multiple offer night occurrences. Our inventory is up substantially year over year at 18.5%. Pricing has remained stable, with less than 1% decrease, while home sales are up 3.3%. With this in mind, Sellers need to ensure their pricing strategy is competitive to be positioned strongly "in" the market and not just sitting "on" the market. Working closely with your real estate advisor to strategize is integral. 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
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* Not intended to solicit buyers or sellers currently under contract.



6 HOME RENO PROJECTS

to tackle before it gets too cold

(NC) When the days are starting to get shorter and the nights get colder, it's time to start thinking about keeping your home warm and comfortable throughout the fall and winter months. Before the weather starts cooling off dramatically, review and tackle this checklist:

and roof have been thoroughly cleaned. Affix roof cable clips in a zigzag pattern. Finally, attach and secure your heating cable to the clips and connect the power supply.

SEAL GAPS AND CRACKS

"Sealing the gaps and cracks around your windows and doors when the weather is still warm is essential to keep your home comfortable while using less energy this winter," says Jack Rende, senior building materials merchant at The Home Depot Canada. "Any gaps wider than the width of a nickel between your siding and window or door frames should have caulking applied to them. Use your finger or a wet caulk-smoothing tool to smooth your seal within 2 to 5 minutes of application."

CLEAN GUTTERS AND ADD GUTTER GUARDS

Clean gutters allow water to easily flow from your rooftop and away from your home, preventing damage to your foundation and ice buildup on your roof. Installing gutter guards is a great way to avoid the buildup of leaves and other debris in your gutters.

WEATHERSTRIP YOUR WINDOWS AND DOORS

Weatherstripping your windows and doors is another great way to keep the cold out. To find out where weatherstripping is needed, wet your hand and run it along your door seam or window casing. The moisture on your hand will help you detect any incoming drafts. Door sweeps and adhesive-backed insulation foam are also very effective draft deterrents.

PERFORM A ROOF INSPECTION AND REPAIR LOOSE SHINGLES

Have a professional check your roof to ensure your shingles are intact. Also, make sure your gutters and downspouts are free and clear of leaves and branches. Apply roof repair glue to any loose shingles to help avoid leaks or damage. If your roof needs a fix, many local hardware stores like The Home Depot Canada have installation services to help. Make sure to schedule the work before the weather gets too cold.

TURN OFF EXTERIOR FAUCETS

Turn off all exterior faucets and drain water from outdoor hoses, pipes, valves and sprinkler heads to prevent bursts. You should also consider installing frost-proof faucets.

INSTALL HEATING CABLES

Roof heating cables will help you avoid long-term damage caused by freezing and ice dam build-up. Before installing the cables make sure your eavestroughs

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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, work from home in a luxurious library boasting solid wood panelling & glass built ins overlooking the grounds, renovated washrooms, spacious primary suite with dressing room & walk in cedar closet, interlocking drive, new stone patio & walk ways, extensive perennial gardens, triple garage and 2nd driveway creates the perfect opportunity to store all your vehicles or toys! Don't miss this rare opportunity a **\$2,998,000**

MODERN FARMHOUSE CHIC ON .8 ACRE



Custom built Bungalow offers a blend of all the current luxuries in a warm and inviting setting. A true entertainer's paradise nestled on .8 acre resort style oasis boasting a 60 ft pool with 7 waterfalls, spill over sundeck, cabana, outdoor pergola & multiple seating areas to enjoy the all day sun! 4320 sq ft plus finished basement, 28 ft ceilings w floor to ceiling windows. Framed kitchen with 10' Island, main floor primary suite with hidden library retreat, new spa ensuite with heated shower floor & bench & backlit niche! 5+1 bdrms incl. 3 on main level plus 2 bdrms & media loft on 2nd level. Finished lower level in-law suite with rec room, large kitchen, bdrm, laundry and bath. 40x24 ft heated garage/shop with loft that accommodates 3 bay doors plus a loading door, parking for approx 15 vehicles. **\$2,588,000**



Garage storage solutions

Who doesn't have a space at home that serves as a catch-all for items that seemingly have no other home?

Schweiger of Sunshine Organizing. Lifting items off the floor makes access easier, and protects items should there be a flood or leaks.

A combination of wall shelves, overhead shelves, cabinets, and wall hooks can help homeowners create more floor area. Organization becomes easier when everything has a designated space where it can be easily returned to.

FOR MANY, this storage wasteland where items go to be forgotten tends to be the garage. Before long, clutter can overwhelm the space and create an eyesore. Garage clutter also makes the space less functional by making it harder to park a vehicle or store equipment.

CONSIDER WEIGHT

When investing in shelving and racks, remember that many of the items stored in garages tend to be heavy. It's important to ensure that shelves and hooks are heavy-duty and able to withstand the weight of pressure put on them. Verify the maximum weight so that racks will not buckle or tip over and cause issues.

Organizing a garage takes work, but the end result can improve the appearance, free up space, make work more efficient, and make it easier to find and use tools more readily. Here are some ways to get started on organizing your garage.

START WITH CLEANING AND CULLING

One of the first steps when organizing a garage is to thoroughly analyze what is needed and what can be removed from the garage. If items belong elsewhere, such as in a shed or the basement, move these items first. Discard damaged or broken items. Next, move on to tools or gear that hasn't been used in some time. Will you use it again? If the item has been collecting dust for years, you likely already know the answer to that question.

UTILIZE OVERHEAD SPACE

Overhead storage can be reserved for items that aren't used frequently, such as seasonal decorations or luggage.

OUT OF SIGHT

Some items should be stored out of sight and beyond the reach of children and pets. Cabinets and containers can be used and locked to secure materials, such as fertilizers, paints, solvents, and other chemicals.

Pile all items in the driveway so you have a clean slate with which to start. Measure the room to figure out the dimensions so you'll know how much wall space is available for storage.

ADDITIONAL IDEAS

Magnets, pegboards, organization bins and systems, and similar products can be used to corral small or errant items like hand tools, fasteners and more.

FREE UP FLOOR SPACE

The ultimate goal of a garage storage renovation is to make floor space available, according to Stacey

Garage organization will take some planning and time, but the end result can be well worth the effort.

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**RESALE
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ELEVATE THE *backyard experience*

Outdoor spaces like patios, decks, yards, and even front porches remain popular places for homeowners and their loved ones to congregate.

Various studies have shown that those who spend more time outside in nature have lower levels of stress, anxiety and depression. Being outside is strongly associated with improved mental and physical health. Homeowners who want to maximize the potential of their outdoor spaces can look to these ideas to take backyards up a notch or two.

ESTABLISH A GATHERING SPOT

A well-designed yard has one or more dedicated gathering spots, particularly areas that enable comfort underfoot. Homeowners can give consideration

to hardscape that enables individuals to spend time outdoors without standing in soggy or buggy situations. Whether they're traditional decks, platform decks, concrete or paver patios, or areas separated from the lawn with pea gravel or another type of rock, homeowners can make the yard more useable through these spaces.

INVEST IN AN OUTDOOR COOKING AREA

Grilling, smoking and even making brick oven pizzas outdoors is a major component of backyard entertaining. Outdoor kitchens can increase the convenience of prepping, cooking and serving food outdoors. Grills and other cooking gear can be built into weather-resistant counters and cabinetry.

INSTALL A PERGOLA

A pergola or another structure is the perfect way to add privacy to a gathering spot and create more shade and weather protection when Mother Nature does not want to cooperate.

THINK BEYOND THE SUMMER SEASON

When making backyard improvements, homeowners can incorporate ideas that make the yard more functional during different seasons. For example, a fire pit or outdoor fireplace can be a spot for making summer s'mores or sipping mulled cider in the fall. An enclosed three-season room offers the opportunity to see nature and enjoy it without bearing the full brunt of chilly temperatures.

There are many ways homeowners can enhance the functionality and appeal of their backyards.



The great frame-up: Tips for choosing the right deck railing

(NC) Railings are having a moment in backyards across the country. In addition to providing safety and support, the right railing can also enhance a deck's visual appeal. Here are some tips from the decking experts at Trex for selecting the right railing for your outdoor oasis:

CONSIDER VIEWS AND PRIVACY

If you are lucky enough to have a view you want to optimize, look for railings that you can easily see through such as cable or glass. Railing with thin balusters in black are also a good choice as they blend into the environment putting more visual emphasis on the natural surroundings. Conversely, if you have a view you'd rather mask or neighbours who live close enough to see onto your deck, consider railings with thicker posts or more tightly spaced balusters to enhance privacy.

RESEARCH MATERIALS

Railings come in a wide array of materials, including wood, aluminum, composite, iron, glass and more. Although a classic option, wood requires frequent sanding, staining and sealing and is prone to rot and decay. Aluminum and composite railing options are more durable and easy to maintain.

DECIDE ON COLOUR AND STYLE

This is the fun part, but it can also be overwhelming considering the variety of railing options available. To simplify things, use one of the following approaches to achieve a surefire decking and railing pairing:

- **Coordinate** – You can never go wrong by selecting railing material in the same shade as your decking. This creates a well-coordinated look.
- **Contrast** – If you have trouble finding a perfect match for the decking, consider a contrasting railing colour. Classic white looks crisp against deep brown deck boards. Alternately, a contrast for lighter decking can be achieved by selecting darker railing.
- **Change it up** – For a truly distinctive look, don't be afraid to mix colours and materials, such as combining dark aluminum railing with white composite posts.

LIGHT IT UP

To extend the amount of time you're able to spend enjoying your outdoor space, integrate deck lighting into your railing. Look for energy-efficient, easy-to-install LED lighting options that are specifically designed for use on railing post caps and post rails. There are even solar-powered caps that harness energy from the sun to deliver enhanced ambiance without any electrical wiring.

Find more information on railing options at trex.com.

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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.

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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.

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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.



BRAND NEW HOME ON SPACIOUS DOUBLE LOT

Brand new custom-built executive home on a premium 96' x 126' lot in Richmond Hill. This masterpiece boasts an open concept layout, high-quality craftsmanship, 10' ceilings, chef's kitchen with quartz counters and Bosch appliances, spa-like ensuite, spacious bedrooms with walk-in closets, and a 38' x 126' easement. Perfect for luxury living.



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.



LAKE WILCOX LUXURY HOME HAVEN

Brand new custom executive home being built on a 150' lot in Lake Wilcox. This 4+1 bedroom, 5 bath home boasts upgraded features perfect for family living and entertaining. Chef's kitchen with JennAir appliances, open concept living areas, luxurious primary suite, and a finished lower level. Close to Lake Wilcox Park and trails.



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.



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.



CHARMING FAMILY HOME, GREAT LOCATION

Stunning 3-bedroom family house with modern features and a beautifully finished basement. Conveniently located near amenities, parks, shopping, and transit. Open-concept main floor, chef's kitchen, elegant living room, and spacious bedrooms. Includes community pool access. Don't miss out!



SPACIOUS NORTH RICHVALE FAMILY RESIDENCE

Discover this inviting family home in North Richvale. Features 4+1 bedrooms, 3 bathrooms, and a private 85ft x 142.05ft lot. Highlights include hardwood floors, floor-to-ceiling windows, a well-appointed kitchen with French doors, a spacious dining room, finished basement with separate entrance, and expansive front and backyards. Perfect for any buyer.



SPACIOUS CORNER SUITE WITH VIEWS

Stunning 3-bedroom corner suite with breathtaking G-Ross Park views! Over 1300 sqft, fully renovated in 2019 with an open-concept design, chef's kitchen, and spa-like ensuite. Smart home features, two-car tandem parking, and top-notch amenities. Prime location near transit, shopping, and more—this gem won't last!



OAK RIDGES HOME WITH ADJACENT LAND

Own two adjacent half-acre lots in Oak Ridges. Renovated 18 Cynthia offers nearly 3000 sqft plus lower level, featuring a modern kitchen, breakfast area with walk-out to private pool-sized backyard, large family room, and luxurious primary suite. Adjacent 20 Cynthia, a 73 x 296 ft lot, includes permits for a 4400 sqft home.



AURORA TOWNHOME: COMFORT MEETS STYLE

This charming 3-bedroom, 4-washroom freehold townhome in Aurora's heart offers a bright open-concept kitchen, spacious bedrooms, and a primary suite with a large ensuite and walk-in closet. Enjoy the upper deck with open space views, a covered front porch, and a rec room with backyard access.

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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