

RESALE HOMES COLLECTIONS

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VOLUME 13, ISSUE 10

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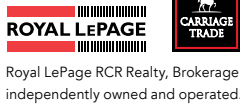


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Fall REAL ESTATE MARKET OUTLOOK & FORECAST

Home sales increased year-over-year in September and also saw a rise from August. This indicates that buyers are beginning to take advantage of more affordable market conditions, driven by interest rate cuts and lower home prices.

As buyers capitalize on changes to mortgage lending guidelines and declining borrowing costs, home sales will continue to grow, especially in line with population growth.

GTA REALTORS® reported 4,996 home sales in September 2024, an 8.5% increase compared to September 2023. New listings were up by 10.5% year-over-year, leading to a better-supplied market and increased negotiating power for buyers re-entering the market. On a seasonally adjusted basis, September sales and new listings also increased compared to August.

The average selling price dipped by just 1% compared to September 2023, while on a seasonally adjusted basis, it edged up slightly compared to August. The ability to negotiate on price led to moderate year-over-year price declines, particularly in the more affordable condo apartment and townhouse segments, which remain popular with first-time buyers.

With recent positive changes to mortgage lending guidelines, current mortgage holders will now be able to shop around for the best rates, resulting in more affordable renewals. Longer amortization periods and the ability to insure mortgages for purchases over \$1 million will offer more options to home buyers and help reinvigorate the market.

In the luxury markets, home prices have remained relatively stable, weathering the ever-evolving market landscape. "Often, luxury market buyers' decisions to buy are driven by their confidence in the overall economy and their outlook on housing prices.

Research shows that those in the higher end of the housing market have a very positive outlook on the long-term stability and appreciation potential of Canada's housing stock," noted the president of Royal LePage Canada.

As more people choose the comfort of suburban living, seeking spacious homes, quieter surroundings, and strong community ties, Aurora's charm and proximity to Toronto have made it one of the most sought-after areas in Ontario.

In a market full of complexities, choosing the right realtor can make all the difference.

With 36 years of experience, Monica Stohr's ranking among the top tier of realtors in Canada is no coincidence—her success is built on delivering exceptional results for her clients. As one of the most referred realtors in the area, her deep knowledge of the local market, strategic approach, and personalized service have made her the go-to realtor in Aurora and across York Region. Whether you're looking to buy your dream home, sell for top dollar using her home preparation strategy, or invest in one of Ontario's hottest regions, Monica is the realtor who will exceed your expectations every step of the way. She has in-depth knowledge of Aurora, Newmarket, and King, and keeps her finger on the pulse of the most desirable neighbourhoods, schools, and amenities, ensuring her clients find not just a house, but a home that fits their lifestyle.

Living - Working - Raising my family - & Giving Back in the community.

Giving thanks at this time of year and continuing to support:

- Sick Kids Hospital
- Shelter Foundation
- Cancer Society
- Terry Fox Foundation
- Mitch Marner Foundation
- Local Food Bank

Monica Stohr



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Very spacious and inviting detached 3 bedroom home on a wonderful large treed lot! Features a large open concept living and dining room with a walkout from dining room to back yard plus generous sized kitchen adjacent to laundry room and bonus spacious main floor family room with fireplace and another walkout to back yard and patio! All this just a quick walk to the fabulous beaches of Lake Simcoe! Truly an amazing opportunity to live in a high demand neighbourhood and enjoy all the pleasures of Lake Simcoe in both summer and winter!



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FALL INTO SUCCESS: The benefits of selling your home this autumn



Selling a home is a significant endeavor, and the season in which you decide to put your property on the market can have a notable impact on your success.

While many homeowners opt for the spring and summer months for listing their homes, the fall season holds its own unique charm and benefits for sellers. In this article, we will explore the advantages and considerations when selling your home in the fall.

CURB APPEAL IN FULL COLOR

One of the most striking features of selling your home in the fall is the vibrant foliage and warm color palette that nature provides. The reds, yellows, and oranges of fall leaves can add a picturesque and inviting atmosphere to your property. Take advantage of this season by raking leaves regularly and keeping your garden well-maintained. Buyers will be captivated by the picturesque view.

LESS COMPETITION

The fall season usually sees fewer homes on the market compared to the spring and summer rush. With less competition, your property can stand out more easily. Buyers may be more focused on the limited available options, giving your home a better chance of being noticed and considered.

SERIOUS BUYERS

While there may be fewer buyers in the fall, the ones who are actively searching are often more serious about making a purchase. These buyers may be motivated by various factors, such as job relocations, changing family needs, or investments. This means that the showings you receive are more likely to come from genuine, qualified purchasers.

FLEXIBLE CLOSING DATES

Fall homebuyers often have more flexible closing dates. This can be an advantage for sellers who need a quick sale or have specific timeline requirements. Buyers may be motivated to close before the holiday season or in preparation for the new year.

SHOWCASE COZY INTERIORS

As the weather cools down, you can play up the coziness and warmth of your home's interior. Consider staging your home with fall-themed decor, such as warm throws, scented candles, and tasteful seasonal arrangements. A warm, inviting atmosphere can make potential buyers feel right at home.

HIGHLIGHT ENERGY EFFICIENCY

In the fall, buyers tend to be more concerned about energy efficiency as they prepare for the upcoming winter. You can take this opportunity to showcase the energy-saving features of your home, such as well-insulated windows, efficient heating systems, and draft-proof doors. This information can be a strong selling point for environmentally conscious buyers.

THINKING OF SELLING THIS WINTER?

If you are planning on selling your home this winter, consider having your exterior photos taken now! By taking exterior photos in the fall, you can showcase your home in a state of readiness for the impending winter. This can include well-maintained gardens, trimmed trees, a clear driveway, and other preparations that make your home look prepared for the challenges of winter. Winter weather can pose challenges for photography, including snow accumulation, overcast skies, and shorter daylight hours. By taking photos in the fall, you can avoid these challenges and present your home in the best light possible. This ensures that your home is showcased at its best, even once the snow hits the ground. Buyers will appreciate being able to view photos of your home through various seasons.

Selling your home in the fall may not be the most popular choice, but it offers unique advantages that can lead to a successful and profitable sale. From the picturesque curb appeal to the presence of serious buyers, the fall season has much to offer sellers. So, don't be deterred by the changing leaves and cooling temperatures. Embrace the autumn advantage and prepare to welcome prospective buyers into your cozy, inviting home.

If you are looking to buy or sell in King and surrounding areas, give our team a call at (416) 433-8316 for a free home estimate, a professional staging consultation or discuss your real estate needs with The Michele Denniston Real Estate Group today.



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Bungalow on 5 Acres!
\$1,549,900 - Private treed lot with pond. Approx 4,500 sqft of living space. Call Rocco today!



Adult Style Living!
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Charming Century Home!
\$1,249,900 - Over half acre lot with pool, gazebo, double garage. Approx 2,500 sqft of living space. Call Rocco today!



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How to make a home more cozy

The meaning of the term “cozy” varies as it pertains to home decor. For some, cozy may mean intimate spaces with lots of quilts and throws.

FOR OTHERS, cozy could indicate bright and airy spaces enhanced by plenty of fresh foliage.

Regardless of how they define cozy, homeowners typically want their homes to be inviting and comfortable. With that in mind, the following are some ways to impart a cozy vibe to any living space.

MAKE USE OF A FIREPLACE

Flames lapping wood (or faux wood in the event of gas-powered fireplaces) can put anyone in a tranquil state of mind. Fireplaces add instant ambiance and make great places for people to congregate and engage in conversation. During warmer months when the fire isn't blazing, decorative candles can be lit to mimic the same feel.

ADD TEXTURE IN THE DESIGN

Texture can be anything from a raised pattern on wallpaper to a knotty area rug to a mosaic piece of artwork. A home with texture tends to create cozier impressions than one with all sleek and smooth surfaces.

ENJOY A SOFT RUG

Although many design experts say hardwood floors or laminate options are easier for allergies and keeping a home clean, a soft rug underfoot can be welcoming. Rather than wall-to-wall carpeting, place area rugs in spots that can use some cozying up, such as beneath beds and even under the dining table.

LIGHT CANDLES

The warm, flickering light of candles adds cozy vibes in spades. According to The Spruce and Paula Boston, a visual merchandiser for Festive Lights, candles can be used throughout a home to create instant atmosphere. Exercise caution with candles and fully extinguish them before retiring for the evening.

UPDATE BEDDING FOR THE SEASON

Crisp and light cotton and linen are cozy materials when the weather is warm. But when the temperature starts to dip, flannel or jersey bedding makes a bed that much more inviting, says Real Simple.

INVEST IN LOTS OF PILLOWS

Pillows can instantly make a spot more cozy, whether it's the living room sofa or an outdoor lounging nook. Look for materials that are durable for the space in which they're being used.

THINK ABOUT WARM LIGHTING

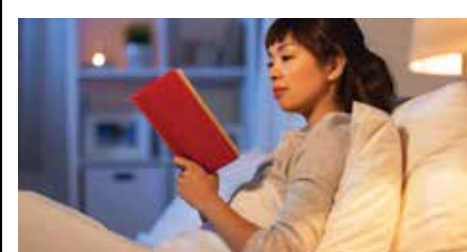
The transition from incandescent light bulbs to halogen and LED is beneficial from an environmental standpoint. However, LEDs illuminate with a more

stark, blue light that can seem clinical in home spaces. Look for bulbs where the “temperature” can be customized. The more the colour spectrum leans toward warm light, the more cozy a space will feel. This can be enhanced by putting some lights on dimmer switches, and toning down the brightness as needed.

INSTALL A BOOKSHELF

Even for those who are strict devotees of e-readers, a shelf full of actual books interspersed with some well-placed knickknacks can make a room feel more cozy. Books add texture, the feel of hallowed halls and libraries, and visual appeal.

Making a home more cozy doesn't have to be complicated. A few easy modifications can improve interior spaces.



Spruce up your home this fall with these lighting tips

(NC) As days grow shorter, the role of lighting in our homes becomes more important than ever.

The right lighting can transform your living space into a warm and inviting haven, perfect for cozying up during those cold winter nights. However, while creating a cozy atmosphere, it's equally important to consider safety. Here's how you can help to achieve a balance between comfort and security with your winter lighting.

INCORPORATE WARM, SOFT LIGHTING:

Use warm-coloured light bulbs to create a cozy glow. Table lamps with fabric shades and dimmable floor lamps add warmth, while string lights provide a soft, whimsical effect.

ENHANCE THE ATMOSPHERE WITH CANDLES:

Flameless candles add an intimate, flickering light, perfect for winter.

COMBINE LIGHTING WITH DECOR:

Use accent lighting to highlight key areas like artwork or plants, enhancing the room's ambiance. Decorative fixtures like lanterns or chandeliers can serve as both lighting and decor, adding style and warmth.

PRIORITIZE SAFETY:

Check lighting fixtures and cords for wear and replace as needed. Use timers or smart plugs to avoid leaving lights on too long. Ensure lighting setups don't block walkways or exits.

Balancing cozy ambiance with safety is key to winter lighting. With careful planning, you can enjoy a beautifully lit, safe and inviting home all season long.

Find more tips on how to turn your home into a safe, cozy space at belairdirect.com.

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100 WOODLAND HILLS BOULEVARD, AURORA \$2,750,000



5 SUNDEW LANE, RICHMOND HILL \$1,788,000



65 ANCHUSA DRIVE, RICHMOND HILL \$1,488,000



74 OLD YONGE STREET, AURORA \$ 1,299,000



15 MCDONALD DRIVE, AURORA \$899,000

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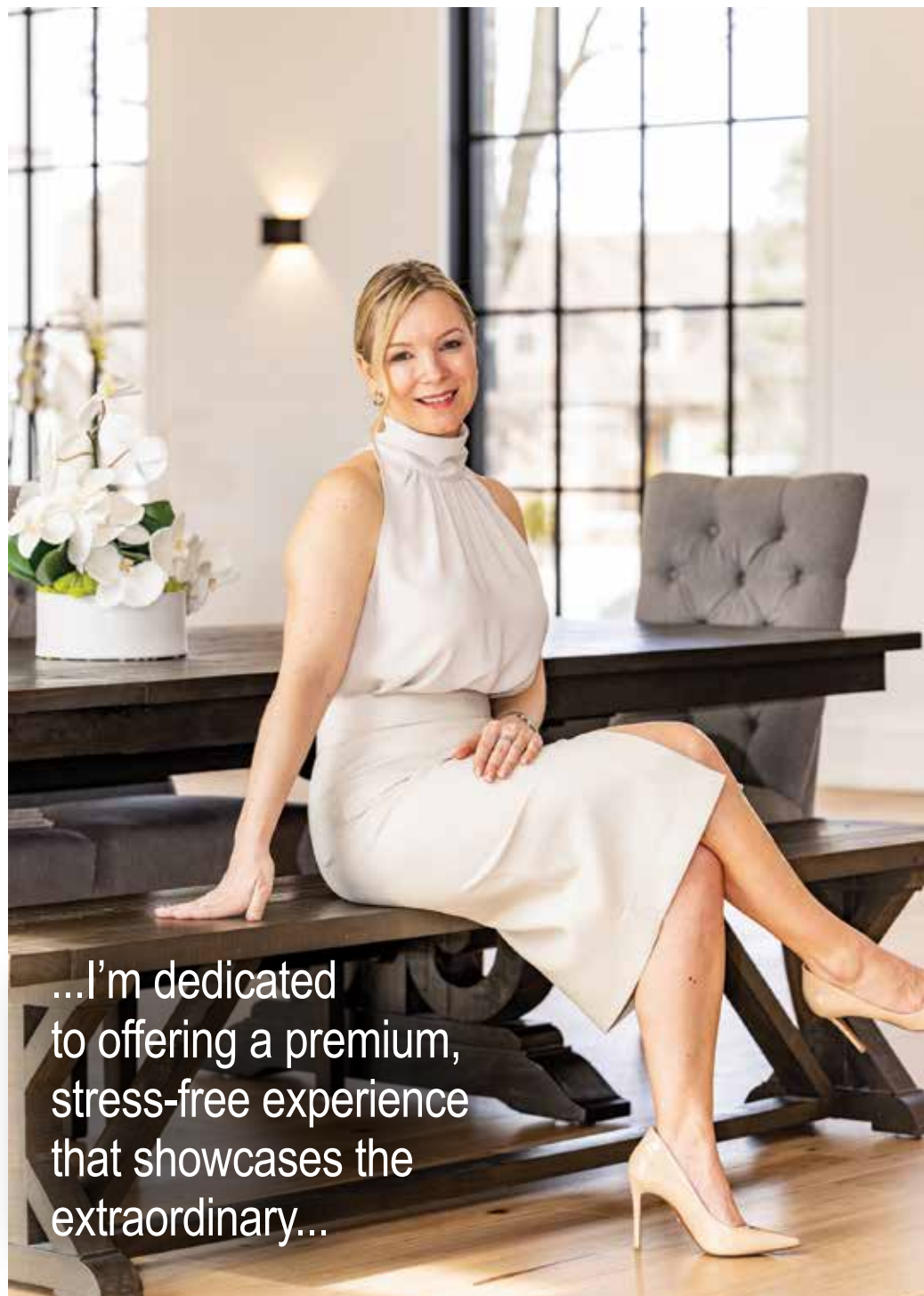
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Tara McCarthy elevates the art of house hunting with a curated property tour



...I'm dedicated to offering a premium, stress-free experience that showcases the extraordinary...

In a bold move that reflects her commitment to innovation and luxury, King-based realtor Tara McCarthy is redefining the traditional home-buying experience.

By organizing an exclusive, curated tour of her seven premier listings, McCarthy aims to take the stress out of house hunting, offering clients and agents alike a refined, relaxed experience.

AN INVITATION TO DISCOVER HIDDEN GEMS

Recognizing that virtual listings can never fully capture the essence of a home, McCarthy is inviting agents and potential buyers for an intimate, in-person exploration.

"So often, people overlook properties they haven't visited, only to say 'I wish I'd known about this sooner' once they see them in person," she shares.

By presenting these homes in their full glory, enhanced by the breathtaking fall foliage, she aims to shift perspectives and spark new interest.

This strategic initiative is a testament to McCarthy's out-of-the-box thinking – especially crucial given the evolving market dynamics.

"With price adjustments on the horizon, now is the perfect time to showcase these homes," she adds. Having experienced overwhelming success with a similar event in the past, she is confident that this tour will not only broaden awareness but offer agents a fresh perspective on properties they may have overlooked in the prestigious King area.

AN ELEVATED EXPERIENCE FOR DISCERNING BUYERS

McCarthy's approach is a reflection of her commitment to luxury service. "As a luxury agent with Nest Seekers International, I'm dedicated to offering a premium, stress-free experience that showcases the extraordinary," she says. Her collaboration with the elite luxury brand ensures that every step of this

tour is meticulously curated to provide maximum convenience and appeal.

Guests will be treated to a sophisticated yet inviting atmosphere at each property, complete with gourmet refreshments like charcuterie boards and artisanal treats – thoughtfully selected to complement the overall experience.

"The idea is to make the tour enjoyable and relaxed, so clients can explore homes on their own terms without the pressure of back-to-back appointments," McCarthy explains.

For those juggling multiple agents and properties, this event offers a much-needed respite from the usual chaos of house hunting.

TAILORED SOLUTIONS FOR EVERY CLIENT

Known for her deep-rooted expertise and a sharp eye for detail, McCarthy's success is built on 20 years in the business and a foundation of problem-solving and client care. Many of her clients come from diverse locations, ranging from downtown Toronto to the surrounding York Region, with unique needs, whether they're upgrading to a new home or seeking a total transformation with a custom build.

From preparing a property for market to coordinating last-minute renovations or landscaping, McCarthy leverages her extensive network of local tradespeople to facilitate seamless transactions.

"I handle everything, so the process is as smooth as possible," she assures. This bespoke approach ensures that every home is not only market-ready but presented in its finest form.

Whether you're searching for a new construction, contemplating a renovation, or considering a custom rebuild, Tara McCarthy's personalized service and local expertise make her the ultimate guide to finding your dream home.

For an invitation to this exclusive tour, contact Tara McCarthy, Broker/VP of Ultra Luxury Division Nestseekers Ontario at taramc@nestseekers.com or 647-388-7179.

Written by Mark Pavilons



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Timely tips for a Grade-A home

(NC) Home maintenance to-do lists don't have to be overwhelming. Here are some timely tips to help keep your home in top shape.

UPGRADE FIRE AND CO SAFETY SOLUTIONS

Properly placing smoke and carbon monoxide (CO) alarms, regular maintenance and replacing outdated equipment are essential to keeping your family safe. Alarms should be installed on every level of the home, including the basement, as well as in every sleeping room and outside each separate sleeping area. Alarms should be tested regularly. If the device uses batteries, they should be changed at least every six months.

Consider upgrading to a two-in-one smoke and carbon monoxide alarm for increased convenience.

ENJOY THE BENEFITS OF A SMART THERMOSTAT

Schedule an HVAC system tune-up to prepare for cooler temperatures. To optimize the performance of your HVAC system, you might consider integrating a smart thermostat. Smart models, like the Honeywell Home T9 Smart Thermostat, allow you to adjust the temperature from anywhere and set different temperature schedules for various times of the day.

CHANGE YOUR AIR FILTERS

Over the summer, your air conditioning system's air filters naturally accumulate dust, pollen and other airborne particles. Clogged filters can impact indoor air quality and system performance. Regularly replacing your air filters is a great way to help maintain indoor air quality and support a comfortable environment for your family. It also reduces the stress on your home's HVAC system and promotes energy efficiency.

HELP PREVENT COSTLY REPAIRS

Water damage in your home, whether from a damp basement or a slow leak from a sink or toilet, can lead to costly repairs. However, with water-sensing smart home devices, identifying leaks before they become major issues is more convenient than ever. Water leak detectors, like the First Alert L1 WiFi Water Leak and Freeze Detector, sense and alert you to dampness and temperature shifts with effortless installation and seamless integration with your home's WiFi network.

Regularly staying on top of these home maintenance to-dos can help you protect what matters most.

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The differences between TENANT AND HOMEOWNER INSURANCE

(NC) Choosing the right insurance coverage is crucial when protecting your home and personal belongings.

WHETHER YOU own a home or rent a property, having adequate insurance ensures you are covered for unexpected events. However, the type of insurance you need differs based on whether you are a homeowner or a tenant.

If you're renting a property, it's essential to understand that your landlord's insurance typically only covers the building and the landlords' assets, not your personal belongings. This means that if your items are stolen, damaged or destroyed due to an incident like a fire, you could be left without coverage. This is where tenant insurance comes in. It covers:

PERSONAL BELONGINGS:

Tenant insurance can protect your personal belongings, such as furniture, electronics and clothing, from risks like theft, fire or water damage.

LIABILITY COVERAGE:

It can provide liability coverage if someone gets injured while on the property you rent. For example, if a guest trips and falls in your apartment, your tenant insurance may help cover legal expenses and medical costs.

Additionally, it covers you that in the event that you accidentally cause damage to the unit in certain ways. For example, if a cooking fire damages the unit, you are responsible for that damage. Your tenant policy will cover any costs owed to your landlord. Coverage is also provided for accidental fire, explosion, water damage and smoke damage.

ADDITIONAL LIVING EXPENSES:

If the rental property becomes uninhabitable due to a covered event, tenant insurance may cover the cost of temporary living arrangements, like staying in a hotel.

Homeowner's insurance, on the other hand, is designed to protect not just your personal belongings but also the home's structure. This type of insurance provides a more comprehensive level of coverage tailored to the needs of homeowners, which can cover:

PROPERTY DAMAGE:

Homeowner insurance covers repair or replacement costs for your home if it gets damaged by covered perils such as fire, windstorms or vandalism.

PERSONAL LIABILITY:

Like tenant insurance, homeowner insurance also includes liability coverage. This may protect you if someone is injured on your property or if you accidentally cause damage to someone else's property.

ADDITIONAL LIVING EXPENSES:

Should your home become uninhabitable due to a covered event, homeowner insurance can cover additional living expenses, such as hotel bills, until your home is repaired.

Take the time to review your insurance coverage and make any necessary adjustments to safeguard where you live as well as your peace of mind. Learn more at belairdirect.com.

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\$1,198,888

MARKET UPDATE – SEPTEMBER 2024

AURORA

AVERAGE SALES PRICE

\$1,505,401

AVERAGE 55 DAYS ON MARKET

NUMBER OF SALES

55

206 NEW LISTINGS

SALE TO LIST RATIO

96%

YEAR OVER YEAR % CHANGE

-2.13%

KING

AVERAGE SALES PRICE

\$1,825,139

AVERAGE 72 DAYS ON MARKET

NUMBER OF SALES

18

112 NEW LISTINGS

SALE TO LIST RATIO

96%

YEAR OVER YEAR % CHANGE

-4.32%

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

Fall market is in full swing in York Region. We have seen an increase in inventory, which is very positive for those out shopping for real estate, as it has brought more selection for Buyers. This also means an opportunity for offers with home inspections or finance conditions again. 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, as well as making sure their homes present best, both online and in person. We are expecting another rate announcement at the end of the month, which may bring those sitting on the sidelines back with intentions to actively transact. Working closely with your real estate advisor to strategize is integral. In an evolving market, Key Advantage is your trusted partner for insight and support, to help you make informed decisions with confidence. If you are thinking of buying or selling in 2025, 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.



Give your living room a new vibe

An "out with the old, in with the new" mentality can extend to people's visions for their homes.

homeowners may have never imagined. These pros can build off of your ideas and truly create a space that may be worthy of a magazine spread.

PROMOTE WELLNESS

You may want to consider adding natural materials in the design to promote well-being. Eco-friendly furnishings, raw fibers and organic textures will create an environment from sustainable choices. Plenty of plants also can create a welcoming environment that helps you surround yourself with positive energy and the items you love.

LIGHT IT UP

One of the easiest ways to transform a room's vibe is to utilize lighting. Change draperies to allow more natural light to shine in. Consider additional windows or skylights if yours is a particularly dark home. If you desire to create a more vivid or cozy ambiance, use a combination of accent, task and supplemental lighting in the space so there are no dim corners.

CREATE AN INDUSTRIAL OR URBAN VIBE

Industrial-chic design celebrates the bones of a building. It's what makes city lofts so appealing, with their exposed beams and brick. Even those who live in suburbia or out in the country can give a living room this look with subtle nods to the style. Unadorned windows, clean lines on furniture, oversized, gallery-style art, and metal accents can add touches of this popular look to your home.

Revamping a living room doesn't have to be difficult. With an idea in place and some professional touches, an entirely new vibe can be achieved.

A home in need of repair or renovation can serve as a catalyst to take inventory of personal style and help make interior spaces reflect one's unique vibe.

A living room can grow stale over time and often serves as a catch-call for clothing, blankets, gadgets, and other items. Upon recognizing a living room has seen better days, individuals may decide it's time to give the space a new vibe. That transformation can start with these strategies.

ORGANIZE FIRST

Clutter frequently is the culprit behind a living room that may not give off the vibe individuals desire. As families grow and people add belongings, space may be at a premium. Less is more has never been a more important concept. Remove extraneous items before purchasing new furniture or transitioning to a new design. You may even want to remove everything and start from scratch before reintroducing desirable elements to the space.

SEEK THE ASSISTANCE OF PROFESSIONALS

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THE GREAT THANKSGIVING TURKEY HEIST: A tale of feathers, feasts, and fabulous homes



By Julien Laurion
Real Estate

As Thanksgiving rolls around, families everywhere are scrambling to get their turkeys, decorations, and recipes ready for the big feast.

But here in Aurora, Ontario, there's a buzz about a different kind of preparation – a tale of intrigue, real estate, and a turkey heist that has left the town in stitches. And who better to bring you this inside scoop than *yours truly*, the very guy responsible for *both* homes and holiday hilarity.

Picture it: a serene Thanksgiving morning. I, Julien Laurion, the resident realtor and contractor extraordinaire, was on my usual route to ensure my clients had everything they needed for their dream Thanksgiving gatherings. After all, homes are where memories are made, and Thanksgiving is the king of memory-making occasions.

But as I drove by my most recent listings, admiring the homes all dressed up for the season, I noticed something unusual. On several lawns, where once there were decorative turkeys (both real and inflatable), there was now... nothing! An empty nest, a vanished bird, a missing mascot! Who would pull such a dastardly deed right before Thanksgiving?

I took it upon myself to investigate. I'm not just a realtor; I'm a community guy. And if I could sniff out the best deals on homes, I could sniff out a Thanksgiving thief. Besides, a holiday crisis in Aurora was bound to affect business – who'd want to host Thanksgiving in a home targeted by a turkey snatcher?

With a coffee in one hand and a notepad in the other, I started a thorough inspection of each turkeyless yard. The evidence was scarce – a few feathers here,



some footprints there, and, curiously, a trail of stuffing leading toward the nearby park. This was no amateur job; it had all the signs of a well-coordinated poultry ploy. And it wasn't just inflatable turkeys. I'd heard reports of a real bird named Tom (a local resident's prize turkey) who had gone MIA that very morning.

Determined to crack the case, I called up a few clients and enlisted their help. After all, the neighborhood is tight-knit, and everyone loves a good mystery. Soon, the folks of Aurora Heights and Orchard Heights were on the lookout, texting me with sightings, clues, and even conspiracy theories. Was this the work of kids pulling a prank? Or had the turkeys banded together to orchestrate a feathered flight to freedom?

Just as the community began to suspect a prank gone too far, we had a breakthrough. A neighbor spotted a familiar figure near one of my listings on Wellington Street, carrying a sack filled with what looked like (you guessed it) feathers. And who was this culprit? None other than *Bob the Builder*, my occasional assistant who helps with some of my renovation projects.

When we caught up with Bob, he spilled the beans – or rather, the breadcrumbs. Turns out, he'd planned a

grand Thanksgiving surprise: a "turkey hunt" where families would follow clues around the neighborhood to find all the missing turkeys, with the final prize being a massive turkey feast at one of my recent property flips, a beautiful four-bedroom home with all the trimmings for a festive gathering.

Bob's idea, though well-intentioned, had caused a stir far bigger than he'd anticipated. But I had to hand it to him – this was creativity at its finest. We couldn't just stop there. So, with the help of some quick decorating, we turned the four-bedroom home into a Thanksgiving wonderland. We set up tables, invited families, and made sure every single turkey (real and inflatable) was accounted for.

The day ended in pure Thanksgiving bliss. Families gathered in the "Turkey House," marveling at the delicious spread. Tom the Turkey, who'd been temporarily "kidnapped" for the hunt, strutted around proudly, pecking at crumbs and basking in the attention.

The "Turkey Heist" became the talk of the town, and Bob the Builder was officially forgiven – but with a friendly warning to run his next idea by me first. And as for me, well, I had a new plan for Thanksgiving in

Aurora: I'd make it an annual event! Each year, we'd set up a new home for a Thanksgiving feast, giving people a chance to celebrate in style and see what it's like to gather in a dream home – which just might be their own one day.

The Great Turkey Heist was a reminder of why I do what I do. A house is more than four walls and a roof – it's a place for adventure, laughter, and community. And in this business, it's not just about selling homes but creating spaces where memories like these can be made. So, from my family to yours, may your Thanksgiving be filled with love, laughter, and perhaps just a little bit of mischief.

Happy Thanksgiving from Julien Laurion – your local realtor, contractor, and now, honorary "Turkey Whisperer" of Aurora!

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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Tips to protect your family from carbon monoxide poisoning

(NC) As winter brings colder temperatures, the use of heating systems, fireplaces and other fuel-burning appliances increases.



Along with the warmth and comfort, these heating methods can also bring with them a silent danger into your home known as carbon monoxide poisoning. Understanding the risks and taking preventive measures can help to keep your family safe throughout the season.

Carbon monoxide is an odourless, colourless gas produced from burning fuel in vehicles, stoves, lanterns, grills, fireplaces, gas ranges and furnaces. When it builds up in enclosed or semi-enclosed spaces, it can be extremely dangerous. Breathing in high levels of carbon monoxide can cause symptoms like headache, dizziness, weakness, upset stomach, vomiting, chest pain and confusion. Prolonged exposure can lead to loss of consciousness and even death.

To protect your home and family, it is crucial to install carbon monoxide detectors on every level of your home, especially near sleeping areas. Test your detectors monthly to ensure they are functioning properly and replace their batteries whenever you change the



time on your clocks for daylight saving (twice a year, fall and spring) or more frequently if required.

Ensuring proper ventilation for all fuel-burning appliances is another preventive measure. Make sure stoves, fireplaces and furnaces are properly vented to the outside. Regularly inspect and maintain these appliances to prevent carbon monoxide buildup. Don't use generators, grills, camp stoves or other fuel-burning devices inside your home, basement or garage.

It is essential to schedule annual inspections of your heating system, water heater and any other gas-, oil-, wood-, pellet- or coal-burning appliances by a certified technician. Regular maintenance may identify and fix potential carbon monoxide leaks, ensuring your home remains safe.

Find more home safety tips to keep you and your family safe this winter at belairdirect.com.

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Winter maintenance chores to tackle this fall

(NC) For most parts of Canada, at this time of year it's inevitable that freezing temperatures, snow and ice are just over the horizon. Before the cold arrives, here are six things you should do to prepare your home for winter.

CLEAN YOUR PLUMBING

Cooler temperatures put a strain on your plumbing system, so be proactive and prevent clogs or ice build-up by cleaning the drains of your sinks, tub, shower and dishwasher. If you have a sump pump, be sure to check and unclog any exterior drains too.

CHECK FOR DRAFTS

Inspect all windows, exterior doors and other openings in the walls, such as dryer vents and where gas and electrical lines enter the house. Seal any gaps where water could enter with exterior-grade caulking. Use interior caulking indoors to seal gaps around the inside of windows and any drafty spots along the baseboards.

SHUT OFF GARDEN HOSES

Turn off the water supply to your exterior faucet(s) and then open each to drain any remaining water. Drain any water from the hoses themselves before storing them for winter.

CHANGE YOUR FURNACE FILTERS

Before the heating season starts, change your furnace filter and stock up on replacements. You should also have the furnace inspected according to the manufacturer's instructions.

INSPECT SMOKE AND CARBON MONOXIDE DETECTORS

You should test the smoke alarms and carbon monoxide (CO) detectors in your home monthly to ensure they're

working properly. Replace the backup batteries at least twice a year. These units also have expiry dates, so check those while you're at it and replace them as needed.

WARD OFF MOULD

Cool and damp weather creates the perfect breeding ground for mould, so take steps to make sure it doesn't take root in your house. Consider keeping a dehumidifier running in your basement regularly and check that air can circulate freely behind furniture and at the back of your closets, especially those on exterior walls.

Find more tips on getting your home winter-ready at aviva.ca.

www.newscanada.com



4 fire safety tips to keep your family safe

(NC) Did you know most home fire deaths occur in homes without properly working smoke alarms, or no alarms at all? Fire safety is a critical aspect of home maintenance, and these simple yet effective tips can help keep you and your loved ones safe.

TEST AND MAINTAIN ALARMS

Maintaining your smoke and carbon monoxide (CO) alarms is an important part of helping keep your home and family safe. However, according to Statistics Canada, of the Canadians who experienced a residential fire between 2015-2021, just one-in-three had a working smoke alarm in their home. The National Fire Protection Association recommends that alarms be installed on every level of your home, including the basement, and in every bedroom. Remember to test your alarms regularly, and if you're using battery-powered alarms, change the batteries at least every six months.

CONSIDER UPGRADING TO 10-YEAR SEALED-BATTERY ALARMS

To make maintaining your smoke and CO alarms easier, upgrade to a combination model with a 10-year sealed battery, such as the First Alert's 2-in-1 Combination Smoke and Carbon Monoxide Alarm. Alarms with two-in-one technology protect against both types of dangers. The sealed battery eliminates late-night battery chirps as well as the need for battery replacements.

EQUIP YOURSELF WITH FIRE EXTINGUISHERS

In addition to working smoke alarms, fire extinguishers are another important safety tool to have in your home. Fire extinguishers should be stored in easy-to-reach places and in key rooms where there is a higher risk of fires starting, such as the kitchen and garage. An easy way to remember how to use a fire extinguisher is with the acronym PASS: Pull the pin. Hold the extinguisher with the nozzle pointing away from you and release the locking mechanism. Aim low. Point the extinguisher at the base of the fire. Squeeze the lever slowly and evenly. Sweep the nozzle from side to side.

CREATE A FIRE ESCAPE PLAN

To make a fire escape plan, start by identifying two ways out of each room, then assign an outdoor meeting spot a safe distance from your home. Dedicate someone in the family to assist with any pets, elderly family members or infants. Once you've established a plan, practice it with the entire household at least twice a year.

Find more fire safety advice at firstalert.ca.

www.newscanada.com



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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.



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.



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.



PEACEFUL BUNGALOW RETREAT NEAR LAKE
 Discover this upgraded walkout bungalow on a serene cul-de-sac near Little Lake. Enjoy modern living with three upgraded bathrooms, a spacious kitchen with stainless steel appliances, a private backyard with a waterfall, an oversized garage, and direct access to nature. Close to schools, parks, and amenities.



SOPHISTICATED BUNGALOW IN VAUGHAN
 Sophisticated stone and brick Bungalow in sought-after Vellore Village! Nestled on a landscaped lot, this stunning home features a chef's kitchen, soaring family room, formal living with fireplace, main floor primary suite, and a fully finished lower level with separate entrance. Perfect for families seeking luxury and comfort.



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.



MODERN LIVING, PRIME VAUGHAN LOCATION
 Prime location in Vaughan! This modern 1-bedroom + den condo features an open-concept layout, floor-to-ceiling windows, and upgraded kitchen with granite countertops. Enjoy south-facing skyline views from the balcony. Amenities include a concierge, gym, pool, and more. Easy access to transit, dining, and highways.



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.



PRESTIGIOUS REGAL CREST RESIDENCE
 Magnificent newly built 'Regal Crest' home in OakRidge Meadows offers 10ft ceilings, gourmet chef's kitchen, and a spacious open concept layout. Features include 4 bedrooms with ensuites, main floor office, and 2nd floor laundry. Enjoy nearby nature trails, Lake Wilcox, and convenient transit access.



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