

# RESALE HOMES COLLECTIONS

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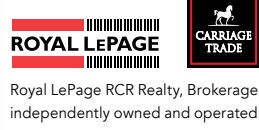
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## DARYL KING TEAM

*Giving back to the community during the holiday season*

In the business world, it is always important to appreciate those people you are involved with, whether they are clients, co-workers, or people whose services you may require from time to time to help you operate successfully.

**IN THE WORLD OF REAL ESTATE**, it is the community at large that helps make you successful.

Realtor Daryl King, leads a team of over 70 real estate representatives that serve Toronto and the GTA with professionalism and an unwavering commitment to helping their clients achieve their real estate goals and dreams.

From first home buyers and those wanting to downsize, to clients who are relocating due to job commitments or retiring, Daryl and his team have helped thousands of clients through successful real estate transactions.

Over the years, Daryl has helped thousands of happy families buy or sell their home. With 35 years of ex-

perience in the industry and a team of trusted sales representatives, Daryl and his team have become the trusted agents for not only current clients, but newer clients who have been referred because of the satisfied results of family and friends.

Daryl now helps second and third generations of families who come to him when it's time to buy a home.

In the constantly evolving world of real estate where market trends are always changing, it is important to be involved, stay aware of the current trends, and continue to be educated about the way the industry is changing.

Daryl and his team look forward to helping potential buyers with their home buying dream and are encouraging people to take advantage of the current market.

Daryl has prepared a list for his clients called '27 Tips,' that are applicable for anyone who owns a property and is hoping to sell. The tips provide ways to prepare a home for sale to maximize profits.

"When you live in your home, you can live any way you want," Daryl explained. "However, when you want to sell it, it should be in a showcase presentation. There are things you can change, that are not that costly, but the return on the money you spent, is dramatic."

Throughout the year, Daryl and his team are engaged with the community that supports them. They have a commitment to give back to that community in various ways.

They support The Scott Mission in Toronto, which primarily helps men who are homeless or in need.

The Yellow Brick House helps women in transition or are in crisis, and the Daryl King team supports them as well.

"Now that we are coming down to the end of the year, we realize there are some ups and downs with everybody," Daryl said. "I'm very grateful myself. I'm thankful for what I have, I don't worry about what I don't have. I know that everybody in life needs a hug, I believe that. I just want to wish everyone, family and friends, peace, harmony, good health, good fortune, and lots of happiness going from 2024 into 2025. I want to thank our brokers, RE/MAX Hallmark, and all the other brokers for their cooperation when we work together, and of course our loyal clients."

Daryl's actions are more than just words.

"We also do sponsoring," Daryl explained. "We sponsor the Scott Mission and the Yellow Brick House. People can help them through volunteering, food donations and monetary donations. Every little bit helps. They can drop a donation off at our office or we can go and pick it up. We have a big Christmas

tree here and it is filled with new toys for the Yellow Brick House. This is a way to help a family in need, and we can't do it without everyone's support. We are always trying to be involved in the community. We are always trying to set an example. Giving back is key. There's always different charity events that we are involved in."

After more than three decades in the real estate industry, Daryl said he is still learning new things.

"If you don't learn more, you're not growing" Daryl said "I have dedicated buyer agents that are going to give one hundred and ten percent of their effort, and it's not their time and effort, it's the entire team."

Daryl's personal philosophy, is to always be 'humble and kind,' because 'you never know what someone else is facing.' He not only says the words, he lives his life by a philosophy of helping others and understanding that you may not know what your neighbour or friend is dealing with on a personal level.

It is this philosophy and way of dealing with clients that brings people back to the Daryl King team when it's time to sell a property, or when looking for a new home.

You can learn more about The Daryl King Team by visiting on-line at [www.darylking.ca](http://www.darylking.ca), or by calling at: 905-907-5464.

Written by Brian Lockhart

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Gorgeous Executive family home in prime demand Sharon!! Huge private treed and landscaped lot with a wonderful inground pool and lots of room for the kids to play! Renovated eat in kitchen features walkout to large deck overlooking the pool and is open to a lovely family room with fireplace! Spacious living and dining rooms feature hardwood floors and large windows, great for entertaining! Bonus feature on this floor is the separate office! 4 generous sized bedrooms upstairs and 2 full bathrooms complete this floor. Great finished recreation room in the basement with another fireplace plus an additional bedroom too! Hurry in for this one!!

Merry Christmas  
& Happy Holidays!



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# SPECIAL ASSESSMENTS: The condo bill you didn't see coming

In Ontario, a special assessment can come as an unexpected financial burden for both new and existing condo owners.

**W**hile regular condo fees cover day-to-day maintenance, special assessments are additional charges levied by the condo corporation to cover unforeseen or substantial expenses. Buyers and owners should fully understand what these assessments are and how they work to avoid financial surprises.

**WHAT IS A SPECIAL ASSESSMENT?**

A special assessment is a one-time fee that condo owners must pay to cover significant, unbudgeted costs. These charges usually arise when the reserve fund, which is meant for long-term repairs (e.g., replacing roofs or repaving parking lots), is insufficient or when unexpected repairs are needed. For example, if a building's elevator system suddenly breaks down or major structural repairs are required, a special assessment may be imposed on all unit owners.

The total cost is typically divided among owners based on their unit's size or percentage of ownership. For instance, if a condo building requires \$500,000 in repairs, and an owner's unit represents 5% of the building's total size, they would pay \$25,000.

**COMMON TRIGGERS FOR SPECIAL ASSESSMENTS**

Special assessments are usually triggered by large, unexpected costs. The most common causes include:

- 1 EMERGENCY REPAIRS:** Unforeseen expenses such as structural damage or essential system failures (e.g., elevator breakdown).
- 2 UNDERFUNDED RESERVE FUNDS:** If the building's reserve fund is depleted or poorly managed, the condo board may levy a special assessment to cover the shortfall.
- 3 UPGRADES AND RENOVATIONS:** Significant improvements like upgrading the HVAC system or refurbishing the building's lobby may prompt a special assessment if these weren't planned for in the regular budget.
- 4 INSURANCE GAPS:** If the condo's insurance doesn't fully cover repair costs (due to high deductibles or inadequate coverage), a special assessment may be needed to cover the difference.

**HOW ARE SPECIAL ASSESSMENTS CALCULATED?**

Special assessments are typically calculated based on each unit's proportionate share of ownership in

the building. Larger units with a higher percentage of ownership generally pay more. For example, if a \$500,000 repair is needed and a unit is responsible for 5% of the building's total ownership, the owner would be liable for \$25,000.

While some assessments may be minor, others can reach tens of thousands of dollars. It's important for condo owners to be prepared for this possibility and consider the financial impact.

**HOW BUYERS CAN PROTECT THEMSELVES**

Before purchasing a condo, buyers should thoroughly investigate whether there are any ongoing or potential special assessments. Key documents to have a lawyer review include:

- 1 CONDO FINANCIAL STATEMENTS:** These provide insight into the condo corporation's financial health, including the balance in the reserve fund. A low or poorly managed reserve fund may signal an increased likelihood of special assessments.
- 2 STATUS CERTIFICATE:** This document outlines the condo's financial status, including any pending special assessments. It's essential for assessing potential costs.
- 3 RESERVE FUND STUDY:** Condo corporations in Ontario must conduct a reserve fund study every three years. This study forecasts future maintenance needs, helping buyers assess the likelihood of large assessments down the road.

**IMPACT ON CURRENT CONDO OWNERS**

For current condo owners, special assessments can be a significant financial strain. These charges are typically due within a short period (e.g., 30, 60, or 90 days), and failure to pay can result in penalties or even liens on the property. In extreme cases, the size of a special assessment can affect a condo's resale value or make it more difficult to secure financing.

If owners can't afford the assessment, some condo boards may allow a payment plan, but this varies. Legal action can also be taken if the assessment remains unpaid.

**HOW TO HANDLE SPECIAL ASSESSMENTS**

If you face a special assessment, it's important to address it promptly. Here are some strategies to manage the costs:

• **INQUIRE ABOUT PAYMENT PLANS:** If the amount is large, ask the condo board about the possibility of spreading the payment over several months or even years.

• **EXPLORE FINANCING OPTIONS:** Some financial institutions offer loans specifically for condo assessments. Be sure to review interest rates and terms before committing to this route.

• **COMMUNICATE WITH THE CONDO BOARD:** If you feel the assessment is unfair or excessive, reach out to the condo board for clarification and transparency.

With the right precautions, both buyers and current owners can minimize the financial impact of special assessments. Buyers should take the time to review a condo's financial health, including the status of its reserve fund and any potential assessments, before finalizing a purchase. For existing owners, understanding how to handle a special assessment—whether through payment plans or financing options—can ease the financial burden. Staying informed and proactive is key to navigating these unexpected costs.

At the Michele Denniston Real Estate Group, we are committed to helping you navigate the complexities of the Ontario real estate market. Whether you're buying or selling, we offer expert, reputable service to ensure your real estate transaction is smooth and successful. For personalized advice or assistance, contact Michele directly at (416) 433-8316 or [michele@micheledenniston.com](mailto:michele@micheledenniston.com).



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**RESALE  
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# SANTA'S GOT NOTHING ON US: Your one-stop shop for holiday home magic



**By Julien Laurion**  
Real Estate

**AH, CHRISTMAS.** The time of year when homes are transformed into glowing, festive wonderlands and families make memories that last a lifetime. You know who else makes homes magical? Santa Claus, of course. But if you think about it, Santa's job is pretty easy—he works one night a year, slides down a few chimneys, drops off some gifts, and takes off before dawn.

The real magic happens long before the cookies are baked and the stockings are hung: it happens when a home becomes something more than walls and a roof. It happens when it's lovingly upgraded, beautifully staged, or expertly sold. That's where I come in.

My name is Julien Laurion, and while I don't ride a sleigh or have a team of reindeer (though that would help with winter traffic in Aurora), I bring my own brand of holiday magic to your home. Whether

you're dreaming of a new kitchen, finally finishing that basement for your holiday gatherings, or buying and selling for a fresh start, I'm your guy. My business? All About Homes.

**A REAL ESTATE "WORKSHOP" LIKE NO OTHER**

Picture Santa's workshop. There's hammering, crafting, and elves hard at work. Now replace the elves with my expert team of realtors and contractors, and you'll start to see how the magic happens.

Need to sell your home? We'll stage it with as much care as Santa wraps his gifts. Buying a home? Consider me your guide to finding the perfect spot to hang your stockings for years to come. Thinking of upgrading your space? My contracting team works harder than Rudolph leading the pack through a snowstorm.

And here's the best part: you don't have to wait until Christmas Eve to see results.

**THE 'NICE LIST' FOR YOUR HOME**

Now, let's get practical. Santa's got a list, and so do we. Whether you're buying, selling, or upgrading, here's what I'll deliver:

**1 NO-PRESSURE EXPERTISE** – Think of me as your holiday elf but without the pointy shoes. I'm here to offer guidance, advice, and expertise every step of the way.

**2 ATTENTION TO DETAIL** – Whether it's a real estate transaction or a renovation project, we treat every job with the care it deserves.

**3 FAST TURNAROUND** – Unlike Santa, who leaves you hanging all year, we're here when you need us. Real estate moves quickly, and so do we.

**4 HOLIDAY CHEER** – Okay, we might not sing carols (well, unless you ask), but we make the process stress-free and even fun.

**MAKING SPIRITS (AND HOMES) BRIGHT**

This season, while everyone else is fussing over tangled lights and burnt gingerbread cookies, why not focus on what truly matters? A beautiful, functional home where you can enjoy the holidays. Whether you need that dream renovation before the in-laws arrive or you're ready to find a new place to call home in 2025, I'm here to help make your season bright.

So while Santa works his magic on December 24th, let's start now.

At All About Homes, we're not just in the business of bricks, lumber, and drywall. We're in the business of transforming houses into homes and homes into havens.

**YOUR CHRISTMAS MIRACLE STARTS HERE**

This holiday season, give yourself the gift that keeps

on giving: a home you truly love. Ready to take the next step? Whether you're selling, buying, or transforming, I'll bring the tools, the team, and maybe even some holiday cookies.

Santa might take the credit for Christmas morning, but let's be honest: I've been working all year long to make it happen.

*Sincerely, from my family  
(Stephanie, Olivia and Sydney) to yours.  
Wishing you and your family a  
season full of joy, laughter,  
and a little bit of home magic.*

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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\$4,599,000



140 TEMPERANCE STREET, AURORA  
\$3,499,000



206 CORNER RIDGE ROAD, AURORA  
\$2,499,000

Warmest wishes for a wonderful holiday season and a prosperous new year filled with health and happiness!

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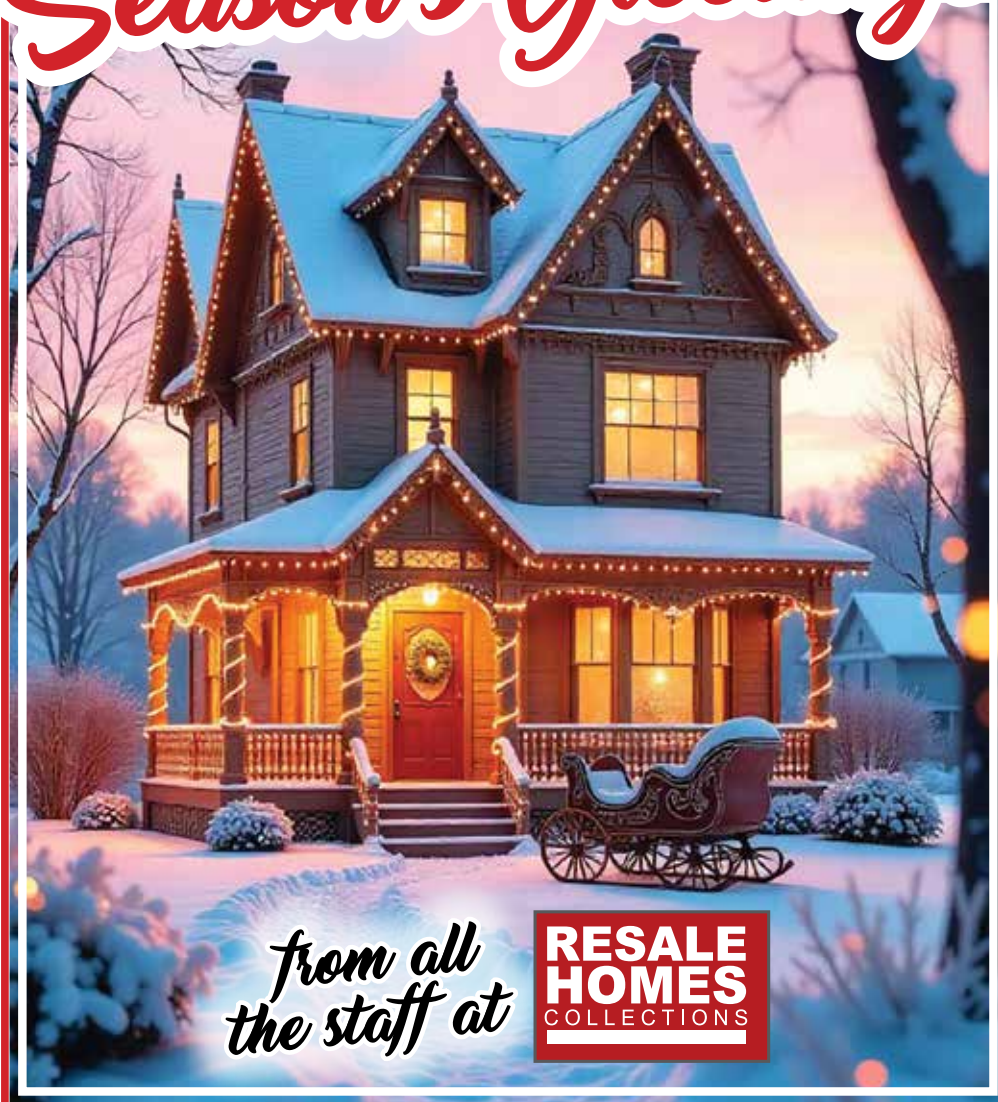
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# Season's Greetings



*from all  
the staff at*



## The search for Canada's Kindest Community

(NC) The holiday spirit is upon us with many Canadians performing acts of kindness in their community, like sharing a meal with a neighbour or volunteering at a shelter.

Acts like these are being recognized as part of the Coca-Cola Holiday Caravan and a new program in search of Canada's Kindest Community.

The company's Todd Parsons shares more details: "We are excited to launch Canada's Kindest Community as part of our iconic Holiday Caravan, which was born from an opportunity to spread optimism and share moments of joy in the locations where we operate."

"We are conducting a nationwide search to identify, celebrate and reward acts of kindness by inviting people to share what they or others have done to make life a little kinder. The community with the most acts will receive a \$50,000 donation to support a local charity."

To find a stop near you or to share your kindness story, visit [coke.ca/holiday](http://coke.ca/holiday).

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



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**RESALE  
HOMES  
COLLECTIONS**



# 7 ways to organize and store Holiday decorations



**MARKET UPDATE – NOVEMBER 2024**

**AURORA**

AVERAGE SALES PRICE

**\$1,474,672**

AVERAGE 65 DAYS ON MARKET

NUMBER OF SALES

**75**

130 NEW LISTINGS

SALE TO LIST RATIO

**97%**

YEAR OVER YEAR % CHANGE

**1.47%**

**KING**

AVERAGE SALES PRICE

**\$2,510,852**

AVERAGE 61 DAYS ON MARKET

NUMBER OF SALES

**27**

61 NEW LISTINGS

SALE TO LIST RATIO

**94%**

YEAR OVER YEAR % CHANGE

**-4.95%**

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

As 2024 wraps up, we are starting to see more Buyers back transacting in the marketplace and Royal LePage has seen that statistic happening as well in the last quarter of 2024. There is a 2% average price increase happening in the GTA and expected to continue through the rest of the year, with a predicted slight increase in Quarters 3 and 4 in 2025. Working closely with your real estate advisor to strategize your plans for 2025 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 in 2025, now is the time to connect to talk strategy.

– Provided by Key Advantage Team Royal LePage RCR Realty  
Lindsay Strom, Broker  
www.KeyAdvantage.ca | 905-836-1212 | info@KeyAdvantage.ca  
\* Not intended to solicit buyers or sellers currently under contract.



**Decorating a home for holidays is quite popular.**

According to Time2Play, which surveyed 1,000 Canadians about their holiday decorating habits, Manitoba puts up Christmas decor earlier than any other province, with these residents taking out decorations 4.3 weeks ahead of Christmas Day on average.

With so many avid holiday decorators, individuals will need to find ways to organize and store their seasonal items. Holiday decor comes in many different sizes — from the smallest tree ornaments to illuminated statues for the yard or inflatable items. Figuring out a storage plan can take a little effort. These seven tips can help.

1 Purchase clear, similarly sized storage bins and shelving racks, hanging them where you plan to keep the decorations. Most people prefer an out-of-the-way spot, such as in the garage, attic or basement. Label



each bin by holiday and put the bins in chronological order to make finding items more convenient. Uniform bin sizes make it easier to stack and store.

2 Store smaller items inside larger decor items. Decorative baskets or wrapped boxes brought out for Christmas or Chanukah are ideal places to keep smaller tchotchkes like ceramics, dreidels, candlestick holders, or mantel hooks. Delicate items can be tucked into Christmas stockings or wrapped and stored in a fluffy tree skirt. Egg cartons can be used to keep small items safe as well.

3 Label everything so you will not need to dig through boxes or bins to know what is inside. This might be a good year to ask for a label maker for the holidays!

4 Use overhead or wall storage for holiday decor. Overhead spaces in the garage or basement walls can be good spaces to keep holiday decorations. Always keep bins and boxes off the floor so they are not vulnerable to damage related to leaks or floods.

5 Garment bags can protect larger decorations, such as wreaths, artificial trees or signs. If you have a large number of mechanical, illuminated or inflatable lawn ornaments, consider investing in a small shed where these items can be safely kept. Wrap the extension cords and any bracing stakes or strings used with the decorations so it's easy to find.

6 Utilize pieces of cardboard as well as toilet paper or paper towel tubes to keep lights and wires tidy. Tuck cords into the toilet paper tubes, and wrap lights around the cardboard to avoid tangles.

7 Each year, take inventory of your decoration collection and toss out anything that is damaged or has seen better days.

Storing holiday decorations will take some time, but once you establish a system, things will be simple year after year.

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**\$888,888**



  
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From my family to yours,  
 a heartfelt "Thank You" for  
 your support throughout 2024.  
 Best wishes for a joyous Christmas  
 and a Happy, Healthy and  
 Prosperous 2025.

Buon Natale e Prospero Anno Nuovo  
 a Tutti! Grazie per il vostro  
 appoggio durante tutto l'anno.

"Guadagnate  
 con Guadagnolo"




  
 "Chiamatemi, Parlo Italiano!"









**T**he holiday season comes at a time when the weather can be anywhere from cool to frigid. But even if the weather outside is somewhat frightful, holiday entertaining in outdoor spaces can still be delightful. Making the most of outdoor spaces during the holidays and the rest of the winter can enable guests to spread out, which should make things more comfortable for them. With that goal in mind, the following are some tips for putting outdoor areas to good use when hosting loved ones this holiday season.

• **DECORATE FIRST**

An easy way to make outdoor entertaining spaces more welcoming is to coordinate the decor with the interior of the home. Greenery wrapped with lights around railings and fencing can create the perfect ambiance. Candles, wreaths and small, decorated Christmas trees can finish the effect.

• **CONSIDER A FIRE OR HEATING ELEMENT**

Unless you live in a temperate climate, you'll need some way to keep guests warm. Center the outdoor entertaining space around a fire pit, outdoor fire-place or an outdoor heater. Make sure to illuminate the outdoor area so that guests can find their way around with ease.

• **HOST AN EARLY GATHERING**

The sun sets early in fall and winter, so it may not only get colder, but also darker at a time when guests typically arrive. Think about moving up the start time of your holiday event if you'll be having an outdoor area, so guests can see one another and stay a little warmer.

• **USE THE GRILL**

Keep foods warm by using the grill or an outdoor griddle; otherwise, set up the food buffet-style inside so guests can make their plates and gravitate where they feel comfortable.

• **PROVIDE BLANKETS OR FLEECE**

In addition to warming elements around your entertaining space, stock a large basket with cozy throws, blankets or fleece jackets that guests can use to warm up. Hats and scarves also may be appreciated.

• **INVEST IN WATERPROOF FURNITURE**

Upgrade your exterior seating with plush outdoor couches and lounges that are decked out in weather-resistant fabrics. Make them more comfortable with throw pillows that coordinate with a holiday entertaining theme.


• **SET UP TWO DRINK STATIONS**

Set up beverages both inside and outside the home so guests can easily refill their drinks wherever they are relaxing. Think about having some warm drinks outside, such as mulled cider or hot chocolate, so guests can be warmed from the inside as well.


• **USE A WIRELESS SPEAKER**

A Bluetooth-enabled wireless speaker placed outside allows guests to listen to holiday tunes while they are enjoying themselves.

Using well-equipped outdoor areas for entertaining can expand the possibilities and guest list for holiday gatherings.



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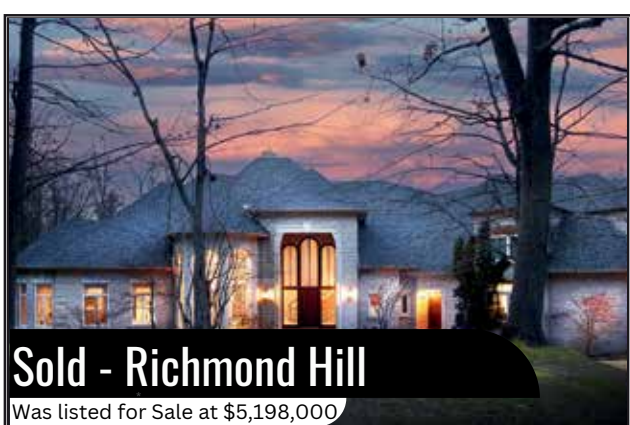
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## RESALE HOMES COLLECTIONS

# How to host a New Year's brunch

New Year's Day unofficially marks the end of the holiday season. After the turkey and trimmings of Thanksgiving and the gifts galore of Christmas and Chanukah, New Year's presents one final chance to toast to fun and fortune.

Chances are good that after an evening of ringing in the New Year and dancing until dawn, most people sleep in and catch up on a few extra hours sleep on January 1. Breakfast may come and go before tired revellers are ready to greet the day. That is what makes brunch so popular on January 1.

Brunch is a meal eaten in the late morning or early afternoon — generally between the hours of 10 a.m. and 1 p.m. It consists of a blend of breakfast and lunch foods. Historical evidence suggests that brunch originated in the British upper classes in the late 19th century. Many upper-class people gave servants partial or full days off on Sundays. Staff would set out buffet spreads in the morning before leaving, enabling homeowners to graze among breakfast and lunch items.

It may be challenging to compete with the excitement of New Year's Eve, but a New Year's Day brunch can be just as memorable, especially when planning is a priority.

### • SEND INVITATIONS EARLY ON

The holiday season is a busy time and people often commit to invitations early on. If you want to host certain guests at the brunch, send out those invitations several weeks in advance.

### • KEEP IT INTIMATE

Individuals will be feeling the effects of a late night of partying and it's likely you will be as well. Make things easier on yourself by keeping the guest list on the small side. In turn, there will be less food required and perhaps less mess to clean up afterward.

### • SERVE FAMILIAR FOODS

Brunch combines the best of breakfast and lunch. Guests will be expecting some of the standards, including omelettes, French toast, bagels, deli meats, and salads. If you want to get creative, change up these recipes in subtle ways, such as serving French toast stick dippers with a warm maple-caramel dipping sauce or bite-sized omelettes baked in small ramekins.

### • KEEP THE COFFEE FLOWING

Coffee, teas and hot chocolate are great at brunch. It's easier to recover from New Year's Eve overindulgence with a warm jolt of caffeine. Set up a nice beverage bar, and be sure to include other drinks that enable guests to rehydrate after a night of revelry.

### • KEEP IT SIMPLE

Soft music and nice conversation may be all that's needed to entertain during a New Year's brunch. Another low-key option is to queue up a light-hearted movie or play a relatively easy trivia game.

New Year's brunches can close the door on another successful holiday season with a relaxing afternoon spent in the company of family and friends.



*May the New Year  
bring you Peace, Joy  
and Happiness.*

**Wishing you and yours  
Health and Prosperity in the New Year!**



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GREETINGS FROM THE

*Daryl King Team*

As the year draws to a close, we want to express our heartfelt gratitude to our clients, friends, and community. Your trust, support, and referrals have made 2024 an incredible year, and we are truly thankful to be part of your journey.

This holiday season, we wish you and your loved ones peace, joy, and cherished moments together. May the New Year bring you health, prosperity, and happiness in abundance.

From our family to yours, we hope you have a wonderful Holiday Season and a bright, successful year ahead!

**HAPPY HOLIDAYS!**



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Experience luxury living at King Heights Boutique Condominiums in King City, with suites from \$534,465. Spacious 1-3 bedroom layouts feature 10' ceilings, custom cabinetry, quartz countertops, and Miele appliances. Enjoy amenities like a rooftop terrace, fitness studio, and lounges, all steps from the GO station, parks, and community center.



**CHATEAU-INSPIRED LUXURY WITH POOL**

Nestled on a premium lot in the prestigious Fountainbleau community of Oak Ridges/Lake Wilcox, this chateau-inspired executive home features a 3-car garage, 10-ft ceilings, and a gourmet kitchen. Enjoy a private backyard oasis with a heated saltwater pool. Luxurious finishes, expansive living spaces, and thoughtful upgrades make this home truly extraordinary.



**LUXURIOUS 'FERNBROOK' HOME IN AURORA**

Introducing the exquisite 'Fernbrook' executive home in Aurora Estates, boasting over \$200K in upgrades. Highlights include a gourmet Downsview kitchen, elegant finishes, a main-floor bedroom, and four ensuite-equipped upper bedrooms. Conveniently located near Yonge Street, transit, and amenities, this home offers unparalleled luxury living.



**PICTURESQUE BUNGALOW ON 5+ ACRES**

Nature lovers, your dream escape awaits! This charming bungalow on 5+ acres features a tree-lined drive, wraparound deck (2023), open-concept living, and spacious bedrooms. Enjoy custom upgrades, a fire pit, zen garden, wild fruit trees, and abundant wildlife. Tranquility and endless possibilities make this the perfect private retreat for relaxation or entertaining!



**PREMIUM FEATURES, PRIME LOCATION**

Welcome to this stunning 4+1 bedroom, 4-bath executive home in Vaughan's desirable community. Boasting a gourmet kitchen with Viking appliances, an open-concept family room, a luxurious primary suite, spacious bedrooms, and a professionally finished lower level, this home offers elegance, comfort, and convenience near parks, schools, Maple GO, and more!



**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.



**PERSONALIZE YOUR EXECUTIVE DREAM HOME**

Magnificent brand-new executive home by renowned 'Fernbrook Homes' with over \$200K in upgrades. Set on a large lot in prestigious Princeton Heights, Aurora Estates, this stunning home features a Downsview chef's kitchen, elegant finishes, spacious bedrooms with ensuite baths, a covered loggia, and proximity to Yonge Street, transit, and amenities.



**TRANQUIL BACKSPLIT WITH SCENIC YARD**

This charming 4-level brick backsplit with a double garage is nestled in Whitchurch-Stouffville's sought-after Ballantrae community. With 4 bedrooms, 2 bathrooms, a bright open-concept layout, cozy fireplace, spacious kitchen, balcony, and scenic yard views, it perfectly blends comfort, convenience, and character.



**AURORA HIGHLANDS MODERN BACKSPLIT**

Step into this stunning 3-bedroom backsplit in Aurora Highlands with a 6-car driveway. Featuring modern upgrades like a renovated kitchen, hardwood floors, pot lights, and spacious living areas, it's perfect for entertaining. Enjoy a private fenced backyard and convenient access to schools, parks, and amenities!



**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.



**CUSTOM 2.2-ACRE RAVINE ESTATE**

Welcome to this stunning custom-built estate on 2.2 sunny acres backing onto a private ravine. Highlights include a grand foyer, formal living/dining rooms, a spacious kitchen, luxurious primary suite, oversized bedrooms, finished basement with walk-up, and a private backyard showcasing breathtaking year-round views.

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