

RESALE HOMES COLLECTIONS

AURORA/KING
VOLUME 14, ISSUE 2

Senior Account Executive
ZACH SHOUB
zach@lpcmedia.ca

Account Executive
KAREN NEMET
karen@lpcmedia.ca

Senior Account Executive
DIANE BUCHANAN
diane@auroran.com

Art Director
SARAH DIDYCZ

Published By:



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

MARCIA WALTER
+ ASSOCIATES

Marcia Walter | Broker

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



Royal LePage RCR Realty, Brokerage
independently owned and operated.



Thinking of selling?

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



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

Direct: **416.418.8303**

Focused on Delivering Results Beyond Clients' Expectations!

Sei Valido Venditore e Avete Intenzioni di Comprare Una Casa, Chiamatemi E Vi Prometto Che Riuscirò Soddisfarvi!

RE/MAX PREMIER
HONORARY, INTERNATIONAL BROKER
Office: 416 987 8000

"Chiamatemi, Parlo Italiano!"

THINKING ABOUT BUYING OR SELLING?

Call

NANCY FAGAN

Sales Representative

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

RE/MAX
West Realty Inc.
BROKERAGE

Independently Owned & Operated



**MORTGAGE
MAN
MARK**
Making Mortgage Magic

WHY USE A MORTGAGE BROKER?

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

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



CONTACT
MARK SCIULLI

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



Home interior trends on the rise

Trends that seem ubiquitous one day can seemingly vanish before the sun rises again just 24 hours later.



That's especially true in the digital age, when overnight celebrities and viral videos can be on the tips of everyone's tongue before being forgotten entirely when the next online sensation emerges in an increasingly rapid news cycle.

Home trends typically benefit from a longer shelf life than viral videos and other fads that originate on the internet, and that's something renovation-minded homeowners should consider when improving their homes. Homeowners preparing to do just that can consider these notable trends, which the online renovation experts at Houzz suggest will be particularly popular in the year ahead.

ROUNDED FURNISHINGS

Houzz noted that gentle curves and rounded edges embody the organic modern styles that many current homeowners love. Rounded dining tables and similarly circular coffee tables may merit consideration among homeowners who want to embrace popular trends.

...Homeowners who want to upgrade their home interiors can consider the latest trends and choose those that align with their own personal tastes...

ARCHES

Houzz cites arches among the more popular modern trends, and the experts at Better Homes & Gardens note that this unique, eye-catching style has been gaining popularity for several years. Better Homes & Gardens suggests that part of the appeal of arched doorways could be their deviation from a more traditional door shape. That uniqueness draws the attention of residents and visitors alike, and Houzz notes that arched windows, cabinets and even millwork details are part of the pivot toward arches.

STOVE ALCOVES

If it's a touch of history homeowners want, kitchen range alcoves might be just the project for them. Range alcoves call to mind an earlier time when wood-burning stoves were commonplace. The report from Houzz notes that range alcoves immediately draw attention, which undoubtedly adds to their appeal.

WOOD FOR WARMTH

Homeowners who hear "wood and warmth" might think of fireplaces, but Houzz reports that wood

elements are being incorporated into interior designs as a means of giving homes a more cozy vibe. Ceiling beams, trim, wall paneling, and cabinetry are utilizing wood to add warmth to a home.

Trends come and go, but home trends typically have more staying power than styles that emerge in other arenas. Homeowners who want to upgrade their home interiors can consider the latest trends and choose those that align with their own personal tastes.

From blank canvas to cozy retreat: Tips for personalizing your new home

(NC) Moving into a newly built house is the perfect opportunity to start from scratch and create a space that reflects your lifestyle and taste. Here are five easy ways to transform a new build into your dream home:

MODIFY THE LAYOUT

Many new builds, like the ones in Calgary's Alpine Park, offer pre-planned options or customizations for flex spaces like a den or an additional room. Turning this area into a dedicated crafting room, home gym or office is a great way to make your house work for you.

ADD STYLISH LIGHT FIXTURES

Lighting is key to setting the mood in any room. Consider upgrading to a statement chandelier, pendant lights or sleek wall sconces. Layering lighting and adding timers or dimmer switches can go a long way towards creating the perfect ambience for every area of your home.

CREATE CUSTOM CABINETRY

Tailor your kitchen cabinets to suit your needs and vision, whether that means open shelving, handy built-in pantry cupboards or even two-tone finishes for a more personalized look. You can also organize your cabinets by creating custom storage solutions with interior shelves and hanging rods where you need them.

EXTEND YOUR LIVING SPACES

Think of your backyard as an extension of your living or family room. By adding a deck or a pergola, you can create an area that doubles as a relaxing oasis or additional entertainment zone that you can enjoy in multiple seasons.

ELEVATE THE DETAILS

A fireplace can be a cozy focal point in your living room, vaulted ceilings with faux beams bring a timeless

aesthetic, or unique tile designs can reflect your personality in the kitchen or bathroom.

Learn more about how you can make your new build feel uniquely yours at alpinepark.ca.



HOT NEW LISTING IN SHARON!



\$2,400,000

Wow! This one is an absolutely stunning renovation top to bottom, inside and outside! Exquisite 3+3 bedroom luxury bungalow with three car garage + hoist for fourth car backing onto private forest on almost 3/4 acre lot has custom inground pool with waterfall plus hot tub! Gorgeous renovated gourmet kitchen with top of the line THOR appliances open to awesome great room with fireplace & Walk out to private patio! Spacious master bedroom w/sitting area & brand new spa like ensuite bathroom! Incredible modern finished basement with rec room, theatre room, two baths, and three bedrooms! Just minutes to all amenities, theaters, mall, Go train, parks + more!



RE/MAX
Realtron Realty Inc.
Brokerage
Independently Owned and Operated

ANITA KOTSOVOS
REAL ESTATE SALES REPRESENTATIVE

Over 30 years of award-winning
real estate experience!

📞 905.898.1211 📞 416.520.3651
anitakotsovos@gmail.com
www.AnitaKotsovos.com

RESALE
HOMES
COLLECTIONS

Luxury

REAL ESTATE:

What buyers really want in 2025

The luxury real estate market is evolving rapidly, and 2025 brings a new set of demands that go beyond traditional opulence.

Today's luxury homebuyers seek more than just grand spaces—they want homes that enhance their lifestyle, embrace cutting-edge technology, and align with sustainability. Here's a look at what buyers are truly after in the luxury market this year.

1 SMART HOMES AND ADVANCED TECHNOLOGY

In 2025, luxury homes are expected to offer seamless integration of technology for convenience, comfort, and security. Smart home systems that control lighting, temperature, entertainment, and even security features are in high demand. Homebuyers are looking for systems that are intuitive and easily managed remotely, making daily life simpler and safer.

Popular tech features include:

- Smart security systems: Cameras, facial recognition, and automated security.
- Home theaters and immersive tech: State-of-the-art AV systems for ultimate entertainment.
- Health tech: Air filtration and water purification systems that improve well-being.

2 WELLNESS-CENTERED SPACES

The wellness trend is growing, with more buyers seeking homes that prioritize physical and mental well-being. This includes dedicated fitness areas, such as home gyms or yoga studios, and spa-like bathrooms with steam rooms or saunas. In addition, homebuyers are looking for features that improve air and water quality, such as advanced filtration systems and sustainable materials.

Key wellness features include:

- Private gyms or yoga studios designed for personal fitness.
- Luxury bathrooms with spa-inspired elements, like soaking tubs and rain showers.
- Energy-efficient, breathable spaces designed for comfort and health.

3 SUSTAINABILITY AND ECO-FRIENDLY DESIGN

Sustainability is becoming a major factor in the luxury real estate market. Wealthy buyers are increasingly drawn to homes that minimize their environmental impact without sacrificing style. Solar panels, energy-efficient appliances, and sustainable building materials are becoming standard features.

Eco-friendly upgrades include:

- Solar power and renewable energy to reduce carbon footprints.
- Green building materials, like reclaimed wood and non-toxic paints.
- Water conservation systems, including rainwater harvesting and greywater systems.

Sustainable homes offer not only environmental benefits but also lower long-term operational costs, making them highly attractive to today's conscious buyer.

4 PRIVACY AND SECLUSION

As privacy concerns grow in a hyper-connected world, luxury buyers are increasingly prioritizing homes that offer complete seclusion. Gated estates, sprawling properties, and secluded locations are highly sought after, as they allow buyers to retreat from the public eye.

Key privacy features include:

- Private, gated entrances that limit access to the property.

- Large estates with expansive grounds for maximum seclusion.
- Security systems designed to ensure total safety and privacy.

5 CUSTOM DESIGN AND UNIQUE FEATURES

While luxurious finishes and expansive floor plans remain important, 2025's buyers are seeking homes that reflect their individual tastes. Customization is key—whether it's bespoke furniture, unique architectural elements, or personalized design features, luxury buyers want their homes to be one-of-a-kind.

Customization options include:

- Bespoke interiors: Tailored finishes and design elements that reflect personal style.
- Unique architecture: Homes with distinctive, often cutting-edge designs.
- High-end materials: Custom cabinetry, marble countertops, and rare wood finishes.

6 OUTDOOR SPACES FOR ENTERTAINMENT AND RELAXATION

Luxury homes are no longer just about indoor comfort—they're about creating expansive outdoor living areas for relaxation and entertainment. Buyers are looking for homes with outdoor kitchens, pools, and lavish entertainment zones that rival resort-style amenities.

Desired outdoor features include:

- Outdoor kitchens and dining areas perfect for entertaining.
- Infinity pools and hot tubs with stunning views.
- Fire pits and lounge areas for cozy gatherings under the stars.

These features transform outdoor spaces into an extension of the home, offering both leisure and luxury.

Navigating the luxury real estate market requires a deep understanding of the unique needs and desires of both buyers and sellers. Whether you're looking for a smart home with cutting-edge technology, a private sanctuary with wellness features, or a sustainable, eco-friendly property, partnering with the right professionals is key.

At the Michele Denniston Real Estate Group, we specialize in the luxury market and have the expertise to guide you through every step of the process. We understand the nuances that make luxury properties truly stand out and are dedicated to helping you achieve your real estate goals with confidence. If you're ready to explore the best of luxury living, give us a call at 416-433-8316 or send us an email at michele@micheledenniston.com —we're here to help you find the perfect home or sell your property to the right buyer.

Michele
DENNISTON
REAL ESTATE GROUP



LIST WITH ONE OF YORK REGION'S TOP 50 AGENTS!

PROPERTIES NOW AVAILABLE!



Executive Home! \$2,688,000

Over 6000 sqft of total living space renovated with the last year. Situated on a large 65x175ft. lot. Call Rocco today!



Dreaming of Summer? \$1,888,000

Private backyard with inground pool on court location. Call Rocco today!



Modern Luxury! \$1,899,900

Approx. 15 years old. Open concept home with 9ft. ceilings on a quiet court. 4 bedrooms, 3 full en-suites & an outstanding custom kitchen. Call Rocco today!



Affordable Luxury! \$1,595,900

Open concept home with hi-end kitchen. 9ft ceilings, finished basement. Call Rocco today!



Hot Off the Press! \$1,588,000

Open concept home in a high demand area. 9ft ceilings on Main Floor. Great basement apartment in the finished walkout basement. Call Rocco today!



Almost New! \$1,499,900

Only 8 years old. Approx. 3,200 sqft. Open kitchen and family, 4 bedrooms, 3 ensuite. Call Rocco today!

Rocco Racioppo

BROKER



REMEMBER... YOU GET
THE RIGHT RESULTS WITH ROCCO!

Call rocco today for a
FREE MARKET EVALUATION

905-841-4787
ROCCORACIOPPO.COM

OVER 40 YEARS OF AWARD WINNING SERVICE



RESALE
HOMES
COLLECTIONS



The
benefits
of neutral
colours

Homeowners make many notable decisions when designing their home interiors, with some choices proving more bold than others. The decision to decorate with neutral colours might not be the boldest move homeowners can make, but there are numerous reasons to stay neutral with a colour scheme.

VERSATILITY: Neutral colours afford homeowners endless opportunities to play around with textures, patterns, furnishings, and more. For example, a neutral colour on a living room wall can ensure a boldly coloured couch or chair won't contrast with its surroundings. In fact, there's no end to the options homeowners have to customize the look of a room with bold features or furnishings when neutral colours feature prominently in the space.

FLEXIBILITY: Neutral colours are more flexible than bolder alternatives because they likely won't require a complete overhaul of a room when homeowners want to spice things up with new features and furnishings. That flexibility will be appreciated by homeowners who like to experiment with a new vibe or look in their homes.

TRENDY: Neutral colours are not as vulnerable to trends as other design choices. Neutral colours are effectively their own trend and won't get in the way of homeowners who want to change things up. But unlike other trends that must be replaced when homeowners grow tired of them, neutral colours can remain thanks to their compatibility with so many styles.

TRANQUILITY: Homes are often characterized as their owners' private sanctuaries from the hustle and bustle that goes on outside those walls, and neutral colours are often lauded for the tranquil vibe they help to create in a space. Neutral colours are soft, and that can lend a serene and calming atmosphere to the interior spaces of a home.

BRIGHTNESS: Neutral colours are lighter in tone and thus pair well with natural light. That mixture can amplify brightness within a home and give it an uplifting vibe that residents and guests alike will appreciate.




\$1,059,000

Welcome to this beautifully maintained all-brick raised bungalow.
3+1 bedrooms 2+1 baths, ideal for extended family or second suite. Large lot with mature trees and gardens. With the changing tide in house building, large lots like this won't be duplicated in such a great family friendly hamlet like Everett. <http://www.70Moore.com>



SCAN FOR MORE INFO



CALL TODAY TO BOOK A SHOWING



Ken Pratt CSP
Salesperson

CENTURY 21
Heritage Group Ltd.

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



99 MOSLEY STREET, AURORA
\$1,599,000



93 QUEEN STREET, NEWMARKET
\$1,164,900



26 RED MILLS DRIVE, HOLLAND LANDING
\$1,145,000



250 DAVIS DRIVE #409, NEWMARKET
\$585,000



206 CORNER RIDGE ROAD, AURORA

Key Advantage
HOME. IT'S WHO WE ARE.



LINDSAY STROM
BROKER

ROYAL LEPAGE
RCR Realty, Brokerage
Independently Owned And Operated



SUSIE STROM
REALTOR ®

KEYADVANTAGE.CA | 905.836.1212 | INFO@KEYADVANTAGE.CA

Soak up these *luxurious* bathroom features

Kitchens and bathrooms are two popular areas to address when renovating a home. Modernize Home Services says 26 percent of sellers make bathroom improvements to their homes before listing. Midscale bath remodels will net a return on investment of about 64 percent, while a luxury bathroom overhaul has an ROI of about 57 percent.

When considering bathroom renovations, homeowners may want to include some unique features that can add style and function, not to mention some much-deserved luxury. With that in mind, the following are some luxurious features to consider.

HEATED FLOORS

There is something to be said for stepping out of the shower and being met with warmth underfoot. Heated floors are not just for people who live in cold climates, either. When the air conditioning is pumping on hot days, tile floors can feel chilly. Heated floors are also aesthetically appealing because homeowners don't have to factor in baseboard heaters or forced-air vents.

STEAM SHOWERS

There are many different steam showers on the market, and each can turn regular showers into steamy spa-like enclaves. A steam shower is similar to a sauna and utilizes a steam generator to produce steam in a single area, advises Badeloft® Luxury Bathrooms.

SOAKING TUB

Although the majority of people shower as part of their daily hygiene routine, a deep soaking tub separate from the shower is ideal for those who enjoy a good bath.

LUXURY MIRROR

Upgrading the bathroom mirror to one that offers features like defoggers, integrated lighting, and a dimmer setting can elevate the bathroom.

FLOATING VANITY

A floating vanity is mounted directly to the wall to leave space underneath. Better Homes & Gardens says a floating vanity can lend an airy feel to a bathroom.

FRAMELESS SHOWER

A frameless (glass) shower door is not only luxurious but also functional for people who want to age in place. With no edge or lip to step over to enter the shower, anyone with mobility challenges can walk into a frameless shower safely.

WATER CLOSET

If space allows, separating the toilet in a water closet from the rest of the bathroom space affords even more privacy. Plus, in couples' bathrooms, a water closet enables two to use the bathroom at the same time for different functions.



WALK-IN-CLOSET

Relocating the bedroom closet right off the owner's bathroom affords an immediate opportunity to dress comfortably, thus streamlining a morning routine.

Bathroom renovations are worthwhile investments. Choosing some unique upgrades can enhance the design and function of these important spaces.

...Midscale bath remodels will net a return on investment of about 64 percent...



Your Community Hardware
Store Serving York Region
and Surrounding Areas

TRANSFORM YOUR BATHROOM WITH CLASSIC BRAND'S NEWEST VANITY COLLECTIONS!

Introducing the Evolution Collection

– a customizable bathroom vanity series designed to meet your unique needs. Choose from a vast array of door styles and colors that can be combined without limits!

Explore the Crush Vanity Series,

your inflation fighter! Experience exceptional value and premium quality for your bathroom.

Visit us today and elevate your space!



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

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

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

Aurora

Home hardware

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

Schomberg

Home hardware

17250 Hwy 27, Unit 1
(in the Foodland plaza)
905-939-HOME (4663)

Forest Hill
REAL ESTATE INC. BROKERAGE
AURORA

Kelly Burt
SALES REPRESENTATIVE

Direct 289.221.1481

Office 365.500.8800

kellyburtrealtor@gmail.com



RESALE
HOMES
COLLECTIONS



What is a quiet room?

Home for most people is a sanctuary that offers comfort, familiarity and a place to gather with family and friends. Although home can be a welcoming place, with so many people in the average household humming along from day to day, it may not always be the most serene setting.

From teenagers playing video games to video meetings in a home office to dogs barking at the postal worker doing daily rounds, there are plenty of potentially distracting sounds in and around a home. Lawn care workers with mowers and blowers may also contribute to ambient noise. A dedicated quiet room can be beneficial for anyone, and most especially for people who experience sensory issues.

WHAT IS A QUIET ROOM?

A quiet room is a space where a person can enjoy peace and quiet in a distraction-free environment. According to designer Rachel Cannon, “A quiet room is a sanctuary from the stimulation and overwhelm

that we encounter every day.” A quiet room may go by various names, including a mindfulness room or cozy cove, but the common goal is to remove as many sensory distractions as possible so that an individual can disconnect from the outside world and reap some calming benefits. According to School Specialty, LLC, an education resource provider, schools are now providing quiet rooms for over-stimulated students, and homeowners can take similar cues to create these relaxing retreats at home.

HOW TO CREATE A QUIET ROOM

The first step in establishing a quiet room is to identify a location that is far away from the main action of the household. A bedroom, basement, nook in the garage, or even an attic can be a good spot for a quiet room.

Soundproofing the space can make it even more inviting. Sounds will bounce off of walls and floors, but acoustic panels can help muffle noises. If acoustic

panels are not in the design plan, thicker draperies, wallpaper, carpeting, and wall art can help counteract echoes and noise infiltration. Soft furniture can also absorb sound.

Small rooms work better as quiet spaces, as such areas can feel more cozy. Less is needed to decorate the space if it is on the smaller side. Bring in warm, soft lighting and soft decor. A sound machine playing favorite ocean or natural sounds can also mask outside noises even more.

Establish rules that govern how the quiet space is to be used. When someone is inside the area, they should not be disturbed. If possible, use the quiet room during naturally quiet times of the day. Keep the room stocked with books, journals, crafting items, or whatever it is you need to unwind and relax.

Quiet rooms can be special retreats that homeowners use to escape the hustle and bustle of a household.

Global Reach With
Local Expertise

AVENUE

REALTY TEAM SINCE 1981

Experience the benefit of our boutique approach and worldwide reach that spans 5 continents and 50+ countries.

905.737.6060

Estate Home with Four Seasons Entertaining

\$3,800,000

Enjoy your own slice of paradise with over 5,000 sq.ft. of luxurious living space on 1.15 acres! Boundless year round entertainment to be had, with an amazing backyard featuring an inground pool and table land perfect for an ice rink!

Fantastic Modern Condo!

\$610,000

Experience the pinnacle of condo living in this amazing ground floor unit! Loaded with local amenities and mere steps from countless shopping, dining and entertainment options, this property has something for everyone!

Luxury Home in Family-Friendly Neighbourhood

\$1,665,000

Fantastic family home with just over 3,500 sq. ft. of living space, with a walk-out to the expansive, 60 ft. wide backyard with incredible room for development!

Meticulously Renovated Home!

\$2,098,000

Over 4,000 sq. ft. of finished space for you to use and enjoy! Amazing rear entertainment area with inground pool! Step inside to vaulted ceilings, skylights and more for you to wow your family and friends!

Luxury Living at its Finest!

\$4,078,000

Luxurious, custom built French-style home that combines modern comfort with European elegance! Over 6,000 sq. ft. plus lower level on 1/4 acre lot, loaded with countless high-end features for you to enjoy!

Exquisite Downtown Condo!

\$1,698,000

Discover the fusion of luxury and condo living with this stunning oasis in the heart of the Entertainment District! Flawless open concept layout with soaring ceiling height and immaculate finishes throughout!

CALL US TO LEARN HOW OUR 35+ YEARS OF EXPERIENCE ALLOWS US TO DELIVER EXCEPTIONAL SERVICE THAT CONSISTENTLY GENERATES THE BEST RESULTS IN ANY MARKET CONDITION

Christopher Fusco
Broker of Record/Team Leader
416-901-4878
cfusco@avenurealty.com

Emily B. Fusco
Broker/Team Leader
905-737-6060
efusco@avenurealty.com

AVENUE
REALTY TEAM SINCE 1981

KW
EMPOWERED
REALTY
KELLER WILLIAMS

WALK-OUT BASEMENT WITH IN-LAW SUITE

Lovely updated 3 + 1 bedroom home in the heart of Aurora Heights features finished walk out basement in-law suite including enclosed hot tub/spa room. Open concept kitchen/family room w/ cozy fireplace walks out to 2 tier covered deck with outdoor gas fire bowl. Contemporary renovated baths, upgr flooring, inviting front porch, dbl garage all within steps to nature trails and parks & short stroll to Yonge St. **\$1,398,000**

Monica Stohr

36 Award Winning Years
Top 2% in Canada
Sales Representative

“Opening Doors
to Your Dreams”

ROYAL LEPAGE
EXECUTIVE CIRCLE
AWARD 2024

TOP
2%
IN
CANADA

Evidence

YOUR
CHOICE

ROYAL LEPAGE
Community
REALTY

Direct: 416-618-1714 • www.monicastohr.com

BRIAR HILL

Welcome to Briar Hill

ALLISTON'S AWARD WINNING
ADULT LIFESTYLE COMMUNITY.

Briar Hill is a unique community – offering virtually maintenance free living which means you can forget things like lawn care, exterior upkeep, exterior insurance, and spend your time enjoying life! Situated close to the Nottawasaga River and the Nottawasaga Resort, homeowners can take full advantage of a range of exciting amenities that make every day feel like a vacation. Enjoy the nature trails, practice your golf game, pick up a new hobby, enjoy everything the 16,000 sq. ft. Community Centre offers – no matter what your vision of ideal life is, you'll have the freedom to enjoy it in Briar Hill.

6 FORTUNA CIRCLE

Welcome home to 6 Fortuna Circle - a beautifully appointed Briar Hill bungalow tucked away on a quiet circle. This home is all ready for you – move in and unpack. This home has been professionally painted throughout and tastefully renovated and updated - including the kitchen, the primary ensuite, the main floor powder room, updated lighting, ceiling fans and window coverings throughout – to name a few. Contact me for our private tour before it's gone.
Offered at \$819,000

50 HILLCREST DRIVE

Absolutely stunning home in the "AWARD WINNING" community of "Briar Hill". This open concept bungalow is finished with all the upgrades you would desire in a home and is complete with a professionally finished lower level with walk out doors to patio and amazing gardens. The double car garage and larger double wide driveway allows lots of room for your guests to park. Enjoy access to 36 holes of golf, 2 scenic nature trails, and a 16,000 sq. ft "COMMUNITY CENTER" filled with an abundance of activities and events. Don't wait until Spring to book an appointment, DO IT NOW, as this home will not disappoint. Offered at \$1,087,000

Wendy Small
Sales Representative
wendysmall@royallepage.ca
www.wendysmall.com Direct line 905.724.0717

ROYAL LEPAGE

RE/MAX

BARB DEMARIA

Bill Scott
Sales Representative
billscott@remaxchay.com
Direct line 705.791.3479

RESALE
HOMES
COLLECTIONS

Popular types of lighting that can complete home decor

Many components come together to create a home interior that is welcoming and comfortable.

Lighting is an important part of any design and plays a key role in home decor. Lighting can change the atmosphere of a room with the flip of a switch. Through lighting, one can make a space seem more cozy or even make small spaces seem more expansive.

Homeowners should not underestimate the power of lighting in their homes. In addition to making spaces functional and more attractive, lighting can affect personal well-being, as a well-lit room can benefit mental health. The following are various types of lighting and how they can work best in a home.

AMBIENT

Ambient lighting is blanket lighting that is used to evenly illuminate a room. Fixtures like overhead lights, floor lamps and more provide enough light for people to function safely indoors. Ambient lighting is the foundation for every interior lighting scenario, and ambient lighting fixtures should be featured toward the center of the room and closer to the ceiling to disperse light more efficiently.

TASK LIGHTING

Task lighting is lighting directed toward a specific area to give more detail to objects. Close-range work such as crafting, reading, cooking, and desk work requires task lighting so projects are effectively illuminated. Task lighting can be installed anywhere a person requires direct, intense light to see details. This means lights can be under cabinetry or on a desk for reading mail or homework.

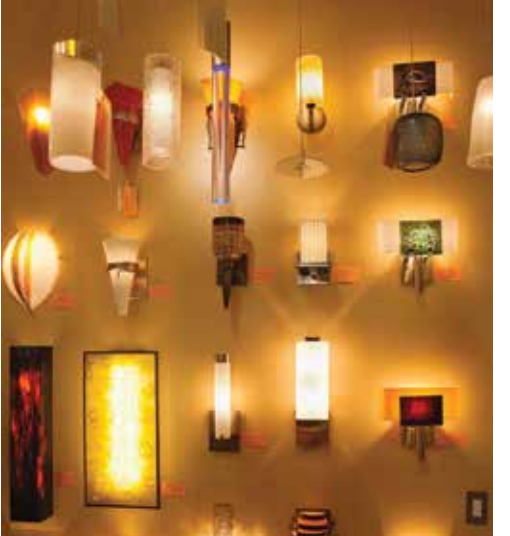
ACCENT LIGHTING

Accent lighting balances lighting and spotlights certain points in a space. For example, accent lighting can be utilized to highlight collectibles or artwork. Accent lighting may call attention to entryways, plants, fireplaces, or other points. Accent lighting typically adds character to a room and is not necessarily bright enough to sufficiently illuminate a space.

DECORATIVE LIGHTING

Decorative lighting is used exclusively for aesthetic purposes. It adds style and drama to spaces. Decorative lighting fixtures include pendants, sconces, chandeliers, and more. Decorative lighting may also be whimsical, such as fairy lights strung in a child's bedroom or neon lights in a home bar or sports room.

Separately, these lighting options may not be enough to suit your needs. But when combined, these types of lighting help to establish an interesting and functional home interior design that fits with a person's lifestyle and needs.



MARKET UPDATE – JANUARY 2025

AURORA

AVERAGE SALES PRICE

\$1,501,173

AVERAGE 29 DAYS ON MARKET

NUMBER OF SALES

26

95 NEW LISTINGS

SALE TO LIST RATIO

99%

YEAR OVER YEAR % CHANGE

-0.35%

KING

AVERAGE SALES PRICE

\$1,863,150

AVERAGE 59 DAYS ON MARKET

NUMBER OF SALES

10

55 NEW LISTINGS

SALE TO LIST RATIO

94%

YEAR OVER YEAR % CHANGE

3.54%

*The statistics provided were obtained from the Toronto Regional Real Estate Board's Market Watch JANUARY 2025; Summary of Existing Home Transactions for All Home Types, JANUARY 2025 + Focus on the MLS Home Price Index for Composite, JANUARY 2025 for York Region's Aurora and King

Presently, inventory still points to a Seller centred market, even though the market is not always reacting as such. In some stances, multiple Offer strategies are just starting to work again, as there are a number of spillover Buyers from 2024 and those with intentions to move in 2025. For Sellers, getting on before inventory spikes in Spring will be advantageous. For Buyers, capitalizing on the opportunities in the pre-spring market could be lucrative, as days on market have crept up. Working closely with your real estate advisor to strategize your plans for 2025 is integral. In an evolving market, Key Advantage are your trusted partners for insight and support, to help you make informed decisions with confidence. If you are thinking of buying or selling 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.

KA
KEY ADVANTAGE

ROYAL LEPAGE
RCR Realty, Brokerage
Independently Owned and Operated



meredith•nichols
REFINED COUNTRY LIVING



At meredith•nichols, we understand that moving to the countryside is about so much more than just finding a home—it's about embracing a lifestyle. Whether it's the charm of wide-open spaces, the allure of nature, or the promise of a slower pace, we're here to guide you through it all.

With over 20 years of experience, we have developed a deep understanding of what makes King Township and surrounding areas unique. From the nuances of rural living to connecting our clients with the best schools, amenities and neighbourhoods, we are dedicated to ensuring every detail is handled with care.

If 2025 is the year you're ready to explore the idea of moving to "greener pastures" or finding the perfect buyer for your home, we'd love to help make it happen.

Let's write your next chapter together.



Khalen Meredith

Broker &
Senior Vice President, Sales

c 416.318.4317
o 416.960.9995

kmeredith@sothebysrealty.ca



Kim Nichols

Sales Representative &
Senior Vice President, Sales

c 416.271.4100
o 416.960.9995

knichols@sothebysrealty.ca

Sotheby's
INTERNATIONAL REALTY

Canada

Sotheby's International Realty Canada
Brokerage, Independently Owned and Operated.



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

For the Royal Treatment | Allow Us To Help You

WWW.DARYLKING.CA



Daryl King
SALES REPRESENTATIVE

From Listed To Sold We'll Get You There

CONTACT THE DARYL KING TEAM TODAY

905.907.5464

homes@darylking.com



LOCATION. LUXURY. LIFESTYLE.

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 Fontainebleau 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.



ELEGANT EXECUTIVE HOME IN PRIME LOCATION

Welcome to this immaculate executive home with a 3-car garage and EV port on a premium fenced lot. Enjoy a chef's kitchen, coffered-ceiling living room, main-floor office, and a spa-like primary suite. The finished walkout lower level features a gym, rec room with fireplace, second office, and ample storage. Prime location near top amenities!



GREEN AND SMART EXECUTIVE HOME

Absolutely Stunning Brand new "green" & "smart" executive home in South Aurora's prestigious Royal Hill Community. This luxurious masterpiece features a gourmet chef's kitchen, spacious layouts, hardwood floors, and breathtaking views. Close to Yonge Street, schools, trails, and amenities, offering modern elegance and unparalleled convenience in a serene setting.



LUXURIOUS 'FERNBROOK' EXECUTIVE HOME

This brand-new luxury home features \$200K+ in upgrades on a prestigious Princeton Heights lot. Enjoy a chef's AyA kitchen with premium appliances, a family room with a gas fireplace, and a covered loggia. Upstairs, 4 spacious bedrooms with ensuite and a lavish primary suite with a spa-like bath. Prime location near Yonge St, transit, shopping, golf, and top amenities!



PRESTIGIOUS CUSTOM HOME, 82X150 FT LOT

Welcome to a custom-built residence in St. Andrews-Windfields, Toronto. Highlights include soaring ceilings, a grand foyer, spacious bedrooms, and a walk-up basement with bars, sauna, and floating stairs. Nestled on an 82x150ft lot near top-rated schools, parks, and transit, this luxury home offers endless renovation potential. Envision your dream here!



FERNBROOK HOME WITH \$200K UPGRADES

This meticulously designed home boasts \$200K+ in upgrades, an AyA chef's kitchen with marble countertops, a great room with a gas fireplace, and an elegant dining area. Featuring 5 spacious bedrooms, each with an ensuite, plus a main floor bedroom and office. Steps to Yonge St, transit, shopping, golf, and top-tier amenities. Luxury living at its finest!



BRAND-NEW EXECUTIVE HOME, LAKE WILCOX

Brand new executive home being built on a 150' lot in Lake Wilcox. This 4+1 bedroom, 5-bath home offers a chef's kitchen with custom cabinetry, quartz counters, and premium appliances, plus 10' main floor ceilings and elegant finishes. The finished lower level features a rec room, gym, wine cellar, and separate entrance. Walk to Lake Wilcox Park!



LUXURY TOWNHOME WITH ROOFTOP TERRACE

Experience luxury living at "The Bond on Yonge" in Richmond Hill. This 3-bedroom, 3-bathroom (1331 sqft) townhome boasts a 375 sqft private rooftop terrace, stainless steel appliances, quartz countertops, 9ft ceilings, and floor-to-ceiling windows. Conveniently located near Yonge Street, schools, parks, shops, and transit, it's perfect for modern, elegant living.



FREEHOLD TOWNHOME WITH DOUBLE GARAGE

Welcome to your dream 3-bedroom freehold townhome on a quiet street in Stouffville! Enjoy a spacious 3-storey layout with a double car garage, upgraded kitchen, bright open-concept main floor, walk-out terrace, and upper-level bedrooms with stunning views. Conveniently located near GO Station, highways, parks, schools, and amenities. Don't miss out!



TRANQUIL BACKSPLIT WITH SCENIC YARD

Discover this 4-level brick backsplit home in Ballantrae, Whitchurch-Stouffville. Boasting 4 bedrooms, 2 baths, and oversized windows, it's filled with natural light. Highlights include a functional kitchen, family room with fireplace, and a primary bedroom with balcony views. Conveniently located near schools, parks, and essential amenities!



LUXURIOUS EXECUTIVE HOME IN VAUGHAN

Welcome to this stunning 4+1 bedroom, 4-bath executive home in Vaughan's sought-after community. The gourmet kitchen boasts Viking and Miele appliances, granite countertops, and a spacious island. Enjoy the open-concept family room, luxurious primary suite, finished lower level, and private backyard. Ideally located near parks, schools, Maple GO, and more.

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。

Discover More Featured Listings.
Your Perfect Home Is Just a QR Code Away.

*The Daryl King Team consists of 43 registered Sales Representatives. **All data compiled by Re Stats Inc. from TRREB for closed transactions +/-2.5% on volume basis in 2020. *** Based on data collected within Re/Max network in Canada in 2020. Not intended to solicit clients currently under contract with another Brokerage.