

RESALE HOMES COLLECTIONS

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Leading with heart:



Lindsay Strom's impact in real estate and her commitment to community

Lindsay Strom is a licensed real estate professional and Lead of Key Advantage, a local team with Royal LePage RCR Realty.

She has built a successful and thriving career deeply rooted in family, community, and innovation. Her journey in real estate began at a young age. As a teen, Lindsay worked at the front desk of Royal LePage, where her mother, Susie Strom, was a realtor. This early exposure to the industry sparked her interest and paved the way for her future career. After graduating from Western University with a degree in Media Information & Technology, Lindsay initially pursued a career in advertising. However, her passion for real estate ultimately led her back to the family business.

In 2011, Lindsay earned her real estate license and joined her mother in the business. Together, they worked to expand their clientele across York Region, building lasting relationships with their clients. In 2019, Lindsay and her mother launched the Key Advantage brand, focusing on providing exceptional service to clients. As the business grew, Lindsay took over her mother's role as Team Lead, continuing to evolve Key Advantage into a modern and innovative real estate brand. She integrated cutting-edge tools and technology into the business, ensuring they were always at the forefront of the real estate market while maintaining a strong focus on a service-oriented approach.

Community involvement is central to Lindsay's values, and as an active member of the Aurora community, she is passionate about giving back. Aurora offers numerous programs and events for families, and as a mother of three, Lindsay personally enjoys these opportunities with her family. She is a volunteer and strong supporter of the Aurora Sports Hall of Fame, being a proud hockey mom. Key Advantage also hosts an annual Community Pop-Up Market in Aurora, inviting local small business owners to come and share their own passion for their businesses, providing a platform for them to connect with the community, showcase their products and services, and foster a spirit of collaboration and support among local entrepreneurs.

Lindsay's commitment to continuous learning and personal growth led her to obtain her Broker's License during the pandemic lockdown, allowing her to elevate the Key Advantage team and enhance client service. Known for her genuine empathy and ability to connect with others, Lindsay's magnetic energy has earned her deep, meaningful relationships with clients, colleagues, and friends.

Professionally, Lindsay thrives in human connection, and personally, she maintains a positive and optimistic outlook on life. She believes that mindset and our connection to the universe play key roles in shaping

our destinies. Outside of real estate, Lindsay enjoys fitness, astrology, wine, home décor, golf, and skiing.

Believing that "home" should be a safe space for everyone, Lindsay has incorporated charitable giving into the very fabric of Key Advantage. The business donates a portion of every commission to the Royal LePage Shelter Foundation, which supports women and children who have experienced intimate partner violence. Lindsay's dedication to this cause is evident in her personal involvement with the Royal LePage Shelter Foundation and her advocacy for the work it does to provide shelter, counseling, and a fresh start for those who need it most.

This October, Lindsay will take on a new challenge combining her love for adventure with her commitment to helping others. She will participate in a 100 km charity trek across Cambodia in support of the Royal LePage Shelter Foundation. Lindsay will be traveling alongside other RLP Shelter Foundation champions from across Canada to trek for five days, raising funds to support women and children affected by intimate partner violence. To participate, each trekker must raise at least \$6,000, and Lindsay has set a personal goal of raising \$15,000. The funds will be split, with 80% benefiting Sandgate Women's Shelter of York Region and 20% supporting national programs that help prevent domestic violence. This trek will be physically and emotionally demanding, but Lindsay is committed to the cause and is preparing for the challenge by training both mentally and physically.

...Believing that "home" should be a safe space for everyone, Lindsay has incorporated charitable giving into the very fabric of Key Advantage...

The Royal LePage Shelter Foundation has raised more than \$46 million to date, supporting over 50,000 women and children each year through various programs. The foundation provides safe shelter, counseling, and programs that help survivors rebuild their lives and heal from their experiences of abuse. Lindsay is proud to be a part of this important initiative and is excited to contribute to its continued success.

Lindsay's dedication to helping others extends beyond real estate, and her upcoming trek is just one example of how she uses her platform to make a difference. As she trains for this life-changing journey, she looks forward to continuing her work in real estate and contributing to causes that improve lives.

Written by Heather Eickmann

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\$2,050,000

Minutes to town and amenities you will find this 2 Acre oasis with Spectacularly renovated executive 3+2 bedroom bungalow, Plus renovated finished basement apartment, Plus newer 40 x 50 ft Garage/workshop, Plus newer Pool with pavilion, Plus Pond with deck and pergola! Plus stunning renos throughout + Metal Roofs!! Wow, this one has it all!

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TO INSPECT OR NOT TO INSPECT: Should you ever waive a home inspection?

In today's fast-paced real estate market, where competition among buyers can be fierce, it's not uncommon to encounter a situation where you're asked to waive certain conditions in order to make your offer more appealing.

One of the most debated conditions is the home inspection. But should you ever waive a home inspection? While it may seem tempting to make your offer stand out, there are significant risks involved. Here's a look at why waiving a home inspection may not always be the best decision.

WHAT IS A HOME INSPECTION?

A home inspection is a thorough examination of a property's condition. A licensed inspector looks at various elements, including the foundation, roofing, plumbing, electrical systems, and appliances. The goal is to identify any potential issues or hidden problems that could require costly repairs in the future. The inspection typically happens after an offer has been made and before the closing, giving the buyer an opportunity to back out or negotiate repairs based on the findings.

WHY SOME BUYERS WAIVE A HOME INSPECTION

In competitive markets, especially in areas with low inventory, some buyers waive a home inspection in hopes of making their offer more attractive to

sellers. A seller might receive multiple offers, and one without a home inspection condition could be more appealing because it reduces the likelihood of delays or negotiations over repair requests.

Buyers may also waive inspections if they are confident in their ability to spot issues on their own or if they're planning to renovate the home extensively anyway. Others might feel that the risk of uncovering a major problem outweighs the potential benefits of the inspection.

THE RISKS OF WAIVING A HOME INSPECTION

While waiving the inspection might help in getting your offer accepted, it comes with significant risks. Without a professional's opinion, there's no guarantee that you'll uncover all of the home's hidden issues. What might seem like a dream home could have underlying problems that aren't immediately obvious, such as:

- **Foundation Issues:** Cracks in the foundation could indicate major structural problems that might cost tens of thousands of dollars to repair.

- **Electrical or Plumbing Problems:** Hidden faults in the electrical system or plumbing could pose a safety risk and lead to expensive repairs.

- **Pest Infestation or Mold:** You might unknowingly purchase a property with a severe pest problem or mold that could require costly remediation.

- **Roof Leaks:** Roof damage or leaks might not be visible until significant damage has already occurred.

Without an inspection, the responsibility for any costly repairs or maintenance falls entirely on the buyer, potentially leading to unexpected financial burdens shortly after moving in.

WHEN IS IT OKAY TO WAIVE A HOME INSPECTION?
Despite the risks, there are certain circumstances where waiving a home inspection may make sense.

For example:

- **New Construction Homes:** If you're buying a newly built home, it's often less likely to have significant hidden issues. Builders are usually required to meet specific standards, and the home may still be under warranty.

- **As-Is Properties:** If you're purchasing a home "as-is" and are willing to take on repairs, you might decide to waive the inspection. However, this decision should still be made with caution and after carefully considering the potential risks.

- **Strong Market Conditions:** In an extremely competitive market, waiving a home inspection might be the only way to get your offer accepted. However, in such cases, it's vital to have a thorough understanding of the risks involved and to be prepared to deal with any unforeseen issues.

ALTERNATIVES TO WAIVING AN INSPECTION

If you're determined to compete in a hot market but don't want to waive your inspection altogether, there are a few alternatives to consider:

- **Pre-Inspection:** Some buyers schedule an inspection before submitting an offer. This way, you know what issues to expect and can make an informed decision without waiting until the offer is accepted.

- **Shortened Inspection Condition Period:** If you want to make your offer more appealing but still want some protection, you can offer a shorter inspection window. This reduces the amount of time the seller has to wait for you to conduct your inspection.

In most cases, waiving a home inspection is a risky move. While it can make your offer more attractive in a competitive market, it puts you at risk of inheriting costly, unforeseen problems. It's crucial to weigh the potential benefits against the risks before deciding to waive this important step in the home-buying process. Always consult with a real estate professional or lawyer to ensure you're making an informed decision based on your unique situation.

At the Michele Denniston Real Estate Group, we're committed to helping you navigate Ontario's real estate market. Whether you're buying or selling, we offer expert guidance to ensure a smooth, successful transaction. For personalized advice, contact Michele at (416) 433-8316 or michele@micheledenniston.com.



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Home
renovations
that will save
you money

(NC) Home renovations can transform your space, making it more beautiful, functional and valuable. But did you know some upgrades can also save you money in the long run? Here are five smart renovations to consider:

SEAL AIR LEAKS
Air leaks around windows, doors, cracks and even ceiling light fixtures can let out warm or cool air, making your HVAC system work harder. Air sealing is an affordable and effective way to reduce energy costs, increase comfort and create a healthier indoor environment - making it a perfect first step in any renovation.

UPGRADE YOUR WINDOWS
Did you know that up to 30 percent of your home's heating energy can escape through the windows? Start small by re-caulking or weather-stripping to seal drafts and consider replacing your windows with more efficient models in the long run. These fixes can cut energy costs while keeping your home comfortable.

CONSERVE WATER WITH MODERN FIXTURES
If your bathroom or kitchen fixtures are old or leaky, now's the time to make the switch. Modern low-flow showerheads, faucets and toilets are designed to

conserve water without sacrificing performance. These upgrades can lower your utility bills and help the environment at the same time.

INVEST IN ENERGY-EFFICIENT APPLIANCES AND SYSTEMS
Energy-efficient appliances are a great way to reduce your utility bills while helping the environment. Think beyond the basics - like a new fridge or washer - and consider upgrading your heating system. Replacing a furnace or boiler with an electric heat pump, for example, can provide reliable heating and cooling year-round while saving you hundreds of dollars every month.

EMBRACE ECO-FRIENDLY LANDSCAPING
Eco-friendly landscaping offers more than just curb appeal; it can save you time and money, too. Native plants and shrubs require less maintenance and water, while strategically placed trees will eventually provide shade in summer to lower cooling costs. This approach is a win for both your wallet and the planet.

FUNDING YOUR NEXT HOME RENOVATION PROJECT
To make these eco-friendly renovations more affordable, explore available rebates and grants, like the Oil to Heat Pump Affordability program, which offers upfront payments to help low- to median-income households switch to cleaner heating sources. Additionally, the Canada Greener Homes Loan provides interest-free financing for energy-efficient upgrades. Some municipalities, provinces or territories may also have local incentive programs to consider.

Learn more about funding for eco-friendly home renovations at canada.ca/heatpumps.



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MARKET UPDATE – FEBRUARY 2025

AURORA

AVERAGE SALES PRICE

\$1,147,807

AVERAGE 26 DAYS ON MARKET

NUMBER OF SALES

31

110 NEW LISTINGS

SALE TO LIST RATIO

101%

YEAR OVER YEAR % CHANGE

-1.58%

KING

AVERAGE SALES PRICE

\$2,742,333

AVERAGE 61 DAYS ON MARKET

NUMBER OF SALES

18

58 NEW LISTINGS

SALE TO LIST RATIO

92%

YEAR OVER YEAR % CHANGE

0.79%

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

Buyers seem to be in "wait and see" mode, as inventory is slowly increasing, but uncertainty about our trade relationship with the United States and affordability concerns are still at the forefront of decision making. Home sales were down in the GTA, compared to the same period last year, while inventory remains stable. Pricing is down year over year in many York Region markets, in addition to sales volume. For Buyers, it is an opportune time to negotiate and include conditions, as days on market are creeping up. If trade concerns diminish and rates continue to lower, stronger sales activity should occur. For Sellers, having a strong pricing strategy and competitive marketing will ensure maximizing sales results. Open Houses are still being well traversed, and there are still a number of Buyers looking to secure homes in 2025, despite the current landscape. As always, it is imperative to work closely with your trusted advisor. In a changing landscape, Key Advantage is always here to help navigate transitions.

– Provided by Key Advantage Team Royal LePage RCR Realty

Lindsay Strom, Broker

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



KEY ADVANTAGE



How to decorate your front porch for all-season weather

(NC) A beautiful front porch welcomes you home, invites visitors in and can be a relaxing spot to spend time reading or people watching. But our unpredictable weather makes it hard to keep up a stylish look year-round. Here are some ideas you can try:

DURABLE FURNITURE

Start with good-quality furniture designed for the outdoors—opt for weather-resistant materials like teak or wrought iron, which can withstand both snow and rain. Add cozy touches with outdoor cushions and throws made from water-resistant fabrics. Even better, an outdoor storage bench is the perfect weatherproofing solution to protect upholstered cushions from the elements.

THE RIGHT PLANTS

In the summer, embrace the warmer temperatures and create a beautiful space with potted plants like hardy perennials, including hostas, peonies and

coneflowers that thrive in Canadian climates. Hanging baskets can also brighten up a front porch, and your roof will offer some protection from hail, rain damage and direct sunlight.

QUALITY LIGHTING

Add warmth to your porch with sustainable lighting, such as solar-powered lanterns or Edison bulb string lights. Consider spending a little more to purchase resilient, weatherproof lights that are built to withstand outdoor conditions.

If you're in the market for a new home this spring, a cozy front porch, like those featured in new community developments like Alpine Park can add curb appeal and make the place feel more like home, sooner. Learn more about the positive impacts of an attractive front porch at alpinepark.ca.

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6 ways to prepare your home for spring thaw

(NC) As the weather warms it's important to make sure that the change in seasons does not cause damage to our homes.

PROTECTING YOUR HOME, especially during spring runoff, requires a bit of foresight, planning and support.

Here are six tips presented by TD Insurance that will help you take preventative measures.

1 Check your eaves and downspouts. Ensure the downspouts extend away from your foundation to allow the water to drain away from your home and out toward the backyard, back lane or street.

2 Inspect the grounds. Check to see if driveways, sidewalks, decks, around your basement and patios have the appropriate grading to direct water away from your home. Check your basement for any foundation cracks and have those repaired to avoid ongoing seepage or a sudden entrance of water.

3 A functioning sump pump can prevent flooding in your home so be sure to check that it is in working order. Consider adding back-up battery power so that your sump pump continues to work in the event of an electricity outage. If you live in an area prone to flooding and you don't already have a sump pump installed it may be something to consider.

4 Consider installing a backflow valve. In the event of a main sewer backup, backflow valves will automatically close to prevent water and sewage

from entering your home. Backflow valves are to be installed on your basement sewer connections and are a good preventative measure.

5 While home insurance policies cover an array of scenarios from system ruptures to different types of water escapes, you may need additional coverage based on where you live and your exposure to water. Extended Water Damage Coverage and Above Ground Water Coverage are additional insurance options meant to further protect homeowners from water entering the home from the exterior.

6 You can also take precautionary measures inside your home by not storing important documents and water-sensitive valuables like artwork, collectables or rugs in the basement in case there is a flood.

Home insurance can cover you in case there is damage to your home during the spring thaw. Take some time to review your insurance policy or talk to an insurance advisor to make sure your coverage fits your needs. If you are a TD Insurance customer, you can review your coverage details directly from their app.

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How to determine if the time is right to downsize



The phrase “bigger is better” has endured for quite some time.

Though it may be impossible to pinpoint precisely who coined the phrase, its lesson that larger things tend to be more valuable than smaller alternatives is applicable in numerous situations. But no adage is applicable to every situation, and in some instances, people may find that bigger is not better.

Downsizing is an approach many individuals consider after turning 50. Parents who are empty nesters and others nearing retirement may wonder if the time is right to downsize from their current homes. Though that’s a strategy millions of people have adopted over time, the decision is not always so simple. Individuals over 50 who are trying to determine if downsizing is right for them can consider a host of factors before making a decision.

• MONTHLY HOUSING EXPENSES:

Before downsizing their homes, individuals should determine just how much they’re currently spending on housing. Individuals who have fixed-rate mortgages likely know the amount of their monthly mortgage payment, but what about maintenance? Home maintenance expenses fluctuate, but a careful examination of the previous 12 months’ expenditures can give homeowners an idea of just how much they’re spending to maintain their properties. The number may be eye-opening, as Thumbtack’s “Home Care Price Index” released in the third quarter of 2024 revealed that the average annual cost to maintain a single-family home reached an all-time high of \$10,433. If such expenses are preventing homeowners from building their

retirement nest eggs, then it might be time to seek alternative housing.

• REAL ESTATE PRICES:

Real estate prices have skyrocketed in recent years, which can be both good and bad for current homeowners considering downsizing. Many people who downsize look to move from a single-family home into a condominium, where maintenance tasks are typically handled by a homeowners’ association (HOA). Such communities typically charge HOA fees, which can be minimal or considerable. In addition, the price of condominiums has risen in recent years, with the lender New American Funding reporting in early 2024 that the median sale price of a condo reached \$341,000. So, homeowners who want to downsize their homes may end up taking most of the profit from selling their current properties and reinvesting it in a costly condo. Some may deem that it is worthwhile, while others may find the cost savings of downsizing in the current market are negligible.

• EMOTIONAL ATTACHMENT:

Downsizing may be considered with cost savings in mind, but it’s important to consider your emotional attachment to your current home. Many homeowners over 50 raised their families in their current homes, and letting go of a property where so many memories were made can be difficult. Homeowners who are not prepared to move on from properties that are meaningful to them and their families can consider additional ways to downsize their financial obligations.

Downsizing is something many homeowners over 50 consider. Any decision regarding downsizing is best made after considering a range of variables.



Maria Guadagnolo
REAL ESTATE BROKER

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FOR SALE
JANE/RUTHERFORD

Stunning 1-Bedroom Condo with 2 Parkings plus Locker and large south-facing balcony. Steps to public transit and Vaughan Mills Mall - Maintenance Fees \$603 Taxes \$2,312





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24 Hedgerow Court, Kleinburg
\$9,800,000

4+2 Beds | 7+3 Baths | 1.06 Acres



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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.



LOCATION. LUXURY. LIFESTYLE.

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



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!



SPRAWLING 2+ ACRE KLEINBURG OASIS

A rare 2+ acre double lot in Kleinburg backs onto a scenic conservation area and river, featuring a fully upgraded 6-bed, 4-bath bungalow. Highlights include an open-concept layout, skylight, modern kitchen, walkout basement with second kitchen, and 332 ft of waterfront. Enjoy direct trail access, stunning views, and endless customization potential!



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 "GREEN & SMART" HOME

This 3,800 sqft "green & smart" executive home sits in South Aurora's prestigious Royal Hill community with lush trails and luxury living. Featuring 10' ceilings, hardwood floors, and oversized windows, a gourmet Wolf kitchen, and a spa-like primary suite. The walk-out lower level offers endless potential. Close to parks, trails, transit, and amenities.



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!



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.



SERENE LIVING NEAR MUSSELMANS LAKE

Explore this sophisticated 4-level brick backsplit in Ballantrae! Boasting 4 bedrooms, 2 baths, a double garage, and oversized windows, this home offers a bright, open layout. Enjoy a functional kitchen, spacious living areas, a cozy family room with a fireplace, and a landscaped yard with balcony views. Conveniently close to schools, parks, golf, and Musselmans Lake!



MODERN 1+DEN SUITE WITH HUGE TERRACE

Experience upscale living in this 1-bedroom + den suite with a 400 sq. ft. L-shaped terrace, seamlessly blending indoor-outdoor living. Featuring new Zebra blinds, vinyl flooring, and an in-suite washer/dryer, this unit offers an open layout, modern kitchen with breakfast bar, and top-tier amenities. Conveniently located near transit, parks, and shopping!



CUSTOM HOME WITH PREMIUM UPGRADES

Brand new custom executive home being built, proudly situated on a 150' lot in the sought-after Lake Wilcox community. Offering 4+1 bedrooms, 5 baths, and a chef's kitchen with quartz counters, custom cabinetry, Jennair appliances, plus a finished basement with gym, wine cellar, and more. Walk to Lake Wilcox Park & trails.



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 ensuites and a lavish primary suite with a spa-like bath. Prime location near Yonge St, transit, shopping, golf, and top amenities!

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