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f i n d



# Questions to ask before renewing your mortgage

(NC) Over a million mortgages in Canada are expiring this year. If your mortgage is one of them, here are some smart questions to ask before signing on to a new contract.

**WHAT ARE MY CURRENT PRIORITIES?**  
This is a good time to review your mortgage needs and make sure you have the right product. For example, consider if your budget allows you to increase your payments to pay off your mortgage sooner and save on interest. Also, think about whether you're satisfied with the services offered by your current lender.

**ARE THERE BETTER OPTIONS OUT THERE?**  
You don't have to renew your mortgage with the same lender. You may want to shop around and compare various lenders and mortgage brokers to see if they offer better alternatives.

You may decide to switch your current lender for a loan of the same amount. If this is the case, the new lender will need to approve your mortgage application. Just keep in mind they may use different criteria to decide if you qualify. It's also important to know that changing lenders will include fees, such as setup fees, appraisal fees and other administration fees.

**HAVE I GOTTEN THE BEST DEAL FROM MY LENDER?**  
Negotiate with your current lender to get a lower interest rate. You can even tell them about offers you received from other banks. You could also ask to change your variable rate to a fixed rate, as this

...Negotiate with your current lender to get a lower interest rate....

could lower your interest charges. If you don't act, your current mortgage could renew automatically, meaning you may not get the best interest rate and conditions.

Learn more about mortgage renewals at [canada.ca/money](http://canada.ca/money).

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

MARKET UPDATE – MARCH 2025

AURORA  
AVERAGE SALES PRICE  
\$1,311,336  
AVERAGE 23 DAYS ON MARKET

NUMBER OF SALES  
40  
212 NEW LISTINGS

SALE TO LIST RATIO  
101%

YEAR OVER YEAR % CHANGE  
-3.32%

KING  
AVERAGE SALES PRICE  
\$2,048,588  
AVERAGE 41 DAYS ON MARKET

NUMBER OF SALES  
17  
89 NEW LISTINGS

SALE TO LIST RATIO  
95%




YEAR OVER YEAR % CHANGE  
-1.80%

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

Homeownership has become more affordable in March of 2025, comparative to last year, with both borrowing costs and pricing coming down. We are seeing an influx of inventory, offering more choices for Buyers. Once things settle in the current economic and political landscape, we believe more Buyers will come off the sidelines and sales activity levels should increase. Presently, many Sellers and Buyers are taking a wait and see approach. There are opportunities in all markets - getting your home for sale before inventory increases, will be advantageous for those shopping now and spring market could be lucrative for Buyers, as conditions on offers are more commonly accepted. 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](http://www.KeyAdvantage.ca) | 905-836-1212 | [info@KeyAdvantage.ca](mailto:info@KeyAdvantage.ca)  
\* Not intended to solicit buyers or sellers currently under contract.



KEY ADVANTAGE


HOT NEW LISTING IN MT. ALBERT!!



\$3,275,000

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JUST LISTED IN EAST GWILLIMBURY!!



\$1,999,000


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!

JUST LISTED IN EAST GWILLIMBURY!!




\$1,499,500

Incredible property with 5.59 acres with pond and beautifully cleared and tastefully treed areas! Special features include lovely, 3+ 1 bedroom home w/ reno'd kitchen and bathrooms & 2 car garage and special bonus separate workshop with two-piece bathroom! Plus self-contained renovated apartment over top of workshop! Just minutes to Newmarket and all amenities!



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# READY, SET, SELL: Your GTA home sale in 2025

The Greater Toronto Area (GTA) real estate market has experienced significant fluctuations in recent years, and 2025 is no different.

Whether you're a first-time seller or an experienced homeowner, understanding the current dynamics can help you navigate the process and make informed decisions. Here's a look at what you can expect when selling your home in today's GTA market.

#### A MORE BALANCED MARKET

After several years of a booming, seller-dominated market, the GTA real estate landscape has shifted towards a more balanced environment. In recent months, price growth has slowed, and there's a noticeable shift towards a more neutral supply-demand relationship. While sellers still have a slight advantage, buyers have more leverage than they did during the height of the pandemic boom.

This means that while you can still expect reasonable offers for your home, the days of multiple bidding wars and inflated sale prices are likely behind us, for now. Pricing your home accurately is more important than ever. Sellers who overprice their property may face longer listing times and fewer interested buyers.

#### INTEREST RATES STILL PLAY A ROLE

One of the biggest factors influencing the GTA real estate market right now is the ongoing impact of interest rates. While rates are not as high as they were in 2023, they are still relatively elevated compared to pre-pandemic levels. This means that buyers are more cautious, with many needing to adjust their budgets to accommodate higher monthly mortgage payments.

As a seller, this can work in your favor if you're able to market your property to the right audience. Buyers who are still looking may be looking for homes that offer value, space, or location benefits that make the investment worth it despite the higher costs of borrowing.

#### INCREASED COMPETITION

With more homes on the market than in recent years, you can expect to face increased competition. This is especially true in more desirable neighborhoods or property types, like detached homes or homes in family-friendly areas with top rated schools.

As a seller, you'll need to ensure your property stands out from the crowd. Simple upgrades, such as fresh paint, landscaping improvements, and small repairs, can go a long way in increasing your home's appeal. Clean, neutral spaces will help potential buyers envision themselves in the property, and staging can help highlight the best features of your home.

#### MARKET ADJUSTMENTS FOR CONDOS

The condo market in the GTA is experiencing a unique set of challenges. While demand is strong for some areas—especially near transit hubs and in neighborhoods catering to young professionals—there has been a shift in demand based on buyer preferences. Many buyers are now looking for larger homes with more outdoor space, a trend that has affected the condo market.

As a condo seller, you may see varied levels of interest depending on your property's location, size, and amenities. Centrally located homes near transit, good schools, or amenities like parks and shops are likely to attract more interest. If you're selling a condo, make sure it's well-maintained and shows well, as these properties can sometimes take longer to sell than houses in suburban areas.

#### TECHNOLOGY AND VIRTUAL TOOLS REMAIN ESSENTIAL

In 2025, the use of technology in real estate continues to be crucial. Virtual tours, professional photos/video, and 3D floor plans are now standard tools that buyers expect when browsing listings. In a market where buyers are spending more time researching properties online before scheduling in-person viewings, ensuring your home is showcased properly can make a huge difference.

Additionally, social media and targeted online advertising remain effective ways to reach potential buyers. Having an experienced real estate agent who can leverage these tools will give you an edge in a competitive market.

#### NEGOTIATION IS KEY

Given the current climate, negotiations are more nuanced than in previous years. While you might not get the over-asking prices that were common during the market's peak, you still have opportunities to negotiate on price, closing dates, and conditions. Buyers, too, are more likely to request certain conditions, such as home inspections or financing clauses, so be prepared to work through those details.

#### PATIENCE IS IMPORTANT

In a balanced market like this one, patience is crucial. Homes may not sell as quickly as they once did, and the selling process could take longer than you expect. It's important to remain realistic about your expectations and stay flexible with your timeline.

Selling in the current GTA market presents both challenges and opportunities. By pricing your home correctly, staying competitive, and leveraging technology, you can achieve a successful sale. The market still offers great potential for savvy sellers. At the Michele Denniston Real Estate Group, our award-winning team is here to guide you through the process. For personalized advice, contact Michele at (416) 433-8316 or michele@micheledenniston.com.

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**Three car tandem garage! \$1,688,00**  
Four bedroom home with hardwood & ceramic floors throughout. 9ft ceilings, open kitchen & family room, 3 sided gas fireplace. Call Rocco today!



**Just north of Hillcrest Mall! \$1,350,000**  
Approx. 2500 sqft. 2 storey home on quiet street backing onto park. Potential for an inlaw apartment (just missing a separate entrance). Call Rocco today!

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RESALE  
HOMES  
COLLECTIONS

# Tips for fast and efficient spring cleaning

(NC) With the arrival of spring, many Canadian households are beginning their spring cleanup. However, it doesn't have to be an exhausting marathon of chores. With a few simple tips, spring cleaning can be a light and fun sprint.

### START WITH A LIST

Whether it's a room-by-room list or a whole-house checklist, having a rough outline will help you accomplish your goals. Spring cleaning is also a great time to tackle certain routine maintenance chores that only need to be done once or twice a year. Tying these tasks to your spring cleaning routine can help you remember them. Chores like changing batteries in the smoke alarm or cleaning out your dryer can make a big difference in the longevity and even safety of your home.

### ORGANIZE YOUR SUPPLIES

Before you start organizing your drawers and closets, take some time to reset your cleaning supplies. Make

sure your supplies like mops and sponges are fresh so you avoid spreading dirt around your house. Simple steps, like emptying your vacuum cleaner's dust bag, will ensure a deeper and faster clean. Additionally, putting all your sprays, cleansers, brushes and cloths into a cleaning caddy that you can transfer from room to room will save you time and money as everything will be in one convenient place.

### SUSTAINABLE SOLUTIONS

A new survey reveals that as many as one in four people will be cleaning more vigorously this year in response to the pandemic, but this doesn't mean you need to forgo an eco-friendly cleaning routine. Free from wasteful disposable cleaning pads and special cleansers, the Libman Microfibre Dust Mop is a great option for picking up debris, fine pet hair and more thanks to hundreds of microfibre fingers. Best of all, the machine-washable cleaning pad can be used again and again.

Spring cleaning doesn't have to be exhaustive or expensive. With these simple tips, your house will be clean and organized in no time, making the transition to spring a breeze.

Find more information at [ca.libman.com](http://ca.libman.com)

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



\$995,000

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2 MILGATE PLACE, AURORA



Nestled in the sought-after Aurora Highlands, this well-maintained and oversized bungalow offers a perfect blend of comfort and style. It features a double attached garage, landscaped front yard, interlock walkway, and a charming enclosed porch. Inside, find three spacious bedrooms, including a primary suite with a 3-piece ensuite bath, walk-in tub/jacuzzi, and a large walk-in closet. The expansive kitchen leads to a 2-tier deck overlooking a large, pool-sized lot—ideal for outdoor entertaining. The open-concept living and dining areas are perfect for gatherings, and the cozy family room with a gas fireplace provides a warm retreat. The full sized basement adds a 4th bedroom, 2-piece bath, large recreation room, cold storage, and a workshop with built-in cabinets. With 200-amp electrical service, the home is ready for modern living. The prime location is minutes from top schools, parks, shops, restaurants, and major highways, offering the perfect mix of tranquility and convenience.



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# 3 tips to prepare and save for your first home

(NC) Purchasing your first home is an exciting time in your life, but preparing and saving for this milestone can be overwhelming. For less stress, consider the following:

**SET A REALISTIC TIMELINE AND SAVINGS GOAL.**  
The time it takes to build that down payment is different for everyone, so it's important to make plans and budgets that work for you and your lifestyle. When you're ready to start putting money aside, it's worth finding ways to maximize your savings. One way of doing this is by holding your deposits in a tax-free First Home Savings Account (FHSA).

**KEEP YOUR SAVINGS SAFE.**  
While you're on your journey to savings, you'll want to ensure that the down payment you worked so hard for is kept safe. If you do open an FHSA, look for an institution that qualifies for deposit insurance. For reference, the Canada Deposit Insurance Corporation (CDIC) insures eligible deposits in nine different categories for each of its member institutions. Find more information about how they protect FHSAs and other accounts, at [CDIC.ca](https://www.cdic.ca). They also have a handy online calculator to help determine your coverage.

**KNOW WHAT YOU WANT AND SHOP AROUND.**  
When it comes time to start house hunting, take the time to think about what makes a house a home and what matters most to you. It never hurts to shop around and see all the market has to offer before making a purchase.

Finally, whether it's reaching a savings goal or making that final purchase, don't forget to celebrate when you hit those milestones.

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



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# TARIFFS, TIMBER, AND TILE CHOICES:

## How I’m navigating the madness so you don’t have to



By Julien Laurion  
Real Estate

It’s 2025, and while we were all busy trying to figure out what happened to spring (did it even show up?), another hot topic has slipped into the conversation: tariffs.

Yes, those mysterious extra costs on imported goods that make you feel like your renovation quote was written by someone who thinks lumber is made of gold.

As a guy who lives and breathes homes—whether I’m selling them or swinging a hammer to fix them—I’ve seen firsthand how these new tariffs are causing a ripple through our industry. But don’t worry, I’ve been doing the cha-cha with inflation, the two-step

with interest rates, and now I’m breakdancing my way through tariff hikes—and I’m still standing.

So what’s the deal, and how can I help you survive it without losing your mind (or your budget)?

### THE TARIFF TANTRUM EXPLAINED (SORT OF)

The short version: the government’s trying to be tough on trade, and now some of the stuff we use every day—like imported lumber, tiles, plumbing fixtures, and appliances—cost more than they used to. As if deciding between matte black or brushed nickel wasn’t hard enough.

These tariffs affect renovations, new builds, and sometimes even home prices. Suddenly, your dream kitchen costs more than a Tesla, and that bathroom reno might need to lose the heated toilet seat. (We’ll get through it. Cold porcelain builds character.)

### HOW IT’S AFFECTING AURORA, KING CITY & OUR NECK OF THE WOODS

In places like Aurora, King City, and our surrounding communities, the demand for beautiful homes and top-notch renovations hasn’t slowed down. People still want open-concept kitchens, finished basements, and ensuite bathrooms that make them feel like they’re in a hotel spa (minus the tiny shampoo bottles).

But with tariffs nudging up material prices, some contractors are cutting corners, or worse—ghosting mid-project. That’s not my style. Whether I’m listing your house, renovating your current one, or doing both (yes, I wear many hard hats), I bring the same

commitment: no shortcuts, no disappearing acts, and no “surprise” costs—just solid work, fair prices, and a few bad dad jokes along the way.

### HOW I’M HELPING YOU BEAT THE TARIFF BLUES

Here’s how I’m helping clients navigate the madness:

- **Local Sourcing:** I’ve built strong relationships with local suppliers and trades, which means fewer imports and less tariff trauma. Bonus: supporting local helps keep our community strong (and your delivery timeline short).
- **Transparent Pricing:** I’ll show you exactly where the costs are coming from—no smoke, no mirrors. Just clear estimates and honest advice.
- **Smart Renovation Planning:** Not every upgrade needs imported marble from Italy. Sometimes, the best solution is made in Canada—and still looks like a million bucks.

• **Real Estate with a Reno Edge:** Looking to buy a fixer-upper? I can walk you through the reno possibilities before you even make an offer. Selling? I’ll help make strategic improvements that actually increase value—without falling into the trap of over-improving.

### FINAL THOUGHT: TARIFFS SCHMARRIFFS

Yes, tariffs are annoying. So is drywall dust and waiting three months for a faucet. But none of that should stop you from loving where you live—or making smart moves in the market.

Whether you’re buying, selling, renovating, or just dreaming, I’ve got the tools, the know-how, and the sense of humour to help you get it done. Tariffs may be here, but so am I—and I promise, I’m a lot easier to deal with.

Want to talk about your project or listing goals? Reach out. We’ll laugh, plan, and maybe even build something awesome.

Julien Laurion – Realtor. Renovator. Reluctant Tariff Whisperer.

All About Homes.

Let me know if you want this adapted into a blog or social post too!

Julien Laurion – All About Homes  
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\$4,298,888



3300 SF AURORA SHOW STOPPER W/FIN WALK-UP BSMT!



Wow Simply Sensational new build! Soaring 11 ft ceiling ground floor! 10 ft 2nd floor & bsmt! Hwd plank! ‘Open concept’ plan! Main floor den! ‘Gourmet’ Chef’s centre island kitchen w/ quartz counters & butler’s pantry! Huge fam room w/ custom gas fp & palatial wdws. Primary br w/ enticing ensuite & organized his & hers w/ i closet! Ensuite baths & organized w/ i in all bedrooms! Bright prof fin ‘open concept’ lower level w/ u bsmt with inlaw potential!

\$3,298,888



3700 SF 99 BIRCH AVENUE, RICHMOND HILL 1.33 ACRE



1.33 acre one of a kind ravine home in exclusive area of Richmond Hill. \*\*\*Property CANNOT be severed\*\*\* Elevator to all 3 floors. 3722 sf stone home. Bright finished lower level inlaw suite. Picturesque property. Gated interlock driveway with parking for 6 cars! Entertaining-sized principal rooms.

\$2,798,888



4300 SF MASTERPIECE WITH POOL – BRADFORD



Knock-out custom built home with over 6500 sf of living space on 3 levels. 6 bedrooms, 0.7 acre with 250 ft frontage. Magnificent backyard oasis with inviting inground saltwater pool. Heated shop and parking for over 20 vehicles. Huge gourmet kitchen w/ custom island & cabinetry. Curb appeal and much more! Hardwood floors.

\$1,999,888



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Discover paradise with this 4+2-bed, 6-bath luxury property at Big Bay Point. Nestled between a deeded beach on Lake Simcoe’s Kempenfelt Bay and vibrant Friday Harbour, enjoy resort-style living with forest views, an outdoor kitchen, fire pit, cedar sauna, gym, and pergola. Entertain or unwind in a spacious 3242 SF home with a 4-car garage, dual driveways, and room for recreational toys. Embrace a dream lifestyle!

\$1,846,230

60 FOOT LOT! 4+1 BEDROOM! RENOVATED! FINISHED BASEMENT!



It’s a beauty! Demand Southwest Aurora location steps to park and nature! Updated centre island kitchen with quarts counters! Kitchen ‘open’ to spacious family room! Updated baths! Updated hwd laminate - vinyl floors! Fresh modern decor! Professionally finished lower level recreation room, play room, 5th bedroom/Den and 2pc bath!

\$1,668,888



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. **\$1,298,000**

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RESALE  
HOMES  
COLLECTIONS

3 things you need to do this year for a better lawn

(NC) A healthy lawn is a beautiful way to add value to your property and create an enjoyable space for outdoor entertaining. It also enhances the environment by filtering rainwater, attracting birds and good insects, and absorbing pollution.

Regular maintenance and a watchful eye for potential problems can help you make the most of your personal oasis while contributing to a beautiful, vibrant urban environment. Here are some tips to help make your outdoor space one of the best on the block:

MOW HIGH

It's best to keep the blade of your lawnmower raised for a 2.5 to 3 inch cut to help a strong root system develop in the lawn and discourage weed growth. It's also a good idea to alternate your mowing pattern and mow often enough that you aren't removing more than a third of the grass.

WATCH FOR PESTS

It's not uncommon for yards to come under threat from insects, weeds and diseases. A small number of weeds or bugs is nothing to worry about. And if you catch a problem

before it gets out of hand, you will have an easier time dealing with it.

Urban pesticides can help manage these threats and keep outdoor spaces healthy and enjoyable. They come in consumer formulations that are specifically made for use by homeowners. Products on store shelves are approved by Health Canada before they are made available to consumers to ensure they're safe for people, pets and the environment.

WATER EARLY AND DEEPLY

The best time to water your lawn is in the early morning when you'll lose less moisture to evaporation. Watering in the evening can leave your grass susceptible to disease.

Try watering deeply 1-3 times per week instead of everyday. That will encourage deep root growth and help your grass survive in drought conditions. Make sure to follow any watering restrictions that may be in place in your neighbourhood.

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ATTENTION  
BUILDERS/  
INVESTORS

Rare 9.88 Acre Corner Parcel  
fronting on Highway 27 and  
King Vaughan Rd in  
Sought-After Kleinburg.

Located in the Greenbelt, this prominent corner offers a rare blend of high visibility and natural surroundings. Ideal for visionary investors, this location holds incredible potential for various uses as well as future potential for development opportunities as policies evolve - a Legacy in the making!



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EXECUTIVE TOWNHOMES IN  
KING CITY, VAUGHAN, AND OAK RIDGES



These executive townhomes have been carefully curated and include the following benefits:

UP TO 2,450 SQ.FT  
1 & 2 CAR GARAGE  
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# Outdoor living trends in 2025

(NC) Many of us today are redefining how we use and enjoy our backyards, blending cutting-edge design with personalized touches. According to the experts at Trex, the world’s leading brand of decking and railing, here are four trends that are shaping outdoor living his season:

**SEAMLESS SEGUES FROM INSIDE OUT.**  
Look for the lines between indoors and outside to continue blurring. Innovative ways to create seamless transitions that dissolve the boundaries between indoor comfort and outdoor enjoyment are essential.

**CLIMATE-FRIENDLY FEATURES.**  
As climate resilience becomes a top priority, outdoor areas are being designed to withstand every season and adapt to a wide range of conditions. A solution that offers a balance of comfort, durability, ease and style is key to keeping these spaces practical and inviting. For example, a recent development in composite decking is heat-mitigating technology,

which helps keep surfaces cooler than standard composite boards of a similar colour.

**COZY AND CURATED.**  
Embrace the charm of smaller, purposefully designed outdoor spaces that cater to specific activities like dining, socializing or unwinding. Level changes, pergolas and privacy screens are clever ways to incorporate definition and architectural interest.

Deck railings also play a pivotal role by providing the frame to a backyard masterpiece. Sleek black-on-black railings continue to be a favourite choice for a modern, minimalist aesthetic, while cable railing and glass panels are ideal for optimizing views.

**MERGING COMFORT WITH CONVENIENCE.**  
Technology is revolutionizing everything at home, and the backyard is no exception. With smart features designed for both ease and entertainment, today’s outdoor retreats rival the sophistication of any indoor living area.

High-tech products like app-controlled lighting, weatherproof audio components and smart security systems enhance comfort and safety, while features like built-in USB ports, wireless charging stations and outdoor Wi-Fi hotspots ensure your backyard stays connected. Once considered indulgences, these additions are now more accessible than ever.

Start planning your dream outdoor oasis at trex.com.

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Modern Luxury Home with Yorkville Charm!

\$4,888,000

Exceptional luxury living just steps from Yorkville! This fully renovated gem offers over 4,000 sq. ft. of elegant space across four levels on a premium lot! Enjoy a stunning dual-tone chef's kitchen, high ceilings, and exquisite landscaped grounds with private terraces and entertainer's dream backyard!

Timeless Estate Steps from Yonge!

\$3,398,000

Spectacular luxury home just steps from Yonge Street, offering over 7,500sq. ft. of refined living space! This luxury house sits on a lush quarter-acre lot surrounded by mature trees, and features a double-height family room, chef-inspired dual-tone kitchen, and dreamy rear grounds with multi-level deck, fire pit, and oversized cabin!

Stylish Condo in Prime Markham!

\$610,000

Luxury condo living in the heart of Unionville! This bright ground-floor unit in Riverpark Condos features a spacious open layout, full-sized stainless steel appliances, stone counters, and a sunny northwest terrace! Enjoy world-class amenities including a full gym, indoor pool, and unbeatable access to shops, transit, and trails!

Chic Yorkville Condo with Urban Flair!

\$510,000

Chic downtown condo in the heart of Yorkville with world-class amenities just steps away! Enjoy boutique shopping, fine dining, and major attractions nearby. This stylish unit features Caesarstone counters, modern finishes, and in-suite laundry—all with easy access to TTC, DVP, and the vibrant energy of the city!

Elegant French-style Estate!

\$4,078,000

Exquisite French-style estate home in prestigious King City, offering refined luxury on a premium ¼ acre lot! Enjoy spectacular views, soaring ceilings, and designer finishes throughout. Highlights include a chef-inspired Sub-Zero/Wolf kitchen, and a lavish primary suite retreat with private balcony and coffee bar!

Luxurious Custom Home in Woodland Acres!

\$3,800,000

Stunning custom-built home on 1.15 acres in the prestigious Woodland Acres community! This luxurious estate features 17 ft ceilings in foyer, a chef's kitchen with granite counters and six-burner stove, and an entertainer's dream backyard with inground pool, patio, and spacious grounds perfect for play or seasonal entertaining!

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## LOCATION. LUXURY. LIFESTYLE.

Experience luxury at King Heights Boutique Condominiums in King City, with suites starting from \$466,533. Spacious 1–3 bedroom layouts boast smooth high ceilings, custom cabinetry, quartz countertops. Enjoy premium amenities, including 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.



## LUXURY CUSTOM HOME ON 1.98 ACRES

Nestled on a private 1.98-acre lot with over 300 ft frontage, this stunning custom bungalow loft offers over 7,500 sq ft of luxurious living space. Surrounded by mature trees, it features soaring ceilings, a chef's kitchen, spa-like primary suite, renovated baths, heated 6-car garage, and a finished basement with bar, sauna, gym, movie room, and more.



## CUSTOM HOME, PRIME WILCOX LOCATION

This brand-new custom home near Lake Wilcox showcases 10ft ceilings, floor-to-ceiling windows, a chef's kitchen with JennAir appliances, and a grand 20ft family room. Features include balconies, heated basement floors, stylish finishes, and exclusive lake access. Modern design and elegant craftsmanship define this luxurious, light-filled residence.



## 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!



## 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.



## 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.



## 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.



## 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!



## 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!



## MODERN CONDO IN DOWNTOWN TORONTO

Welcome to this bright, functional Toronto condo featuring 1 bath, open layout, modern kitchen, 9-ft ceilings, and in-suite laundry. South-facing views and abundant light enhance the space. Enjoy top-tier amenities, walkable convenience, and vibrant city living—ideal for first-time buyers or investors. A move-in-ready gem in prime location!

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