

RESALE HOMES COLLECTIONS

FEATURES

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Your Home?**

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REMAX TRENDS Thanks Community with Annual *Holiday Party*

Holiday spirit is definitely in the air and feelings of gift giving in every shape and form are definitely dominating social media in the form of draws, holiday party's, charitable gifts and community events.

Along with neighbouring businesses we recently hosted a holiday party for our clients and local community. I find Christmas is not only a time for tangible gifts but a time to give from the heart. We adorned our businesses in usual holiday spirit with lights, music, entertainment, photos with Santa, face painting, draws and Christmas treats for an evening of holiday magic. We had a moving "Flash Mob" style performance by our talented local teenagers from the Dance Loft and the beautiful voice of Aliyah Di Mascolo, a very talented young girl from our King City Community.

Continued on page 4



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How to make Holiday Wreaths the easy way

There are many different ways to decorate homes and businesses for the holidays. Tall evergreen trees are among the most visible symbols of the holiday season. However, wreaths hung on doors, windows or fences also are ubiquitous this time of year.

Wreaths adorn homes primarily during the holidays of Easter and Christmas. Wreaths have also been worn around the head or neck in ceremonial events around the globe for centuries. It is believed the first wreaths date back to ancient Greece and Rome. Members of the Greco-Roman society were known to hand-make ring-shaped items using fresh tree leaves, small fruits, flowers, and twigs. Oftentimes these headdresses symbolized a person's social status. Others suggest wreaths evolved to become a Christian symbol of immortality.

Regardless of how wreaths are viewed, many people like to display wreaths for the holidays. Wreaths can be purchased premade, but making a wreath on your own can make the holidays even more fun.

One of the easiest ways to make a wreath is to design it around a circular floral foam form. Gather supplies to make the wreath. For traditional wreaths, supplies will include sprigs of evergreen (real or artificial), ribbon, floral wire, bows, and artificial berries. Working around the foam form, arrange the boughs of evergreen, using the floral wire to wrap or pin into the foam itself. Keep the layers coming until you get the desired coverage. Embellish with a ribbon or place a bow.

The blog *A Piece of Rainbow* says that creating a wreath jig is an easy way to make a wreath. Cut a dollar-store laundry basket bottom from the top ring to make a template, on which you can place wreath-making materials so they keep their circular form. Use floral wire or natural jute string to tie the materials together. Experiment with fresh evergreen, twigs, holly branches, or whatever materials you choose.

Thick card stock also can serve as the wreath template. Attach artificial flowers or leaves, spray snow, ornaments, or other items to the card stock ring with a firm adhesive.

Many craft stores sell wreath forms made of natural vines that have been strung in a ring. These can be decorated in their entirety or left a little sparse to let the natural twine show through.

Wreaths may seem like complicated creations. But a little imagination and the right materials is all it takes to create a homemade wreath.



Did you know?

The holiday season is rife with tradition. Some holiday traditions, such as holiday lighting displays, are impossible to miss, while others are more subtle and possibly even unknown to many celebrants. One tradition that falls into the latter category involves the placing of oranges into Christmas stockings. The origins of Christmas stockings are rooted in legend, and one of the more popular tales involves a widowed father of three beautiful girls. According to Smithsonian.com, this father was struggling to make ends meet and was concerned that his financial struggles would affect his daughters' ability to find a spouse. As the legend goes, St. Nicholas was wandering through the man's town and heard of his concerns. Recognizing that the man was unlikely to accept charity, St. Nicholas slid down the chimney of his house and placed three gold balls in the girls' recently laundered stockings, which were hanging by the fire to dry. The value of the gold balls, which were discovered the following morning, was enough to ensure the girls could eventually wed. So what does that have to do with oranges? Those who wanted to replicate the tale could not so easily come upon gold balls to place in stockings, so they chose something similar in appearance: oranges.

**Season's
Greetings**
from all the staff at

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Jeff Lacey* & Cinda Brown* \$ 8,750,000**

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14378 Yonge St, Aurora



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Andrea Pinska* & Lynda Lacey* \$ 2,498,000

35 Kleins Ridge, Kleinburg



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Lynda Lacey* & Mike Lacey* \$ 2,389,000

17102 Warden Ave, Whitchurch- Stouffville



Excellent investment property! Conveniently situated close to the newly completed 404 extension and Newmarket. This idyllic country setting consists of over 46 acres on gently rolling hills offering beautiful pastoral views with acres of private riding/walking trails. Renovated 5 bedroom farm house with outbuildings, large principal rooms, 9' ceilings, slate and hardwood floors. Great potential for an equestrian / farm / investment property with long (1 km) treelined drive. Situated among century maples, towering pines with stream and ponds offering a serene and tranquil setting. 30' X 40' garage, sauna and covered porches. Endless possibilities!

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Amanda Vizzello* & Sean Black* \$ 1,150,000

247 Forde Crescent, King City



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Lynda Lacey*



Lynda Lacey*



David Nattress**



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Amanda Vizzello*



Cinda Brown*



Diana Dunlap*



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Stephanie Sinclair**



Anita Parliament*



Pamela McIntyre**



Andrea Pinska*



Ian Hastings*



Sean Black*



Jeff Lacey***



Continued from the cover

We thank you for joining us and supporting our commitment to the Community and on that note we reflect on the New Year and in what ways our business can be more instrumental in helping you with your home ownership goals, relocations, downsizing, upsizing or at least helping you evaluate your options in this ever changing economy.

Traditionally speaking the “spring market” is considered one of the most popular times to offer your property for sale although for those who can manage it the holiday season is one of the prettiest in the entire year with homes all decked out in Christmas décor and many families having some time off work and able to dedicate some of that time to shopping for a new home! Something to consider!

For those who are “all hands-on-deck” during the holiday season and have little time to spare then planning for the spring market may be more feasible and we can help ensure that you are informed and ready!

We have a knowledgeable, results driven group of agents, financial advisors, interior design experts, home stagers, photography and marketing gurus all ready to customize a sales and marketing package for your home.



Call us for an informal evaluation or an in-depth market value assessment either one is complimentary and obligation free. Buying or selling a home is a significant milestone and we love being part of the process with our clients. Building relationships is our most important objective as this is what creates trust and confidence in what

we do and what we can do for you! We are happy to share client testimonials, brand statistics, reach and market share so you can rest assured that you will be in good hands with us at Re/Max Hallmark Trends Group Realty!

I leave you with best wishes for a magical and memorable Christmas and a Happy New Year!!



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WHAT'S YOUR HOME WORTH? Call us for a complimentary Market Value Assessment

Decorate with a nose toward inviting holiday aromas



Holiday decor is as much about the sights and sounds as it is about the scents of the season. Few things evoke the holiday spirit as much as the aroma of fresh evergreen or spicy cinnamon and cloves. Incorporating inviting aromas into holiday decor can make homes feel even more special.

Filling a home with fragrant decor takes a little ingenuity and planning. Here are some ideas to incorporate the scents of the holiday season into your decor.

★ **Use a real Christmas tree.** An easy way to create a pine-like scent indoors is to select a real Christmas tree. Ask the tree farm which varieties are the most fragrant. If a fresh tree is not possible, fill a decorative basket with pine cones and evergreen boughs for that woody appeal.

★ **Create a seasonal scented simmer.** Take to the stove to make a homemade air infusion from ingredients in and around the house. Simmer pine branches, citrus peels, vanilla, nutmeg, cinnamon, and whatever else can be placed in a pot or slow cooker with water. The scents will permeate the house for hours if enough water is added to the mixture.

★ **Make holiday sachets.** Some of the same ingredients for the holiday simmer can be dried and sewn into sachets. Add ribbon and hang on real or artificial trees. Or tuck the pouches into various areas around the house.

★ **Experiment with scented candles.** Scented candles can be found at various stores during the holiday season. Select among popular holiday aromas like pine, cinnamon, apples, and Christmas cookie varieties.

...Rich and inviting aromas can fill a home with the holiday spirit...

★ **Utilize essential oils.** Natural food stores and other retailers may sell essential oils, which can be diluted and sprayed on surfaces or into the air. Exercise caution around upholstery, or test for staining before use.

★ **Spend more time in the kitchen.** Add delicious scents to the home by way of freshly baked goods or holiday meals. Nothing beats the smell of cookies right out of the oven, and the scents can linger for hours.

★ **Make beeswax ornaments.** Add scented oils to melted beeswax and pour into molds. Hang these creations as ornaments on trees or in other areas of the home.

★ **Craft some “gingerbread” ornaments.** A mixture of cinnamon, applesauce and glue can be used to make ornaments or gift tags that resemble gingerbread cookies, and these ornaments have more staying power than actual cookies.

★ **Design a pretty pomander.** Stud an orange with cloves. Cut off the top of the orange and hollow out a place for a small tea light. The warmth of the flame will produce more scent.

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Published By:





Spicy Cheese Balls

Hosting often involves serving food, and the following recipe for "Spicy Cheese Balls" from A.J. Rathbun's "Party Snacks!" (Harvard Common Press) is sure to please hosts who want to serve their guests an hors d'oeuvre that's simple but spicy.

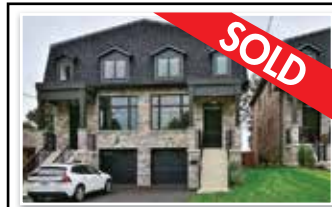
Makes 35 to 40 bite-size balls

- 1 8-ounce package cream cheese, at room temperature
- 1 cup grated sharp cheddar cheese
- 1 teaspoon minced garlic
- 1 tablespoon chopped fresh parsley
- 1 teaspoon cayenne pepper
- 1 teaspoon freshly ground black pepper
- 1/2 teaspoon kosher salt
- 1 cup finely chopped walnuts

1. Put the cream cheese, cheddar, garlic, parsley, cayenne, black pepper, and salt in a food processor. Process for 5 to 10 seconds, until well blended. Scrape the mixture into a bowl, cover, and refrigerate for 1 hour.

2. Spread the chopped walnuts on a plate. Shape the cheese mixture into 35 to 40 small cheese balls, each about the size of a large marble. Roll each cheese ball in the walnuts, coating the outside (you may want to press a little to ensure sticking).

3. Serve the cheese balls on a large platter. You can put a toothpick in each ball, but you could also surround them with crackers and let guests use their hands. It all depends on what kind of party you're having.



15 KENNEDY STREET EAST, AURORA



27 GLENVIEW DRIVE, AURORA



134 BATSON DRIVE, AURORA



14 ALBERY CRESCENT, AURORA



43 COUSINS DRIVE, AURORA



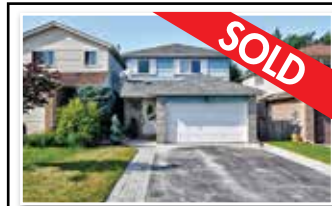
87 OCTOBER LANE, AURORA



99 BROOKEVIEW DRIVE, AURORA



117 COON'S ROAD, RICHMOND HILL



514 BRITANNIA AVENUE, BRADFORD



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317 MURRAY BOULEVARD, INNISFIL



35 BAKER HILL BOULEVARD #216, STOUFFVILLE

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Real Estate Market Update – Aurora



Snug in York Region

After an incredibly snowy November home purchases decreased 18 per cent year over year in Aurora. Buyers took action to purchase 64 homes in Aurora of all types at 7 per cent higher average price of \$928,232 and supply of homes for sale remains low. At the current amount of homes for sale coupled with this demand there is a 3.4 month supply keeping Aurora in a Seller's advantage market. At the start of December there were 183 homes for sale a drop of 39 percent compared to 2018. It's been taking 49 days for homes to sell which includes those that may be placed on the market multiple times often due to price changes. Seller's received 98 per cent of their asking price while qualifying for homes priced above \$2 million has been the challenge and only 2 sold in November.

As you plan towards the new year call a REALTOR® to provide you with comparative market analysis for your home and a guideline towards preparing the home for sale.

– Written by Connie Power

Connie Power Assistant Manager - Sales Representative
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*The statistics provided herein were obtained from the Toronto Real Estate Board; Regional Housing Market Tables; York Region, Aurora for November 2018, 2019 and the November Summary of Existing Home Transactions of all home types 2018, 2019 for all TREB Areas.

***Not intended to solicit those currently under a real estate contract.



How to simplify holiday hosting on the day of the party

Come the holiday season, many people look forward to gatherings with family and friends. Such gatherings are often held in private homes, and that means someone must take on the task of hosting.

There are many advantages to hosting holiday gatherings. Hosts won't have to travel during a notoriously busy time of year to take to the roads and sky. Hosts also won't have to book hotel rooms or arrange for other accommodations, saving them money and time during a season that tends to be expensive and packed with social engagements.

As the day of their holiday parties draws near, hosts can take several steps to make the day of the party easier, allowing them to spend more time with their family and friends.

Choose the right menu.

The right menu can go a long way toward making hosting easier on the day of the party. Various factors, such as food allergies and the size of the guest list, must be considered when planning a holiday menu. As hosts scour cookbooks for the right foods, look for recipes that don't require everything to be done on the day of the party. Prep work tends to take as much, if not more, time as cooking the foods. So look for recipes that allow you to do most, if not all, of that prep work in the days leading up to the party.

Clean the common areas.

Guests likely won't be spending time in every room of your house during the party. So when it comes time to clean, focus on the common areas

where guests will be. Living rooms, dining areas and restrooms should garner the bulk of your attention when cleaning. If guests might be wandering outdoors, make sure leaves and dirt have been cleaned off of patios and decks.

Plan a playlist in advance.

Expect to be busy on the day of the party, even if the party is catered or all the food prep was done long before the first guest arrived. Because you will be busy welcoming guests, you likely won't have time to set the musical tone for the party, so do so in advance of the big day. If you want to stick to holiday music, many streaming apps offer various stations that play holiday music exclusively. Simply choose a station you like and then begin playing music when the first guest arrives.

Make a list of supplies and check it twice.

About two weeks before the party, sit down and make a thorough list of everything you expect to need. Include food, beverages, dining needs (i.e., plates and silverware), and entertainment. A couple of weeks before the party, purchase items that won't spoil, such as beverages like water, soda, wine, and beer and extra utensils if necessary. Doing so saves time during your grocery store trip the week of the party.

Holiday hosts can take several steps in the days leading up to their parties to make hosting easier once guests arrive.



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*Photos
with Santa*

December 14th

11:00am - 3:00 pm

WHERE: 1700 King Rd, Unit 22
King City, ON L7B 0N1



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Of Luxury On 1.25 Acres
Builders Own Home \$ 2,750,000



In Town Paradise! Over 5,000 Sq Ft
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Amazing Backyard Oasis! \$2,200,000



This One's Loaded! \$1,988,000
Premium Lot, Demand Location!
Thousands In Extras & Upgrades



Muskoka Style Backyard \$1,850,000
Totally Renovated Home From Top To Bottom,
3 Car Garage



Modern Bungalow! \$1,598,000 Situated
On Quiet Court On Approx.13.5 Acres, Oversized Garage,
Finished Walkout Basement



Hot Exclusive Listing! \$1,499,900 South Aurora Location.
Totally Renovated Bungalow, Top To Bottom With Finished
Walkout Basement. Open Kitchen/Family room.



You'll Love The Backyard! \$1,238,000
Inground Salt Water Pool. Renovated 2 Storey Home With
Potential For In-Law Apartment.



650 Stouffville Rd. Sold For 2.4 Million Within
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1043 Nellie Little Cres. Sold For Highest Sale Price
On Street Since 2017. Call For A Free Market Evaluation.



1057 Vice Regent Pl. Sold For Effective Price Of \$1,302,500.
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725 Quatra Cres. Sold For \$1,360,000
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105 Pleasant View Dr. \$1,250,000.
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122 Roxborough Rd. Sold For \$1,180,000.
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113 Aubrey Court Sold Within One Week For \$1,050,000.
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Ask Big Tuna, The Renovating Realtor



By Julien Laurion
The Big Tuna of Real Estate

The end of the year brings the opportunity to reflect on the past year both professionally and personally. On the professional side, I am deeply grateful to all my clients for their trust.

To my clients who bought their first home with me, I thank you for letting me help you find and land that daunting purchase. I can relate to the stress and pressure of buying your first home.

A year ago, my wife and I moved into our first home four months after we had our beautiful daughter. We were incredibly stressed and tired! It was challenging to organize the move and settling in while caring for a four-month-old baby. Now

that we are in and have spent a year in our home, we could not be happier! It's because of my own recent experience, that I really enjoy working with first-time homeowners and why they like working with me! I walk them through all of the intimidating aspects of making that big commitment. I get it.

To all of my readers who are living in their first home, I congratulate you and wish you many years of making memories. To my readers who are crunching their numbers and contemplating making this commitment in 2020, know that the right house is out there for you and together we can find it! 2020 is shaping up to be another great year for real estate.

I wish all my readers, neighbours, friends and family a happy holiday season and a joyous and prosperous 2020.

Who is Big Tuna, The Renovating Realtor?

Julien Laurion AKA Big Tuna, is a local Real Estate Sale Representative with RE/MAX Hallmark York Group Realty in Aurora. I am a real estate agent who has expertise in both Real Estate and Renovations and have been involved in this community for over 20 years. If you have a question for my monthly article or if you are considering buying, selling or leasing a home please feel free to call or email me directly at (416) 402-5530 or julien@bigtuna.ca or by alternatively visiting my website www.bigtuna.ca or Facebook page @bigtunarealty



How to create a durable gingerbread house

GINGERBREAD cookies and houses are one of the many symbols of the holiday season, alongside Christmas trees and twinkling lights. In fact, few confections symbolize the holidays more so than gingerbread.

Many a child (or a child at heart) has spent hours carefully trying to create decorative gingerbread houses. Although gingerbread recipes span various cultures, gingerbread houses originated in 16th century Germany. The fairy tale "Hansel and Gretel" helped solidify the popularity of gingerbread, which became part of Christmas traditions.

Even though gingerbread houses can be fun to make, there's no denying it can be exacting work — especially for those who strive for perfection. Prepackaged kits attempt to take some of the guesswork out of the equa-

tion, but those who are crafting from scratch can employ these tips as they build their gingerbread houses.

★ **Go for form and not flavour.** Few gingerbread houses ever get eaten, so focus on finding a dough that will bake up rock hard as opposed to one that tastes good.

★ **Get the right icing texture.** Pastry artist Catherine Beddall says royal icing is the preferred "glue" to adhere gingerbread pieces. Beddall says icing should be thick like peanut butter and not runny.

★ **Mind the dough.** Do not roll out the gingerbread dough too thin or it may become brittle after being cooked. Always cut out shapes before the gingerbread is baked. Let the baked pieces sit overnight to cool completely before using them to build.

★ **Patience is key.** Allow the icing to dry for at least a couple of hours after adhering each piece and before moving and handling the house, says Beddall. Work in stages so that individual items can be decorated and allowed to dry. Then the walls can be put together, followed by the roof pieces.

★ **Kids likely will need help.** Children may not have the patience or steadiness to handle complete gingerbread construction. They can decorate the separate pieces of the house while the components are laying flat, which is easier for kids. Adults can do the main assembly later on.

★ **Utilize a template.** Free-handing may not be easy. Cut out templates using cardboard or poster board for various gingerbread pieces.



One of the most important tips is to have fun. Don't take gingerbread house making too seriously as a novice. Rather, enjoy the experience and the centuries-old tradition.

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Do you think you can find us a spectacular home to buy with all of our must have wish list?

It was just a dream from new Canadian clients to own a home on the lake. Four years ago they tested the waters by renting a home on the lake in addition to owning a condo in the city and the dream only deepened and grew. Their search to purchase commenced in 2018 as pricing was transitioning lower in the Greater Toronto Area and beyond. They soon realized that Seller's of rare properties that they had in mind would often insist on pricing far greater than most would anticipate or be able to justify with any lender.

Another year passed and with daily scrutiny of lakefront offerings, one home hit the radar of their interest and caused the Buyers to pause and re-evaluate and edit their wish list.

The home had a view, a grand lot, ample space, ideal location, closeness to the lifestyle they wanted most but not the style they'd prefer. They agreed that since pricing was negotiated skillfully this truly could be the custom home of their dreams in Canada. They could live in it now but rebuild to the specifications of their dreams, visions and ideas in the future. The plans, the learning, the pricing and the excitement that has come with this challenge deepened their own decades long relationship with one another and

an official engagement was also announced.

Sometimes finding that special home requires time, a shift in priorities and an openness to the possibilities of construction, renovation or design to find the perfect fit. For this couple, lakefront home ownership is now a fulfilled dream and they look forward to the possibilities the future will hold for them while still being so close to the city.

Serving clients to achieve their dreams and visions is one privilege REALTORS® share and this particular journey was a warm journey towards the endless possibilities this REALTOR® is grateful to share in.

At this holiday season and carried into the coming new year I'd like to take this time to sincerely wish you love, happiness, warmth and comfort and an endless amount of dreams to fulfill in real estate and well beyond with family, friends, health and prosperity.

– Written by Connie Power

Connie Power Assistant Manager,
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for RE/MAX Hallmark York Group Realty Ltd., Brokerage serving
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Wishing all of our Friends, Clients & Community a

Merry Christmas and a Happy New Year...
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We look forward to serving your Real Estate needs in the New Year!



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