

RESALE HOMES COLLECTIONS

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A SMARTER HOME: Tech innovations for every room

(NC) With technology advancing at such a rapid pace, cool gadgets are becoming the norm in many homes. These innovations are so much more than showpieces, and in many cases can provide time-saving solutions to real, everyday problems.

Here are must-have tech innovations for key rooms in your home:

• **THE LAUNDRY ROOM:** A recent survey shows that 46 per cent of consumers state mould and odour as their top frustrations when it comes to front-load washing machines. If this is a concern for you, consider upgrading to GE Appliances' new UltraFresh front load laundry pair, which can help prevent the growth of odour-causing bacteria without needing to wipe down the machine or leave the door open after each load. The washer features wider gaskets angled to allow water to fully drain after the wash cycle, and built-in vent systems that remove excess moisture. Antimicrobial material is also incorporated in the seal, gasket, dispenser and pump to further prevent the growth of unwanted – and potentially smelly – bacteria.

• **THE BEDROOM:** Waking up is hard to do, especially with an annoying alarm clock beeping at a jarring volume. Inspired by nature's sunrise, the Philips Wake-Up Light uses a unique combination of light therapy and sound to help wake you up in a more natural way. The colour of the morning light changes gradually from soft dawn reds through warm orange to bright yellow.

• **THE BATHROOM:** It's a well-known fact that everyone's voice sounds better in the shower. Ready to take your skills to the next level? Kohler recently released a spa-worthy showerhead with a built-in wireless speaker that delivers up to seven hours of music, news and more by pairing with your device via Bluetooth. You can even connect it to other speakers, so your family members can listen to the same song when in different rooms in your home.

• **THE HOME OFFICE:** Over the last few months, many of us have been adjusting to work away from the comforts of a typical office setting. If you're looking to up your home office game, check out the HP Tango X Smart Home Printer. This printer connects to all of your devices and works with your voice assistant. Because it uses a two-way cloud connection, you can print from anywhere without having to access your home Wifi. It comes in beautiful charcoal and indigo finishes.

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By Julien Laurion
The Big Tuna of Real Estate

Dear Big Tuna- My husband and I recently came into a bit of money, not a lot, but enough that we would like to make some home improvements. We are long time residents of Aurora and are also considering downsizing in a couple of years. What do you recommend?
Sincerely, Sci-Gal

HI SCI-GAL, that is a great question! Every budget is different, but for all levels there are always some affordable options for home improvements to ensure you maximize your Return on Investment (ROI). A warning with improvements: these are not fool proof as they are subjective. A classic example is installing a backyard pool, typically this is a lifestyle decision for the family and not the next buyer. However; there are some areas that you can focus on that do improve both enjoyment and resale of your home.

A great place to start would be with a minor bathroom renovation. What is minor? Well, it can be as simple as changing the bathroom fixtures, painting, upgrading the lighting, changing the vanity and in some really dated homes remove the carpeting! Minor projects are those that do not require a lot of work and can be done in a weekend. This type of upgrade can often provide with over 100% ROI

versus doing a major renovation. Major projects such as; removing walls, making the room larger, changing the location of shower, will yield about a 93% ROI upon resale of your home. The difference in return is due to increased costs in construction.

Two other big ROI improvements areas to consider are landscaping and outdoor entertainment spaces. Upgrading or improving the landscaping of your home typically will provide you with a 100% ROI. Adding or improving a deck or patio space will give you an average 90% ROI. These are popular options as they do not interfere with your indoor living space.

A word of caution, the ROI data is based on the "average" finishes I discussed. No matter what room or area you decide to spend your money on remember this golden rule: Do not spend more than necessary to get your investment back! It is a balance.

Sci-Gal, if you are concerned with ROI rather than your enjoyment factor and if you're not working with a

Realtor; who can help advise you – call Big Tuna! - you can always go online and review previous sales that are comparable to your home and in your neighbourhood. I always tell my clients to consider the next buyer when preparing a home for resale. Unique and extravagant is not always best option!

Julien Laurion AKA Big Tuna is a local Real Estate Sale Representative with Royal LePage Your Community Realty in Aurora. I am a real estate agent who has expertise in both Real Estate and Renovations and has 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

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fall home maintenance tips

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(NC) Now that fall is here, it's time to get your new home ready for winter before the inclement weather arrives.

However, it's important to know that if issues arise in those first seven years that can be traced back to a lack of proper homeowner maintenance, they won't be covered. To ensure that your warranty rights are protected, here are some fall maintenance reminders for your new home:

- Check your windows and doors inside and out for any cracks or separations around the frames. Apply caulking to any damaged areas. This will prevent water penetration or heat loss.
- Look for damage or wear to the weather-stripping on your exterior doors and replace if necessary. This keeps warm air from seeping out of your home.
- Inspect eavestroughs and downspouts. Remove any leaves and debris that can create messy, smelly blockages that could build up over winter. If you see cracks or seam separations in your eavestroughs, fix them with caulking.
- Shut off your home's exterior water supply and drain all exterior water lines and hoses. You should leave the taps open a bit – this will prevent any remaining water in the lines from freezing and damaging the water supply line.

- Have a professional roofing company inspect the roof to ensure that shingles, flashing and chimney caps are all in place and properly sealed.

- Clean and test all your exhaust fans, including dryer vents, stove vents and furnace vents. Clean or replace your furnace filter and consider having your furnace serviced to prepare it for winter.

- Inspect your gas or wood-burning fireplace and chimney dampers, and have them serviced or cleaned if necessary.

- Test all smoke alarms and carbon monoxide detectors to make sure they are in good working order.

Find a full list of home maintenance tips at tarion.com.
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Designer tips to bring global *style home*

(NC) This summer, see the world from the comfort of home with globally inspired design. From the Greek Islands to the Santa Fe desert, Sharon Grech, Benjamin Moore colour marketing expert, shares her advice to bring the aesthetic of some of the world's most exciting destinations into your home – no travel required.

SANTORINI: Create a calm and refreshing space with a palette of timeless Grecian blues, whites and greys. These serene Mediterranean shades have classic appeal that will never go out of style. Looking to refresh your kitchen? "Make your light-coloured countertops pop by painting your lower cabinetry a vibrant shade of blue, like Lazy Sunday 830," says Grech.

BOSTON: If your style is a mix of classic and contemporary, take inspiration from the heritage hues and aesthetic of Boston. You can easily bring the feel of this east-coast city by adding warm toned plants and greens to your home. "Perennials such as coral bells and sedums are easy to care for and will add beautiful pops of warm colour to your front or backyard."

CAPE TOWN: Bring the vibrant and bold colour palette of Cape Town to your home by adding accents of pink and orange. Bathrooms and powder rooms are ideal spaces to experiment with bolder colours – painting a wall or vanity in a bright shade will create an uplifting space that energizes and rejuvenates. "Since bathrooms can be the most susceptible to water and steam damage, be sure to use a product such as Benjamin Moore Aura Bath and Spa, which provides a luxurious matte finish designed for high-humidity environments."

SANTE FE: Add warmth and comfort to your living room or home office with an earthy colour palette inspired by the desert landscapes of Sante Fe. Shades of gold, muted oranges and accents of turquoise create an eclectic and collected feel that complements styles ranging from classic to minimal.

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Minimal style with maximum comfort

(NC) Minimalism is getting maximum attention these days, since this style of design no longer needs to have hard edges or be uncomfortable. The new approach celebrates nature and serenity without sacrificing warmth and comfort. Sharon Grech, Benjamin Moore colour marketing expert, shares her three tips on how to create a warm and inviting minimalist space in your home.

BUILD ON YOUR BASE COLOURS: Like all good design, minimalism starts with the basics. The first step to beautiful design is selecting your colour palette of two to three colours that you will use throughout your space. Warm neutrals like creams, beiges and greys will help create a timeless and subtle starting point that lets your décor shine. "Neutral paint colours like Thunder AF-68, White Heron OC-57 and even a muted rosy hue like the Colour of the Year 2020 First Light 2102-70 are ideal choices for an inviting minimal space," says Grech.

ADD NATURAL TEXTURES. The key to an inviting design is thoughtfully adding texture and layers. Natural materials and textures have a calming effect and add softness to minimal spaces. Complement your neutral base colours with woven rugs, wooden chairs, rattan furniture and plants to add depth and visual interest and create an inviting and serene look. Group accessories in neutral shades together – think antique whites, sun-bleached beiges and stormy greys to create a harmonious look that is easy on the eyes.

DO IT YOURSELF: Consistency of colours, textures and tones are essential when creating a warm and inviting minimal space. One way to achieve a consistent look is to paint wooden furniture and cabinets to create a unified and complementary set of tones throughout your home. "Painting wooden furniture and cabinets is an approachable do-it-yourself project. There are two key elements to properly painting furniture: first, smooth out any uneven textures using sandpaper. Second, make sure you use a high-quality paint designed to minimize brushstrokes, like Advance interior paint from Benjamin Moore."

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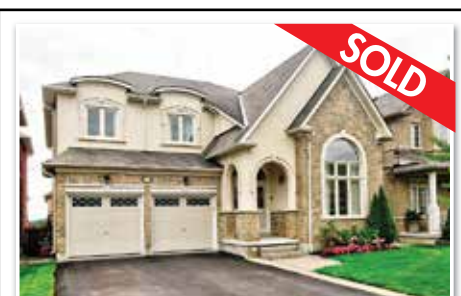
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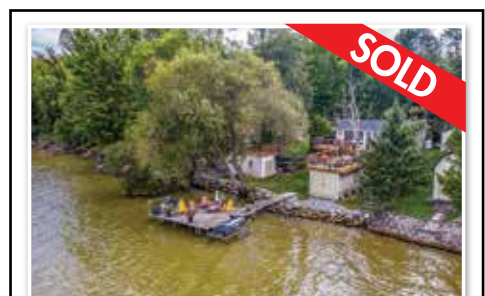
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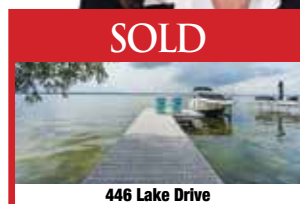
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My buyers
can't wait
to call
this home

We have viewed homes online and we'd like to downsize in a few months. What are a couple of tips that we could follow for this home that would make it more appealing to buyers?

As you look at the personal home space, depersonalizing is the next step because in the home in question many tend to display collections, family and personal photos, material goods gathered from experiences, travelling and some may hold onto furniture items and textiles that have been upgraded over time in hopes to use them again at a vacation property or keep for family members when they enter the real estate market. Editing is the first step to making a home feel larger and if assistance in this area is needed there are organizing specialists who can further assist with inspiring this next level of clearing to occur.

Painting out a home in light neutral paint colours will give a lighter airier feel to the walls, ceilings and trim work in the home and a more modern feel. In the case where there is darker flooring, the home will still have a feeling of coziness even with light walls. The neutral backdrop may help Buyers decide how they will then personalize the home once purchased with their own preferences.

Pot lights have a way of lifting the height off a ceiling and if adding more lighting by a licensed electrician is not a consideration, be sure to have ample lights for each room in good working order to lighten and brighten every corner for future buyers as they tour the home for sale.

Interior home maintenance extends to repairing drywall where there is damage, replace dated cabinet hardware and faucets throughout the home, maintain and service furnace and hot water tanks, inspect the caulking around showers, baths, sinks and windows. Reduce squeaky door hinges, ensure closet doors operate smoothly and remove carpet stains to give a better first impression.

A clean and fresh smelling home will always be appreciated by Buyers. Pay particular attention to floors, carpets and windows in addition to furniture surfaces. More Buyers will appreciate natural essential oils diffused throughout the home and not smelling smoke, pet odours or chemical smells from commercial deodorizers.

Once these initial steps have been taken a staging consultation may further be of benefit to aid with furniture placement and decor ideas.

The exterior of the home matters, trim trees, weed gardens and add topsoil to flower beds or mulch to keep moisture in. Eavestrough gutters should be cleaned of debris and downspouts should extend at ground level away from the home.

A storage cube may be a great solution for clearing out multiple visual stops throughout the home that may detract from the Buyer being able to maneuver through the home physically and also to stop them imagining how the current homeowner lives in the home and instead envision themselves in the home when they can see with less distraction. Goods are loaded in the storage container and picked up from the home and stored until the cube is then re-delivered to a future address.

Call a REALTOR® today to assist you to design a home Seller's action plan custom to your home before placing the home for sale.

— Written by Connie Power
Connie Power is Manager, Real Estate Sales Representative
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Real Estate Market Update – Aurora

Allured to Aurora Living



September's Aurora housing market unofficial numbers are in and home sales outpaced September of 2019 in a big way.

There were 123 Freehold homes of all descriptions sold across Aurora's ten neighbourhoods, a fifty percent increase in comparison to last year. The average pricing was 19 percent stronger at \$1,253,685. If we remove the highest and lowest sales for the month to find the median price across Aurora the numbers are 20 percent stronger at \$1,075,000. There were 45 homes that sold between \$1,000,000 to \$1,999,999 last month which was a 66 percent improvement in purchases made in this price range. Ten homes sold for greater than \$2,000,000 compared to 4 sales in this price range in 2019. On average it took 21 days for homes to sell in September and Seller's typically yielded 101 percent of the asking price.

Examining the September condo market there was 75 percent more action taken with the 35 condos of all descriptions that were sold compared to 2019. The average pricing for all types of condominium townhomes and apartments combined was virtually level year over

year at \$623,009. Typically condominium sales sold in 30 days, twenty percent less time than the prior year.

The Greater Toronto Area which includes York region continues to attract many moving from the Toronto core for better value, greater square footage and more property and for lifestyle decisions that may have been shifting to the favour of the suburbs for a while.

Call a Buyer Specialist REALTOR® today, book a face to face appointment virtually or safely in person to put together a strategy to help you successfully buy your next home.

— Written by Connie Power

Connie Power is the Manager, Real Estate Sales Representative
CNE® SRS® ABR® SRES®, for RE/MAX Hallmark York Group Realty Ltd., Brokerage serving York region and beyond in the Greater Toronto Area (GTA).
Empowering you in Real Estate, Call Connie today to make an appointment to discuss your next move at (905) 726-0856.

*The statistics provided herein were obtained from the Toronto Regional Real Estate Board; Statistics and Counts for York Region, Aurora for September of 2019, 2020.

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RESALE HOMES COLLECTIONS

Stay safe from electrical fraudsters

(NC) Now more than ever, it's important for you to be aware of the fraudulent services that could put you and your family at risk – physically and financially.

Last year, the Electrical Safety Authority received more than 350 anonymous tips of unlicensed contractors performing electrical work in Ontario. These fraudulent workers put homeowners and their families at risk of electrical shock, fire, and even death.

To help keep you and your family safe, follow these tips:

HIRE A PROFESSIONAL

You wouldn't think twice about hiring a lawyer, accountant or mechanic, and you would never trust an uncertified doctor to perform a surgery – so why would you trust an unlicensed contractor to do electrical work in your home? In Ontario, only a Licensed Electrical Contractor can legally do electrical work for hire, and they will file the

necessary notification of work (permit) and provide a Certificate when work is complete.

DO YOUR HOMEWORK

When looking to hire a Licensed Electrical Contractor be sure to do your research. This includes asking for their ECRA/ESA licence number and verifying it. This number should be on their work vehicle, business card, and any paper and estimates related to the job. Unlicensed contractors often can be identified by the use of unbranded vehicles with no licence number visible or may falsely use the licence number of another contractor.

LOOK FOR RED FLAGS

You may know someone who can do the work cheaply, but consider the real cost if something goes wrong. If a contractor asks you to file a notification of work in your name, offers a discount if you pay them in cash or won't provide a receipt, they may not be licenced to perform electrical work.

Before starting electrical work in your home, find or verify a Licensed Electrical Contractor in your area. Visit esasafe.com.

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UPGRADED TOP TO BOTTOM



Stunning fully customized 3200 sq ft home in South Aurora overlooking protected land offers lofty 10 ft clngs with 9ft on 2nd floor as well as in finished bsmt plus 23 ft clngs in living room. Stained Hrdwd flrs thru-out, plaster crown moulding & panel moulding wall treatments, lrg custom kitchen w/ Island & marble counters open to spacious family rm with floor to ceiling windows, huge bdrms all with ensuites, marble counters, walk in closets, 2nd flr laundry, chic hotel style master suite, fin bsmt with 2 bdrm Nanny/Teen's suite with wet bar/kitchenette, triple tandem garage & more! **\$1,838,000**



MODERN FARMHOUSE SHOWSTOPPER



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With 9ft ceilings on main floor with 2 storey living room open to above, open kitchen and family room, four spacious bedrooms, 2 Full Ensuites and Recent Improvements. Call Rocco Today!



LUXURIOUS HOME IN PRIME AURORA LOCATION \$1,538,000
Approx. 4,500 sq. ft of living space, new backing onto ravine with approx. \$250,000 in upgrades & extras. 9 ft ceilings on main floor with open concept plan, hardwood floors, oak staircase, 4 bedrooms, 3 full ensuites, bachelor apartment or nanny's quarters with separate entrance from side as well as walk-out basement.



BEAUTIFUL SETTING! \$1,438,000
Picturesque Private property Approx. 7.18-acre treed lot with large pond. Minutes to highway 404. Very peaceful setting. Call Rocco today!



PREMIUM LOT IN WOODLAND HILLS! \$989,900
Very well-maintained detached house by original owner. Approx. 5,900 sq. ft premium lot large size kitchen with granite counter, 4 generous size bedrooms. Convenient location, close to go train/ Go bus/ shopping & Hwy 404 & 404!



IN-LAW APARTMENT 949,900
Approx. 1/3 of an acre lot, 3,000 sq. ft of living space. Minutes to many amenities; Description: Highway 404, Southlake Hospital & Public Transit. Recent improvements, new roofs and garage doors. Call Rocco Today!



GREAT STARTER HOME! \$659,900
Steps to Pickering College, Newmarket High, Bogart & Magna Centre. Open concept living & dining, eat-in kitchen, 3 spacious bedrooms, master bedroom with walk-in closet & 4pc ensuite. Call Rocco today!



SOLD FOR \$1,640,000
Call today for a free market evaluation!



SOLD FOR \$1,620,000
Call today for a free market evaluation!



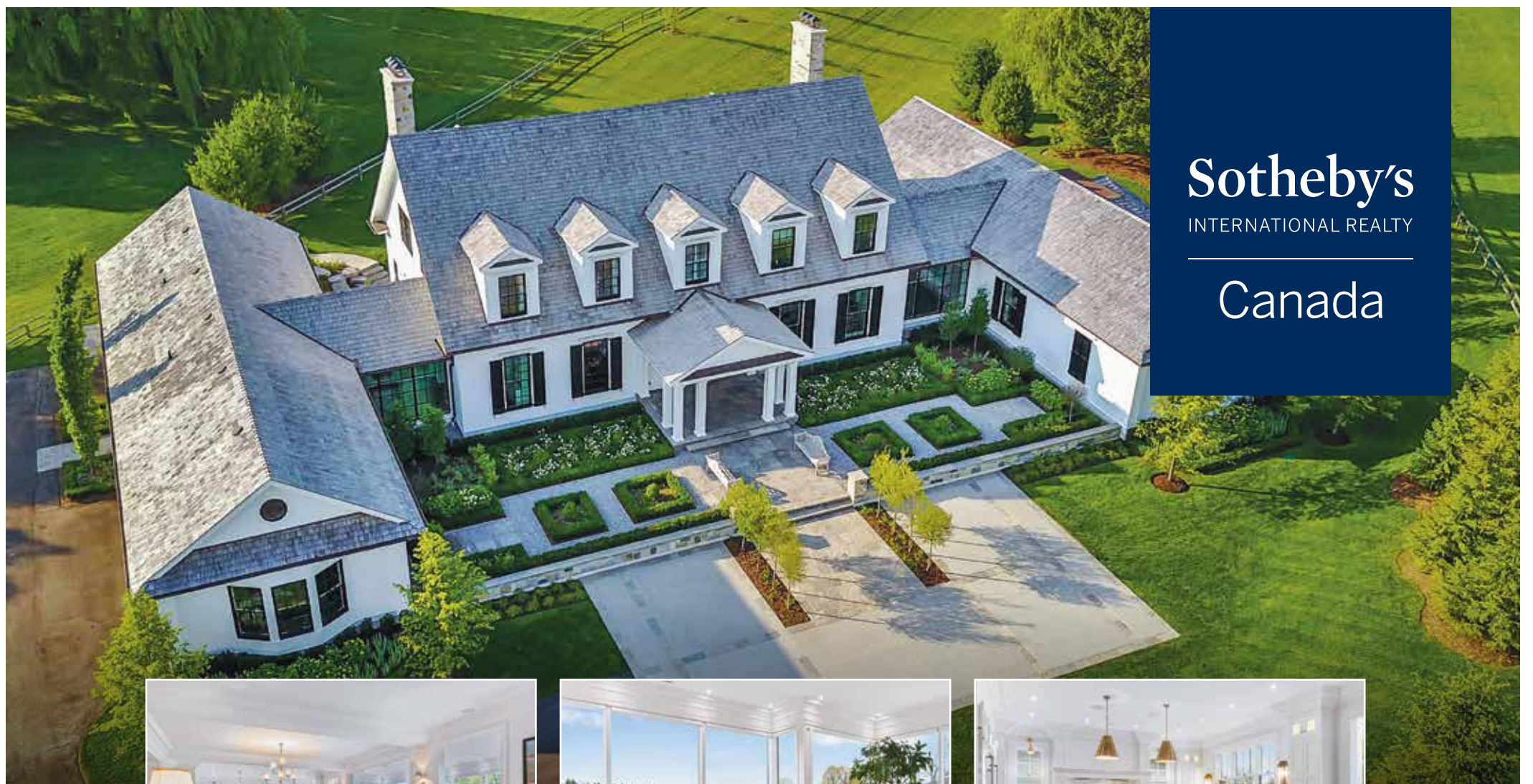
SOLD FOR \$1,610,000
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Exceptional architecture and design will always stand the test of time. New England clapboard siding, a cedar roof and copper eaves and downspouts all come together to amplify classic taste. Outstanding hand-painted millwork and cabinetry throughout bring warmth and elegance to this country home. British light fixtures and french flooring impress. A navy lacquered dining room and library is both dramatic and inviting. White oak herringbone floors lead to pastoral views. Kitchen and breakfast room designed for gatherings opens to a conservatory surrounded by floor to ceiling glass. Master suite is boutique hotel-like with a private terrace and fireplace. Spa bath and 2 walk-in closets. Ambitious gym. Wine cellar. MLS N4772560 | \$10,800,000



Stag's Leap in King

1159 18th Sdrd | MLS N4668646

Price \$6,980,000



McLaren Castle

1405 The Grange Sdrd, Caledon | MLS W4932069

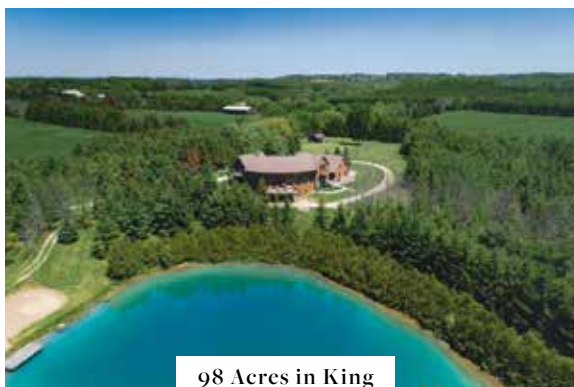
\$5,280,000



Extraordinary Retreat

16460 11th Concession Road, King | Exclusive

\$4,950,000



98 Acres in King

15045 11th Concession, King | MLS N4668432

\$4,775,000



Fairfield Estate in King

16 Eversley Hall Drive, King | MLS N4668325

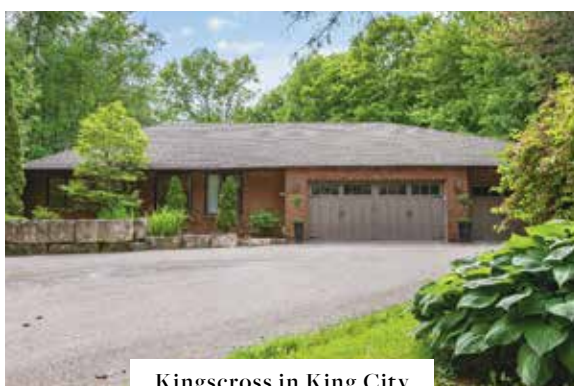
\$4,280,000



King Valley Estates

20 Country Club Drive, King | MLS N4810359

\$2,999,000



Kingscross in King City

32 Chelsea Lane, King | MLS N4904263

\$2,499,000



King Valley Estates

109 Country Club Drive, King | MLS N4916739

\$2,399,000



Loft in Aurora

64 Wells Street, Aurora | MLS N4933427

\$1,199,000

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