

RESALE HOMES COLLECTIONS

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What is the condition of your conditions?

SPRING HOME maintenance checklist

(NC) Winter is tough on our homes; the consistent below-freezing temperatures, freezing rain and snowstorms can take their toll. While the beginning of spring is welcomed with a sigh of relief, it signals that homeowners need to get to work on seasonal maintenance tasks to repair any casualties of the cold and prep for the summer ahead. Here, direct insurance provider Onlia shares a springtime maintenance checklist to make sure you have your bases covered:

CLEAN YOUR GUTTERS

Gutters and downspouts can get clogged by debris — and clogged gutters can cause water damage. Clear your gutters of anything that's built up over the winter and patch any holes with exterior caulking to make sure they effectively direct all water away from your home.

LOOK OUT FOR PESTS AND CRITTERS

Spring is when the pests and critters come out and can sometimes cause trouble for homeowners. Most notable among them are the termites that tend to swarm in the spring. Experts recommend keeping an eye out for winged insects in and around woodwork. If you find them, they're likely termites, and you should call pest control right away if you notice signs like discoloured or drooping drywall or peeling paint that indicates water damage.

CHECK OUT YOUR ROOF

You don't need a ladder for this one. Go outside and look at your roof; do a simple visual inspection for loose or missing shingles and call a professional if a repair is in order.

INSPECT YOUR DRIVEWAY AND PATHWAY

The constant cycle of freezing and thawing in the winter is tough on concrete and asphalt. Examine your driveways and walkways and take note of damage like cracks and uneven surfaces. They could pose a safety hazard to those on your property, so it's best to get them checked out as soon as possible.

Even with proactive maintenance, sometimes you just can't prevent the unexpected — but you can prepare for it. Protect your home and what's in it with a solid home insurance policy. Get a quote at onlia.ca.

www.newscanada.com



By Julien Laurion
The Big Tuna of Real Estate

Dear Julien, I hope you can settle a debate for me, a friend of mine just purchased a home and did not include a home inspection clause because they were in a bidding war; my wife and I think this is potentially foolish and could be costly for them. Would you recommend a home inspection even if you are in a bidding war? Sincerely CarLover

HEY CARLOVER, good question! First of all, a home inspection is not necessary but it is always a good idea. For most, buying a home is the largest investment of their lives, so why not double check that the home is as good as you think it is. A good and qualified home inspector can spot potentially costly repairs that you as the new homeowner may have to undertake. If something major breaks right after the move in date or is in need of replacing, this could really put a lot of financial strain on the home owner.

A couple of years ago during the first 'housing boom' here in Aurora, the majority of accepted offers were firm. Meaning no conditions, then the market cooled and corrected itself, sellers were more willing to accepting conditional offers on home inspection and financing. Typically, if the offer is conditional on home inspection, you have five business days to get the home inspected. Now we are right back into another boom and the majority of deals are getting completed have no conditions.

If you are including a home inspection clause the wording you choose is paramount. A good home inspection clause will include something to the effect of "this offer is conditional upon the inspection of the subject property by a registered home inspector at the buyer's own expense, and the obtaining of report satisfactory to the buyer and the buyer's sole and absolute discretion." Therefore, this wording protects you should something come that is of concern and not of satisfaction to you.

As a result, this would allow you as the buyer a couple options should something of concern come up. For example, walking away from the purchase entirely, allowing the seller to fix the identified issues prior to the completion date or reducing the purchase price reflecting the repairs needed. It is important to note that in this example, other than walking away, the seller would have to agree to fixing the problem or reducing the price or any other options.

CarLover, all conditions in the agreement to purchase a home are to protect you as the buyer from potential headaches. When buying an item as costly as a home, should you choose not to include conditions, the potential negative outcomes should be considered quite seriously if you do not plan on including them when purchasing a home. I hope this settles the debate!

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.bigtunarealty or Facebook page @bigtunarealty

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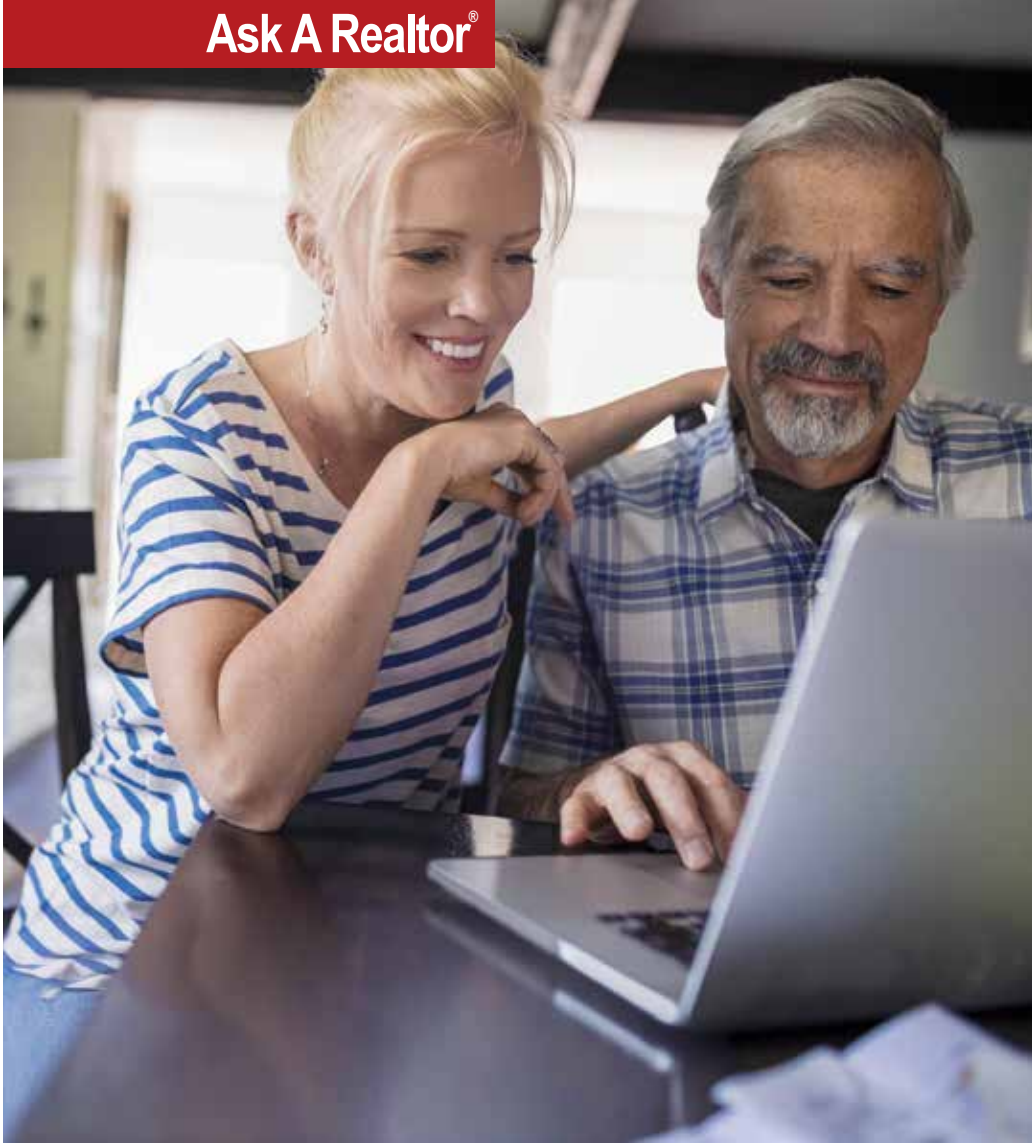
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Ask A Realtor®



Can we still go ahead and buy a home now that the province has been shut down?

Buying, Selling and Leasing real estate remains an essential service and therefore is permitted to continue through the province-wide shutdown. For more than a year now, many REALTORS® have worked on improving the way they serve their clients with excellence more virtually than ever. Consultations, offers and meetings are being held via computer, tablet or smartphone to reduce the spread of COVID-19. Digital signatures have been adopted by many in all fields as it relates to the purchase and sale of real estate.

With Open Houses conducted in-person being banned across Ontario, more are sharing the home via live virtual Open Houses, video showings, detailed virtual tours and floor plans so that Buyers can narrow their search before booking an appointment in person. REALTORS® are no longer permitted to canvass or door-knock neighbourhoods for business.

If seeing the home for sale in person, the number of Buyers allowed in the home for a booked appointment has been limited, and Personal Protective Equipment is mandatory. Each party for a showing should be masked at all times, wear gloves and use hand sanitizer on the way in and out of the homes for sale.

Many brokerages require COVID-19 safety questionnaires to be completed in advance of showings to further understand that the visiting parties are not at risk of experiencing COVID-19 symptoms. Sellers should also divulge to their selling REALTOR® if they are self-isolating, or confirmed to be COVID-19 positive. If this is the case, all appointments will be cancelled. Following public health measures is crucial for all parties.

The market remains strong, competitive and the inventory of homes to choose from typically increases in the spring housing market. Contact a REALTOR® today to develop a safe action plan towards purchasing a home.

- Written by Connie Power

Connie Power is Manager, Real Estate Sales Representative
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BASEMENT FLOODING: how to avoid this spring thaw

(NC) Even though many parts of Canada had a relatively warm winter, the annual spring thaw always poses a risk for basement flooding and home water damage. Preventing it is your best bet, as the average cost of a basement flood is over \$40,000.

More than the expense, water damage can ruin your belongings, create a mess, require you to file an insurance claim and take a long time to clean up. Depending on where you live, your home may be more prone to flooding.

Understanding the signs and being proactive about taking care of your home can help you reduce the risk. Aviva Canada, one of Canada's largest insurance providers, offers some tips you can take to protect your basement against flooding:

- Get a plumber to inspect your home for potential issues that could lead to flooding — such as poor drainage, overflowing eavestroughs and cracks in the foundation.
- Clean your eavestroughs on a regular basis to avoid clogging and overflow.
- Refrain from pouring oils and fats that can block drains.
- Keep storm-sewer drains clear of debris.



- If you have a sump pump, consider having it equipped with a battery backup in case of power outages, and make sure to inspect it regularly to ensure it's working correctly.
- When buying a home, make sure you are aware of any flooding issues in the area.

• Talk to your insurance broker about what level of water damage your current homeowner's insurance covers and what additional insurance you might need.

Find more information at avivawaterprotection.ca

www.newscanada.com

Your ultimate spring-cleaning checklist

(NC) With more of us working from home, our places probably need a good spring cleaning more than ever. But between juggling our jobs, the kids and everyday chores, we need simple, manageable tasks to tackle. Here are some easy things you can do:

INSPECT THE EXTERIOR

Thanks to wind, hail and snow, the outside of your house takes a beating over the winter. Take a close look at the roof to look for loose or missing shingles and walk around the perimeter to check for hairline cracks in the foundation, peeling paint or holes where critters can get inside.

DECLUTTER CLOSETS

Space is at a premium in most homes, so take the time to sort through old clothing, toys and other items collecting in your closet and basement. With the pandemic, many are in need. Check with community organizations accepting donations. Most have cleaning protocols in place to keep recipients safe.

REVIEW YOUR INSURANCE

As you're going through your home and belongings, take the time to review your policy to make sure you're covered for all incidents you need. You can also take pictures of your space and more expensive items, so you have a record in case you need to make a claim. Talk to your insurance broker about what your current homeowner's policy covers and what additional coverage you might need.

REPLACE AIR FILTERS

After a long season of heat pumping through your HVAC system, it's important to change out dirty air filters. This will help you breathe cleaner indoor air and prep your system for distributing fresh, cool air in the summer.

CHECK THE CAULKING

Caulking in your kitchen and bathroom helps prevent leaks and water damage to your home — which can cause your insurance claim costs to skyrocket. Stay on top of it by regularly caulking all the tubs, showers and sinks in your house.

Find an insurance broker in your area today at aviva.ca/en/find-a-broker.

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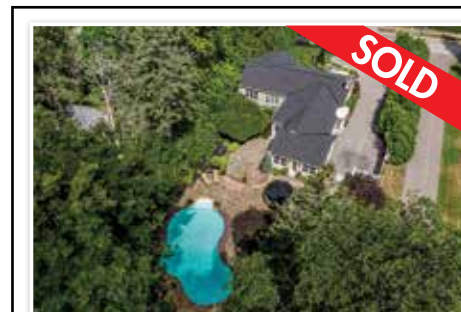
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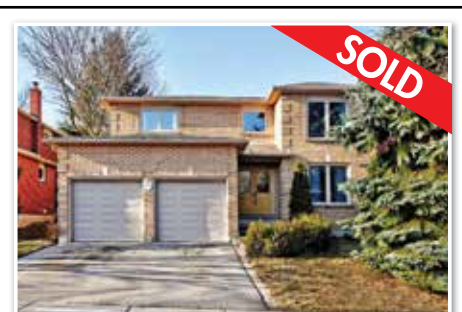
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Can home renovations affect your home insurance?

(NC) Our homes have become our havens during the pandemic, whether we're homebodies or not.

While we're staring at old linoleum flooring, wrestling with stuffed closets and dreaming of installing a backyard hot tub, being at home has many of us pining for upgrades to our space.

Now with the weather warming up, lots of people have big plans for renovations, from backyard enhancements to indoor upgrades. Before you get started on your makeover, consider the following three types of renovations and how they can impact your home's resale value and your insurance:

- lifestyle renovations to help meet your family's changing needs (like adding new bedrooms);
- retrofit projects to update core components of the home (such as mechanical updates or exterior upgrades); and
- maintenance upgrades required to repair or improve your home.

Typically, retrofits and maintenance projects will preserve or add value to your home, while the impact of lifestyle improvements may vary. Extensive kitchen and bathroom renovations may increase your home's value, while smaller improvements like painting a bedroom may not.

Renovations may also require permit approvals, depending on the size and scope of the project.

...Renovations may have a lasting impact on the value of your home...

Permits are typically required if you are:

- adding a new structure to the land (including seasonal buildings),
- doing renovations or repairs to your existing building,
- updating the use of the building (like changing from commercial to residential usage),
- changing the foundation, or
- making changes to an on-site sewage system.

If you're not clear whether your project requires a permit, check with your municipality.

Renovations may have a lasting impact on the value of your home. Long after the dust has settled updates may affect your monthly insurance premiums. For example, certain additions like a pool or home office may result in an increase.

In contrast, renovations that improve your home's safety like a new roof or a home security system may reduce your rate. Let your insurance provider know about any changes you've made to keep your policy up to date.

Your home is likely your biggest investment, and you'll want to keep it safe. Protect it with a policy from Onlia. Get a quote at onlia.ca.

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BATHROOM makeover tips

(NC) Did you know the bathroom is the most renovated space in the home? Use these quick tips to create a relaxing retreat from everyday life:

CONSIDER OPEN SHELVES

Create the illusion of more space and add room to store and organize your items with open shelving. Floating and standing shelves are inexpensive but can be cutely decorated with baskets, plants and candles.

CHOOSE DURABLE MATERIALS

Whether you're changing the paint, tile or flooring, remember that all surfaces in a bathroom are exposed to more water and moisture than other areas of the home. So, invest in high-quality materials such as porcelain or cast iron that will look fantastic and stand the test of time.

LEAVE PLUMBING ALONE

While tempting to relocate the tub or sink, moving plumbing fixtures is a major and expensive undertaking. For a fresh and affordable change, swap out the hardware for trendy matte black or bronze.

REFRESH YOUR MEDICINE CABINET

Now's the time to make sure you have all the essentials and splurges that add comfort and a touch of luxury to your bathroom. Great for moisturizing dry skin, lanolin cream is perfect for combatting artificial air and extra handwashing. Try Medela's Purlan lanolin cream to lock in moisture all day.

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Exploring different *backyard structures*



Designing an ideal backyard space requires forethought and an eye for style. Knowing which features to include in a yard often boils down to what homeowners want to achieve in the space. Will it be a relaxing oasis or a central entertaining focal point?

People often look to various structures to add height and visual interest to outdoor spaces. Homeowners will likely come across structures like arbours, gazebos,

pergolas, and even trellises as they wade through the variety of features they can incorporate into backyard plans. Each of these structures can add appeal, but they also can offer shelter from the sun and privacy when enjoying the yard. There are significant differences between each structure, so here's an in-depth look at what sets them apart.

ARBOR

An arbour is one of the more simple garden structures. It is usually a frame that is arched or square-cornered. Most homeowners use it as an entryway to a garden or even the front of the home. Those with green thumbs may cover the arbour with climbing and trailing plants. The Spruce says arbours date back to early Egyptian and Roman gardens and were used throughout Europe by the late 16th century.

PERGOLA

The words arbour and pergola are often used interchangeably, but to suggest the two structures are the same would not be accurate. Pergola comes from the Italian word pergola, which means projection. Pergolas were once projected from exterior walls and supported on one side by pillars or columns. Today, arbours are usually freestanding units with two or four posts. Pergolas may be connected on one side to a home or another structure. Some are freestanding units supported by four posts. Pergolas tend to be larger and offer more privacy and shade than arbours.

GAZEBO

Gazebos are more defined garden buildings, states the contractor referral site Network. Gazebos are

freestanding units that can be built in various shapes. Some are octagonal, and others are square. Like a pergola, a gazebo is supported by columns and may have low railings or built-in benches. Gazebos also may have a more solid roof than arbours or pergolas, providing sun and other weather protection. The roof may have added architectural appeal, like a cupola.

TRELLIS

A trellis is a simple, geometrically-shaped structure that provides a surface for climbing plants. A trellis also may support fruit-bearing trees. Trellis work may be used in conjunction with an arbour or pergola or be installed on fencing.

Incorporating structures into backyard designs can provide functionality and appeal.



Learn the right ways to clean lawn and patio furniture

Once the days begin to grow a little bit longer and the numbers on the thermometer creep a tad higher, the outdoor entertaining season is right around the corner. Homeowners may be anxious to once again return to the comforts of their backyards. However, their patio furniture may not be ready for lounging just yet.

Some simple cleaning strategies make it easy to brighten outdoor furniture made of metal, glass, wood, and plastic. Before homeowners know it, their backyards will be ready for outdoor entertaining season.

PROPER STORAGE

Storing outdoor furniture during the colder months of the year is a great way to protect items from the elements. This may involve careful shrink-wrapping and keeping items outdoors, or by moving furniture indoors to a shed or garage. Cleaning the furniture one last time before storing it also can be handy.

REMOVE STUCK-ON DEBRIS

Inspect furniture and be prepared to remove any stuck-on debris, such as bird droppings, sticky food residue or even cobwebs and insect nests. Be sure to use a cleaning tool that is safe for the material you are cleaning. Test an inconspicuous area of the furniture first to ensure your

tools don't damage the furniture. For example, many scrub brushes can scratch glass or aluminum.

MAKE A THOROUGH CLEANSER

Clean stains off of furniture with a versatile cleanser. A mild cleanser can be made by mixing 1/2 cups of baking soda with 1 gallon of warm water, according to the experts at Better Homes & Gardens. Regular dishwashing detergent also can be mixed with water, as it has a mild bleaching agent. This cleanser can be used on plastic resin furniture or metal furniture, which are popular patio furniture materials.

PATIO FABRICS

Check the cleaning instructions of outdoor fabrics, as there might be specific instructions on the tags. In some cases, the fabric may be removed and washed in a washing machine in a gentle setting. A solution of dish soap and warm water also is a gentle way to clean outdoor fabrics. Once items are clean, HGTV advises applying a water-repellent fabric protector to minimize staining and maintenance.

STRIP OR SAND

Wood furniture may need specialized care. If stains cannot be removed with a mild cleanser, then hardwoods like teak can be surface-sanded to restore the item's original look.

Pressure washers can often do more harm than good to patio furniture, so it's best to look for an alternative way to clean them. Usually, a bit of elbow grease and a cleanser is all that's needed. Give the cleaning product time to work. Wipe down and dry the furniture thoroughly to prevent the growth of mildew.

Real Estate Market Update – Aurora



Buyer Demand Continues to Spring Forward

With Spring in our midst, yet the caution for safety first to curb the spread of COVID-19, the housing market in March remained strong across Aurora. There were 165 freehold homes that sold at an average price of \$1,292,795 on average within 9 days on the market for about 109 percent of the asking price. The average price for the 31 condominium sales was \$748,562, selling on average within 12 days on the market, yielding sellers on average 103 percent of the asking price.

Last March there were 111 percent fewer homes sold, and TRREB Toronto Regional Real estate Board classified the commencement of the COVID-19 Pandemic on March 15th, 2020. Consumer confidence and the need to buy and sell real estate have not disappeared one year later. Safety remains a crucial main focus for all needing to Buy or Sell real estate. Open houses in person remain prohibited, along with door-knocking and canvassing neighbourhoods, which should also not be happening.

Home pricing remains strong, and with more receiving

vaccines, consumer confidence in selling may provide balance to this strong Seller's market as more inventory comes to market. Before selling, interview a REALTOR® on the best practices to ensure safety is top of mind in these COVID times. The province of Ontario is currently in grey classification shut down and its crucial for much of the real estate marketing for a home to be done as virtually as possible for the safety of both homeowners and buyers wanting to make their next move.

– 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; Summary of Existing home Transactions for all home types for March, 2020 and the Regional Housing Market Tables for York region, Aurora March, 2020 as well as from the Statistics and Counts for all of Aurora for March 2020 for both Freehold and condominium Sales of all types of homes.

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Factors to consider when planning year-round *outdoor dining spaces*



ALFRESCODINING is popular in spring and summer, and that popularity reached new heights in the summer of 2020. With much of the world still grappling with the outbreak of the novel coronavirus COVID-19 and government officials fearing rising case numbers if indoor gatherings are allowed, many restaurants are limited to offering only outdoor dining to patrons. Such restrictions reintroduced many people to the pleasure of outdoor dining.

Outdoor dining may be synonymous with summer, but there's no reason why good meals can't be enjoyed outside year-round. That's especially true when homeowners take stock of certain factors when planning outdoor dining spaces they intend to use all year long.

LIGHTING

If you plan to keep outdoor dining going after summer, then some extra lighting may be necessary.

The sunsets in the late afternoon/early evening in fall and winter, so you won't be able to rely on natural light to keep the dinner table aglow. Lighting also can make outdoor dining in summer more enjoyable. Outdoor string lights can add a relaxing vibe to a deck or patio. If you intend to string the lights up year-round, make sure poles are sturdy enough to withstand winter winds.

WEATHER

Table cloths can add a touch of class to outdoor dining tables. But those table cloths are only effective if they remain on the table. Summer breezes might not prove too great a challenge in that regard, but fall, winter and spring weather might make it hard to keep table cloths on the table where they belong. A simple set of table cloth clips can ensure the wind doesn't blow table cloths around while people are eating or completely off the table when everyone is inside. Hurricane candle

holders also can make it easy to maintain the ambiance candles provide without having to worry about the wind extinguishing the candles in one strong gust.

SEATING

You might have no problem dining on traditional summer barbecue fares like burgers and hot dogs while sitting in camping chairs. But people who want to serve meals that require the use of a knife and fork will need to make sure all guests have a seat at the table. A foldable picnic-style table that can be easily stored in a garage or shed can do the trick. In addition, some deck and patio

tables are expandable, making them ideal options for people who may want to work around social distancing guidelines and serve holiday meals outside this year.

GRILL

Charcoal grill devotees may find it frustrating to keep coals lit long enough to get hot so they can keep enjoying grilled meals after summer and throughout fall, winter and spring. A hybrid charcoal/grill smoker that does not expose the fire to the elements as much as a traditional charcoal grill can do the trick, and such a grill also gives cooks the chance to slow cook and smoke foods all year long. For those with no special devotion to charcoal grills, a propane grill can light up in a matter of seconds regardless of the weather.

Outdoor dining can be enjoyed for several months of the year, especially when you take steps to prepare their outdoor spaces for four seasons worth of gatherings.



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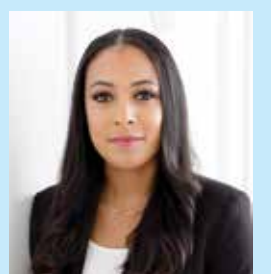
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DIY TIPS to create a home theatre

(NC) Building a home theatre is the ultimate home renovation project. With all of the new video and audio technology options available, it's no surprise that more and more people are investing in creating the perfect space for enjoying family movie nights.

A BASEMENT HOME THEATRE is also a great place for the kids to entertain while the grownups enjoy hosting upstairs. That is, of course, as long as the sound effects from the newest action flick don't drown out dinner conversation.

Whether you're turning your basement into a home theatre or your garage into a music studio, you need to think about how the project will affect your entire home and the people in it. The right soundproofing solution is especially important for a home theatre or music studio, since it needs to serve two purposes: giving you the best possible audio quality inside the room while limiting noise transfer to the people outside.

Kate Campbell, celebrity contractor, has created her own home theatre and has some tips for those planning a dedicated entertainment space. Since a standard home theatre creates 75 to 80 decibels of sound, she says the most important aspect of a home theatre is soundproofing.

Start by replacing hollow-core doors with solid doors and cover any windows with heavy curtains to block light and absorb sound. For walls and ceilings, she recommends Canadian-made Sonopan with Noise Stop Technology for home theatre and basement renovations.

"The product absorbs a wide range of frequencies and significantly reduces the transmission of sound and vibrations from basement home theatres. The standard 4-by-8-foot panels feature cavities of varying dimen-

sions and depths on each side. They are lightweight, simple to install behind drywall and environmentally friendly because they're made from 100 per cent recycled wood and are totally recyclable."

Campbell says that sound transfer to rooms above or adjacent to a home theatre can leak through electrical outlets, light fixtures and other openings that aren't properly sealed. That's why it's important to use acoustical caulking to seal any gaps where walls, ceilings and floors meet, including those around the edges of electrical outlets where drywall meets the outlet box. Sound can travel from these areas to all parts of your home.

Find more information at sonopan.com.

www.newscanada.com

Variables to consider when choosing a media room

The term home theatre once made homeowners who love movies and sports dream of the day when they could dedicate a large area in their home to watching the big game or their favourite films. Such rooms are now widely referred to as media rooms. Though the terminology may have changed, media rooms are not all that different from home theatres.

Before choosing an area of their home as their designated media room, homeowners must consider a host of variables to ensure they get as much out of the room as possible.

LOCATION AND SHAPE: Of course the location of the room is of the utmost importance. Media rooms tend to be more social settings than traditional home theatres, which were often designed to be isolated from the rest of

the home so noise and natural light did not adversely affect the film-watching experience. Homeowners may not want their media rooms to be in high traffic areas of their homes, but they needn't be completely secluded, either. The renovation experts at the DIY Network note that the shape of a room should be considered before designating it as the media room. In general, square rooms are not ideal, as such rooms can produce harmonic distortions. A rectangular room likely won't produce such distortions, especially when homeowners place their screens and primary speakers on short walls. It's important that homeowners do not downplay the importance of sound, as media rooms, unlike traditional home theatres, may be used for listening to music just as much as they are for watch-

ing films or sports. Viewers may not recognize distortions when watching something, but homeowners may notice these abnormalities when listening to music.

WINDOWS: Media rooms are multi-purpose rooms, so homeowners don't need to remove rooms with windows from consideration. But the experts at the DIY Network note that windows are hard surfaces that can reflect sound and distort the audio, and the light that gets in through windows can produce reflections on the viewing surface. Each of those factors can adversely affect your listening and viewing experience. A room with windows can still make for a good media room, but you may want to invest in some blackout curtains to mitigate some of the disadvantages of having windows in the room.

WALL COLOURS: The colours of the walls in the room is another variable a homeowner will have to consider. Homeowners won't want to host guests for the big game in rooms with darkened walls, as that can create a dreary atmosphere and potentially make people tired. But especially bright colours will reflect light and adversely affect the viewing experience. Neutral colours should not affect the colours on the screen, making them the ideal colour choice for media room walls.

Media rooms are high on many homeowner's renovation lists. Considering a host of variables prior to designating an area for a media room can ensure the finished product is as enjoyable as possible.



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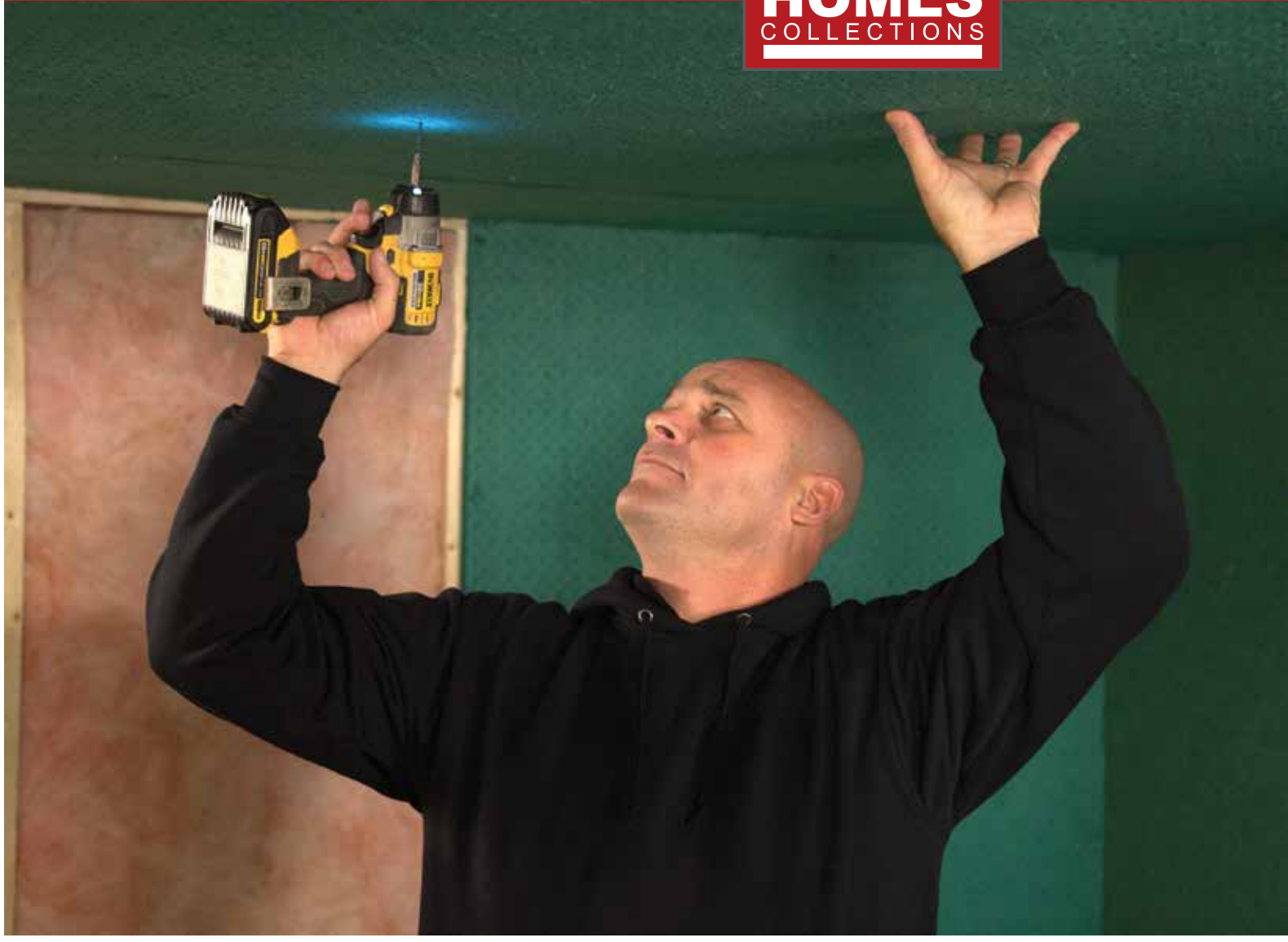


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Where to find the best home décor updates

(NC) Canadians are spending more time than ever before at home. Dining room tables have transformed into workspace and living space is now the classroom and a meeting room.

As the season changes, now is the time to think about cleaning or sprucing up our living spaces. With many local retailers opening online storefronts, selling or buying items might be easier, closer and more cost-effective than you think.

Going local can have some great benefits to you and your community:

1 BUDGET-FRIENDLY WITHOUT SACRIFICING QUALITY. Buying from local sellers is a great way to stylishly furnish your home while supporting local community members and businesses. Not only are locally sourced items often more affordable than big-box furniture, you can also rely on quality that lasts.

2 GIVE YOUR HOME A UNIQUE PERSONALITY. Local items contribute to your home's unique character and personality. Furniture or décor from a local seller or store adds a special flare to your home with unique new or pre-loved pieces.

3 LESSEN YOUR IMPACT ON THE ENVIRONMENT. Local sellers and businesses often have a smaller carbon footprint than larger companies and tend to do more good for their immediate community — whether that's supporting a local charity or non-profit organization.

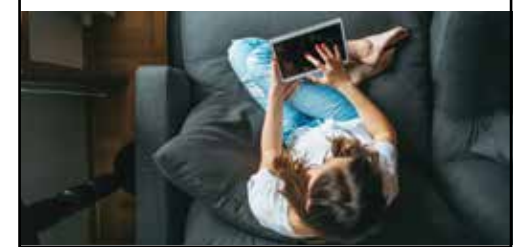
Here are two places to purge and find great new pieces nearby.

Secondhand stores: Local secondhand stores and professional resellers are always looking for new items to sell. Find secondhand stores near you through an online search on Facebook or Instagram or a buy-sell platform.

Online resale sites: Whether you're looking for a new desk, an antique dining table, or a new mode of transport, online resale sites like Facebook Marketplace help you discover, buy and sell goods. It's easy to stay safe this way too. Just log onto your account to find what you want and sell what you don't.

It's also important to stay safe when buy second hand. Make sure to follow guidance from your local health authorities when meeting someone to buy or sell secondhand items, and always meet in a well-lit, public area.

www.newscanada.com



Increase your home's liveable space and value

(NC) For much of the past year, most Canadians have spent more time than usual at home where some have discovered that their family needs more space.

A basement renovation is one of the most popular home renovations. It not only provides more usable living space but also greatly increases home value.

Whether the plan is to use the space as a family recreation room, media room, or home office, soundproofing should be a key component of the reno. Soundproofing is often overlooked because unlike flooring or choice of paint colour, it's not visible once the construction is complete.

Soundproofing is an effective and cost-efficient way to ensure the peace and comfort of family members upstairs and downstairs. The cost of soundproofing

for the average basement costs less than \$1000 but it makes a huge difference in the enjoyment of your home.

Bryan Baeumler, HGTV host and professional contractor, knows all about basement renovations and believes soundproofing should be part of every project.

"The right soundproofing solution is especially important for basement renos since it needs to serve two purposes: providing the best possible sound quality inside the room and limiting noise transfer to and from the rest of the house."

Baeumler suggests using Sonopan with NoiseStop Technology. The panels are lightweight, simple to install behind drywall and environmentally friendly because they're made from 100 per cent recycled wood and are 100 per cent recyclable.

"It's the best possible, most cost-effective soundproofing option," says Baeumler. "It absorbs a wide range of frequencies and significantly reduces the transmission of sound and vibrations. The panels are lightweight, simple to install behind drywall, and can be installed by a contractor or you can do it yourself. Because they

contain no added formaldehydes or VOCs (volatile organic compounds), there isn't a negative impact on in-home air quality."

He says when installing a drop ceiling in a basement, install soundproofing first. It's important to create a solid barrier to stop sound. Although certain tiles can do a decent job absorbing sound, much of the noise still travels through the cracks. Seal any gaps with acoustical caulking and adding insulation batts can be used to increase soundproofing value.

While soundproofing is most easily addressed in new construction, when applying over an existing wall, follow the normal installation procedure. Make sure screws are long enough to secure panels into framework and then add drywall as usual.

Soundproofing can help ensure that you're making the best use of your available space and protects the investment in your home.

Find more information at sonopan.com.

www.newscanada.com

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A new age of *retirement living* in Bolton with Sorrento

WHEN IT COMES TO RETIREMENT LIVING arrangements for seniors, consideration has to be given to location, amenities, overall comfort and convenience. Potential residents want to know that their needs will be taken care of while they maintain their independence.

A space that seamlessly encompasses all of these elements would no doubt be a hot commodity for those looking to make the move. After visiting Sorrento Retirement Residence in Bolton, we can confidently say that we've found such a place, and it's located right in our backyard.

From its conceptualization, Sorrento Retirement Residence has been a space uniquely designed to secure the comfortable, independent lifestyle of its residents. Sorrento's design is heavily influenced by the project's lead interior designer's incredible eye for composition and background in psychology, along with the builder's meticulous attention to detail. Everything from room layouts to colour combinations has been carefully chosen to promote comfort, social structure and engagement.

Once you enter its front doors, you step into a warm, welcoming atmosphere, met with luxurious design elements combining classic and modern European styles.

Situated at 10 Station Road, Sorrento residents have access to the best that Bolton has to offer. Parks and beautiful trails alongside the Humber River are just minutes away, along with shops and other activities.

Of course, making the move to a retirement space is a big decision. Seniors and their families often express concern that their lives will completely change after they move.

Shiran Refai, Sorrento's executive director says, "the only thing that changes when moving to Sorrento is your address. We provide many luxuries and amenities that allow you to continue pursuing your hobbies and maintain your independence."

Residents have access to a fitness center, pool, pet spa, rooftop garden, potting room, gourmet restaurant and so much more. Not only can they continue pursuing their hobbies after moving in, they'll have even more activities to explore.

Safety is a top priority at Sorrento, especially amidst current pandemic concerns. The isolation and separation that many elderly ones have faced over this past year have no doubt has been extremely difficult.

Moving into a retirement living space like Sorrento allows residents to safely regain their sense of community. Social protocol measures are in place throughout the building so as to promote uplifting interaction in a safe way. If any residents don't feel comfortable leaving the premises to do their shopping, this service can be provided to them by the Sorrento staff.

There are also unique safety features built into the building to keep residents as safe and healthy as possible, namely, its ERV system. This system allows each individual suite to filter in the air from outside while pushing out stagnant air. Air is not circulated from room to room, but each suite has an independent air exchange system. If any resident should become ill and need to stay in their room, the air in that room will be independently exchanged with air from the exterior of the building. This impressive feature single-handedly raises the bar when it comes to safety standards in retirement residences whether Independent or assisted living centres.

Resident health and safety are taken one step further at the Sorrento Wellness Center, where doctors are on call at all times along with in-house nurses and personal support workers who are available around the clock.

The consideration that has been given to each aspect of living at Sorrento sets this retirement residence high above the rest. Its charming staff goes above and beyond to accommodate every resident, ensuring that their days are enjoyable and their needs are met, making for a truly elevated living experience.

Sorrento suites are now available to lease. For more information, visit sorrentoretirement.com or call 647-317-7242. You can also stay up to date on its current events through its Instagram and Facebook pages at [@sorrentoretirementbolton](https://www.instagram.com/sorrentoretirementbolton).

Written by Brittany Grenici



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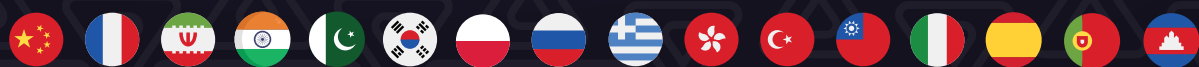


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