

# RESALE HOMES COLLECTIONS

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## This might NOT be the time to renovate!



By Julien Laurion  
The Big Tuna of Real Estate

This might be an odd statement to hear coming from the Renovating Realtor, however, in my opinion, this is not the time to renovate unless it is necessary.

**THIS PANDEMIC** has made prices increase in most consumer products. However, some of the highest price increases are in the housing sector. As we all know, home prices in the GTA and elsewhere have skyrocketed. This has led to many homeowners fixing their homes up either in hopes of obtaining a higher price when they sell or to avoid the steep cost of moving to a larger home in this frantic market.

Stay at home orders have caused homeowners to look more closely at their homes and want to improve them. The result of all of these factors is that the desire for home improvements has never been greater.

As a result, homeowners are flocking to hardware and supply stores to make improvements to their homes or seeking out a good contractor to do the work. When they do, the universal reaction is shock. Little projects can cost a fortune.

The cost of lumber is unbelievable. Lumber has increased by nearly 40% from last year. According to Natural Resources Canada, Eastern spruce-pine-fir two-by-fours were selling for \$1,400 per thousand board feet in March 2021, and Western spruce-pine-fir two-by-fours for \$1,200. In March 2020, these prices were between \$550 and \$600 per thousand board feet. This is a huge increase that will drastically change the budget of your renovation or new home build. New homes in the GTA are expected to add close to \$36,000 to new builds due to the increased cost.

On top of high costs, the supply chain is currently unreliable. Tile, electrical components, tools, trim, windows, insulation etc. are not available in the same way they were before the pandemic. This can result in materials not arriving on time or even at all during a renovation. For example, there is currently a surge in demand for drywall despite the huge price increase and, the big box stores cannot keep it on their shelves and cannot restock it fast enough to meet demand. Therefore, simple things like hooking up new breakers in your panel could take months instead of hours. All these delays compound and add up to more and more time your renovation may take to complete.

Lastly, trades are charging more for two reasons. First, the demand for contractors is very high so securing a good contractor means that you will be paying them a lot more than what you would have paid when there was less demand. Second, doing a renovation in today's climate takes much more work and planning. For example, dealing with curbside and phone-in orders adds a lot more time, which is charged to the customer.

My advice to you if you're thinking of doing a renovation, (advice I never thought I would give) is to postpone an optional renovation. Wait until supply and pricing stabilize, which is expected to occur in 2022. Once you start a renovation, you're pretty much committed to its completion. The last thing you would want to do is take a bathroom offline for months when it should normally have been weeks. However, if your situation permits and you can handle the overages and time delays, then go for it! Just make sure you know what you're getting into before the first hammer goes through the drywall.

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

## 3 hacks to help you say goodbye to allergens in the home

(NC) Battling the sneezes and sniffles is never easy, but a few simple tricks can help keep allergies to a minimum this year.

### CLEAN AIR

You probably focus your energy on dusting surfaces and even hitting those high-up shelves, but are you making time to clear the dust from your vents? Air conditioning vents and separate units gather dust quickly, which get scattered into the air we breathe when we start to blast the AC. Make dusting your vents part of your weekly clean-up.

### CLOSED WINDOWS

A nice breeze can feel refreshing, but it's not always worth it if it leaves you sneezing and feeling congested. Keep an eye on pollen reports from your local weather site and close your windows on high-pollen days. If you must have your windows open, consider investing in an air purifier to help filter out allergens.

### FRESH FABRICS

You wash your clothes, so why wouldn't you wash household fabrics? Fabric traps allergens and can trigger allergies. If your throw pillows or furniture have removable covers, consider washing and vacuuming them a couple of times a year. Also try to wash your bed linens once a week and duvet covers bi-weekly.

Investing in an efficient washer and dryer can be the first step towards an allergy-friendly home. The LG WashTower is a great solution, easily tackling allergens with its specially designed wash cycle with steam technology. Learn more about its sanitizing and cleaning capabilities at lg.ca.

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**Our offer was accepted,  
and we are anxious to move,  
but we don't know where to start.  
What do you recommend?**

**C**ongratulations on purchasing a home in such competitive times. The more organized home Buyers can be as closing day on a home purchase nears the better. After successfully buying the home with an accepted Agreement of Purchase, and Sale provide the lawyer and lender with all paperwork required without delay. The REALTOR® contracted for the purchase can help in this process. Contact the utility companies to inform them of the closing date and changeover required, and complete necessary transition paperwork. Contact the post office to inform them of a change of address required. Many of the services needed can be accessed online.

Check the town or city website for extra information available for residents moving to the area. There will be resources for parks and recreation, garbage and recycling collection, fire permits, building planning, dog licensing, property taxes, fire and rescue services, parking and other by-laws and much more.

Purge unnecessary and unused or forgotten items in advance of the move, so there's less to pack. Donate items where possible and trash the remaining where necessary in advance of closing day. At each buyer visit the home may look different, and creating a to-do list of changes, plans, measurements, and ideas will help when the list is later prioritized by importance.

Fragile goods, priceless items, jewelry and other valuables should be boxed separately and kept safely with the Buyer(s) to move on their own to limit risk. Keep all identification documents in a safe, accessible location as these documents will be needed again before closing day.

When boxing up belongings work room by room and label as thoroughly as possible, which may help speed up the unboxing and organizing in the new space. Movers or moving helpers should ideally be booked after the official closing date in case the official closing doesn't occur until late in the day.

While the home purchased may be left tidy and in broom swept condition cleaning each room to exacting standards and freshening up the air will be much easier while the home is empty. Arriving with cleaning supplies and equipment to get floors, surfaces and cabinets, washrooms and more shining before you unload belongings will already improve the moving experience. Buyers planning changes to wall colour, flooring and beyond find it easier to finish these home improvements prior to moving in officially.

If the weather is warmer, plan to enjoy the yard and assess if decks and fences will need refinishing or repair for the safety of those living in the home. Check if the gutters require cleaning and if extenders will be needed to divert precipitation collection away from the home.

Closing day is a perfect day to change batteries in smoke detectors, and each floor should have a working unit that has not expired. The laundry area

gets so much use, and initially, if there is an existing dryer, pull the unit away and thoroughly clean the dryer vent duct area from the machine to the home exterior. Lint collects in these vents and is highly flammable. This is often the time when buyers may opt to additionally have their air ducts cleaned to improve the quality of airflow in the home.

Personalizing the house will make it feel like a home in no time, and the hard work in moving will be well worth the time and organized effort.

– Written by Connie Power

Connie Power is Manager, Real Estate Sales Representative CNE® SRS® ABR® SRES® for RE/MAX Hallmark York Group Realty Ltd., Brokerage serving York region and beyond. Empowering you in real estate!

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# Designer tips for your laundry room



If that's not an option, recessed lights on dimmers are a great solution that let you set the ambience.

**ADD ENTERTAINMENT**  
The laundry room can even appeal to your sense of sound. Wireless audio speakers fit into the palm of your hand, taking no space at all. So, bring music or audio books with you while folding the laundry or waiting for the spin cycle to finish.

Find more information at lg.ca.

www.newscanada.com

(NC) No longer just for utility or something to hide behind closed doors, the laundry room has evolved to become a multifunctional space designed to be both beautiful and efficient. To help you refresh yours, Jane Lockhart, award-winning designer, shares her top design trends:

**FUNCTIONALITY FIRST**

Before you decide to experiment with colours and various textures, you'll want to think of the main tasks you need to complete while in this space. The number one request designers get asked when upgrading a laundry room is counter space. Whether you add a flat surface on top or beside the machines, having a clean, large expanse to spread out and fold laundry is a must.

**MULTIPURPOSE FIXTURES**

The laundry room is now used for much more than washing and drying clothes, and is becoming the cleaning hub for the entire home. We're seeing larger, raised sinks installed with shower fixtures for dog washing, full-sized showers to clean up before entering the rest of the house and, of course, storage for the mudroom.

**SPACE-SAVING APPLIANCES**

There's an increasing demand to bring full-size capacity laundry units to compact spaces, which is exactly what the LG WashTower is designed for. The sleek single unit is shorter than conventional stacked units, allowing it to fit into nearly any laundry space. Unlike conventional stacked pairs, the control panel is perfectly positioned to be easy to reach, with both washer and dryer controls in the middle of the set.

**HAVE FUN AND PERSONALIZE**

Treat your laundry room like any other room in your home. Update floors with attractive luxury vinyl, then decorate with a colourful rug, hardy plants and cheerful art. To brighten up the space, move your laundry room to a sunny area in the house for natural lighting.

## Home organization hacks you can tackle in 15 minutes

(NC) Home improvement projects enhance your living spaces, but it can be hard to find the motivation to tackle bigger ones. As many of us have been spending more time at home recently, here are some ideas for smaller tasks you can do that have a big impact.

**REPURPOSE CARDBOARD** We've all been shopping online more than ever and probably have plenty of extra boxes lying around. Upcycle them by cutting into strips to serve as drawer divider inserts that can organize everything from folded clothes to kitchen utensils.

**ORGANIZE FACE MASKS** We all have reusable face masks lying around and keeping them tidy can be hard especially if you have a big family. Hanging shower curtain hooks on a rod on the wall by your entryway or clothes hanger in the front hall closet is a great way to store them neatly.

**REVIEW YOUR INSURANCE** An essential part of putting your home in order is making sure you have the right insurance coverage to protect your property and belongings.

"If you plan to make improvements to your living space while working from home, it's important to take the time to review your insurance contract with your broker or agent to make sure you have the coverage you need," says Kristen Gill, head of personal insurance at Aviva Canada.

"For example, if you plan to renovate your basement, consider asking about coverage for basement flooding and how to reduce water damage risk by including a sump pump or backwater valve."

**INSTALL A DESK PEGBOARD** After nearly a year of working and learning remotely, most of us have created a setup that works. But if you have papers, pens and charge cords lying around, a pegboard can help you get organized. Paint it in a fun colour that matches your décor, and hang rods, hooks and planters to sort your trinkets.

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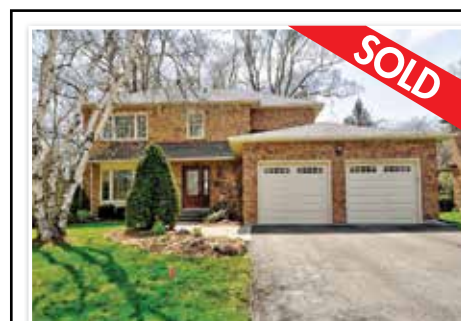
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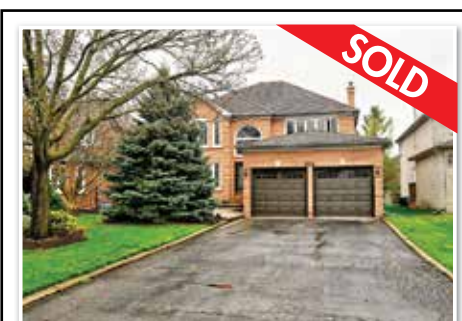
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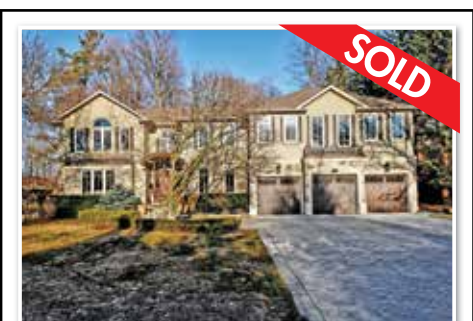
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# 3 TIPS FOR A *better yard*

(NC) A healthy yard is a beautiful way to add value to your property. It also enhances the environment by filtering rainwater, attracting birds and good insects, and absorbing pollution.



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

**MOW HIGH.** Keeping the blade of the lawnmower raised for a 2.5 to 3-inch cut is best because it helps a strong root system develop in the lawn and discourages weed growth.

**DON'T WATER TOO OFTEN.** By watering deeply and infrequently you can encourage deep root growth. Water in the morning and you'll lose less moisture to evaporation.

**KEEP AN EYE OPEN FOR PESTS.** A small number of weeds or bugs is nothing to worry about, and if you catch a problem before it gets out of hand you will have an easier time dealing with it.

If your problem reaches a point where you need to use a pesticide, just follow the label. Products on store shelves are approved by Health Canada before they are made available to consumers to ensure they're safe for people, pets and the environment. Be sure to avoid creating or using homebrews that have not been evaluated for safety.

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## 4 ways to embrace the space beneath your deck

(NC) Many of us don't realize that the space below a deck can offer tremendous potential. With a little creativity and the simple addition of an under-deck drainage system, the area can be used for any number of purposes, from storage to additional living space.

Using a network of troughs and downspouts, deck drainage systems divert water away from a deck, protecting the area underneath and allowing it to be outfitted with everything from furnishings to ceiling fans, lighting and entertainment components.

Here are four ways to embrace the space beneath a deck.

**1** Dine al fresco. An open-air dining area takes any meal from ordinary to extraordinary. Think beyond the traditional grill and patio furnishings to create an elegant gathering spot below the deck complete with a large dining table and cozy area for post-meal stargazing. Incorporate soffit lights into the ceiling to enhance ambiance and extend the usability of the space.

**2** Grill in the great outdoors. From birthday parties to barbecues, there's no need to miss a moment of fun with a fully equipped outdoor kitchen. With the Trex Rain Escape system, which installs above the joists of the deck, gas lines and electrical wiring can be run safely and discreetly between the deck surface and a soffit ceiling to accommodate whatever may be on the menu.

**3** Watch TV whatever the weather. Outdoor fun is no longer at the mercy of the weather. Whether you're looking to catch a big game or indulge in the latest must-watch binge, nothing beats an open-air entertainment area outfitted with all the comforts of home and situated just steps away from refreshment refills and a restroom.

**4** Store with style. When properly shielded from the elements, the space beneath a deck is ideal for storage. Seasonal items such as pool equipment, patio furniture and yard games can be safely tucked away — impervious to animals, insects and moisture. Depending on size, this space can even be used to house lawnmowers, bicycles and recreational vehicles.

Find more ideas and inspiration at [trexrainscape.com](http://trexrainscape.com).

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# Top outdoor living trends

(NC) With more time being spent at home, people are reimagining how to maximize the comfort and function of their exterior spaces. In fact, outdoor living design has never been more inventive. Here are the top trends expected to shape backyards across the country this summer:

**OUTDOOR OFFICES** As working and learning from home continue, contractors report increased interest in outdoor spaces that can accommodate professionals and students. Requests for stylish sheds, cottages and pergolas are on the rise.

A relatively easy addition, a pergola creates the look and feel of an outdoor room while adding a distinct architectural element. Of course, its main purpose is providing shade — essential for enhancing visibility of laptops and devices, as well as offering relief on hot days.

**TAKE THE PLUNGE** Between travel restrictions and closings of community pools, homeowners are taking the plunge and installing swimming pools, hot tubs and ponds in their own backyards. To give these additions a finished look, surround them with high-performance composite decking such as Trex. Unlike wood, this low-maintenance alternative won't rot, warp, stain or fade and never needs sanding, staining or sealing.

**LUXURY STAYCATION** Fueled by the drastic decline in travel, interest in replicating the sophisticated style and comforts of luxury hotels and resorts has grown. From plush towels and plumped pillows to outdoor

accents like fire tables, water features and industrial-style railing, commercially inspired designs can give any outdoor space the essence of an extravagant staycation.

**GIVE IT A TRY WITH DIY** The DIY category has exploded, with more people rolling up their sleeves and tackling even the most challenging home improvements. Ambitious DIYers are turning to YouTube and sites like decks.com for inspiration, motivation and how-to tips, saving time and money in the process and earning some serious bragging rights.

One popular and doable DIY project is building or resurfacing a deck with hassle-free composite material. In most cases, it can be completed over the course of a weekend with just a little know-how and the help of some friends.

Find more outdoor living inspiration at [trex.com](http://trex.com).

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...outdoor living design has never been more inventive...



## Household must-haves for spring



(NC) Spring is a time for refreshing and renewing, and that includes the spaces in your home. As you declutter and reorganize, here are some essentials every home needs this season:

**FRESH PAINT COLOURS**

A quick fix to instantly revitalize any room is a new coat of paint, so be sure to have some on hand. A small can for touch-ups is great to have on standby, as well as some bold or pastel colours to upcycle an old dresser or flowerpots for an easy way to achieve a new look.

**BASKETS OF ALL SIZES**

Most of us are doing some tidying now, and that means you'll need to sort the items you end up keeping so they're easy to find and don't look messy. Baskets of all shapes, sizes and materials are great organization tools that work in the bedroom, living room, bathroom and kids' play area. Keeping extras at home so you don't have to go to the store each time you need one is also a timesaver.

**COVID CARE ITEMS**

Our must-haves have expanded recently to include sanitizer, wipes and masks, so make sure you have plenty of these at home so you're not scrambling when you run out. With all of us washing our hands more frequently, a good moisturizer is also indispensable. Made from a deeply hydrating natural substance found in sheep's wool, Medela's Purelan lanolin cream is a great option for protecting your skin's outer layer while rebalancing natural moisture levels from within.

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

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**Real Estate Market Update – Aurora**



## Steady Push For Home Sweet Home

Vigorous Home sales continued in April, ending the month with 190 homes sold firm in Aurora, 3 more than last month and a whopping 375% increase in purchases over last year when many froze from taking action in the real estate market to purchase in wake of COVID-19 concerns.

The median price for all home types in Aurora was \$1,200,000, marginally up from March. At the end of the month, there were 152 homes available to purchase, with 268 homes placed on the market in total. Approximately 15 percent fewer homes were placed for sale in April compared to March. This, in part, maybe due to the COVID-19 stay-at-home order across the province of Ontario. What we can see is Buyers are still taking action, and Sellers in April typically received 105 percent of their asking price with homes selling on average within 10 days. What were the average prices for detached homes in Aurora? There were 125 detached homes purchased, and 95 of them were two storeys at a median price of \$1,350,000.

Year-to-date sales numbers are up by 110 percent over 2020. There have been 575 sales in Aurora at a

median price of \$1,165,000 for all home types compared to \$889,000 at the end of April 2020, and homes are on average selling ten days sooner at 13 days on the market. There have been 71 percent more homes available to choose from for sale in 2021 as well, so with safety top of mind in these COVID-19 challenging times and vaccination roll-outs steadily improving more homes may be placed for sale in the coming months.

– 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; Regional Housing Market Tables for York region, Aurora for March 2021, April 2020, 2021 as well as from the Statistics and Counts for Aurora for April 2021 for Freehold detached, two-storey homes sold.

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

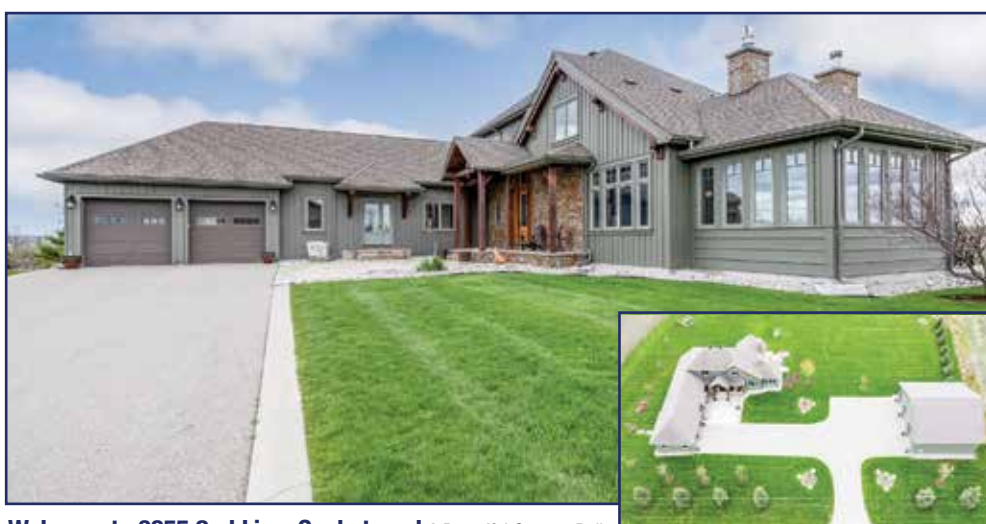
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# CREATE YOUR *dream cottage retreat*

(NC) With regional travel on the rise, the cottage has become the ultimate destination for staycations or working remotely. If you've just purchased a cottage or are looking for land so you can start from scratch, here are some tips to help make your dream a reality. If you're starting from scratch:

**MAP OUT YOUR VISION.**

Before building, map out a plan and consider the location. Are you looking for a waterfront retreat or the perfect south-facing sunny spot? Also, consider how close you want your neighbours to be.

**FIND THE RIGHT LOCAL PARTNER.**

Taking your dream cottage from blueprint to full build is a big job. That's why it's so important to find a building partner who not only has all the materials you need to customize your vacation home but is also close to the jobsite and understands the terrain and local challenges.

To get the right support, consider a full service like Home Hardware's Beaver Homes & Cottages program. Available across Canada, a local dealer can help you choose from 119 pre-designed models or create a fully customized plan from scratch.



To enhance your current cottage:

**CREATE A FOUR-SEASONS RETREAT.**

Maximize time at the cottage with all-season winter-proofing. Think long term to transform your once "summer hotspot" into a warm and comfortable year-round retreat. Consider all-season insulation,

upgrading windows and doors and wildlife proofing by filling in holes in walls and cupboards. Purchase the right storage solutions for garbage and gardening products, and don't forget to protect seasonal fixtures and toys with the appropriate coverings for the cold winter months.

**CONSIDER SIMPLE UPGRADES.**

Small, budget-friendly upgrades can go a long way towards enhancing your cottage. Refresh tired walls with a new coat of paint or update door handles and dresser knobs to renew old furniture. Improve the ambiance by incorporating decorative pillows, throw blankets and accent lighting. Bunkie or shed kits are both turnkey ways to expand your space while updating your property.

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27 DUNCAN WOOD, AURORA      32 MILLCLIFF CIRCLE, AURORA      75 HOLLIDGE BLVD, AURORA

147 CHELSEA CRES., BRADFORD      197 ROMANELLI CRES, BRADFORD      6 BRIDGEFORD STREET, RICHMOND HILL



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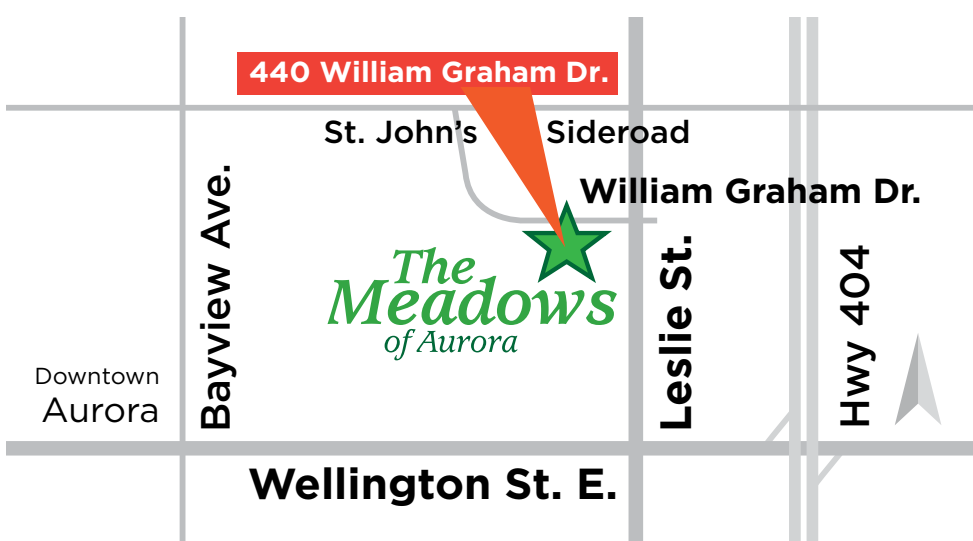
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## Easy ways to transform your space for summer at home

(NC) Most of us are putting off vacations for another year, which means our homes have to work double duty to provide that sense of escape and fulfill our wanderlust. Create a space that inspires your imagination by following these tips:

**UPDATE YOUR DÉCOR** Adding some new decorative elements is a fun, budget-friendly way to completely change the look of your home and evoke a dream destination. Wishing you could visit Paris? Hang some black and white photos of iconic scenes from beloved French films in your living room. Fantasizing about a Caribbean beach trip? Crisp white linens, some teal throw pillows and colourful artwork in your bedroom can quickly transport you far away.

**CREATE AN AMBIANCE** Music has a way of completely transforming your surroundings and taking you somewhere else, so play it often when you need a moment of escapism. Enjoy commercial-free music and artist-dedicated channels from Tom Petty, U2, Diplo, Willie Nelson and more on the SiriusXM app. Or, if you feel like turning your living room into a comedy club, you'll also find the best of talk, entertainment and comedy programming.

**EMBRACE YOUR OUTDOORS** Finding new uses for outside areas can help you maximize your living space and create a mini getaway on your property. Add a wicker chair and bold outdoor area rug to your porch to make it a cozy place to read a good book. Set out a bistro table on your patio or balcony to enjoy breakfast al fresco before logging into work. Or convert your shed into a hobby room where you can paint or practice yoga.

Learn more about music, podcasts and entertainment programming at [siriusxm.ca](http://siriusxm.ca).

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

## Easy DIYs that instantly transform any space: 3 projects you can do in a weekend

(NC) The return of warmer weather doesn't just mean the start of summer, it's also the kickoff to home improvement season. Every home deserves a light, airy refresh to embrace a brighter season ahead. Fortunately, transforming your space doesn't mean you need a big budget or a lot of time.

Elevate your home in just one weekend with these easy DIY projects inspired by Sharon Grech, Benjamin Moore colour and design expert.

**GO FOR FAUX WALLPAPER** From painting one wall a bold colour or adding interest with a stylish painted arch, there are endless options for creating a focal point in your space with colour. This season, accent walls are going graphic and taking inspiration from wallpaper — with a lot less fuss.

"Whether you choose polka dots, thin lines or an intricate pattern, this transformation is an easy way to give any space personality," shares Grech. "This project is perfect for those looking to get creative — use a stencil for flawless results in no time."

**MAKE A STATEMENT WITH YOUR STAIRCASE** It can feel daunting to paint an entire room, especially if you want to do it yourself. Instead, look for small projects that make a significant impact, such as painting your stair risers. Whether you want to add an unexpected

pop of colour or take a tonal approach by alternating between shades of grey like Feather Gray 2127-60 and Pike's Peak Gray 2127-50, Advance interior paint delivers a durable, furniture-like finish on wood surfaces so that you can achieve professional results in a weekend.

**WELCOME WITH VIBRANT DOORS** Painting your front door is an easy way to boost your home's curb appeal, but who says you can't make an immediate impact by painting your interior doors?

"If you lean towards a neutral palette, painting a door in an energizing hue like Marblehead Gold HC-11 can help you incorporate a splash of colour into your home without committing to an entire wall," explains Grech. If you're hesitant to introduce a vibrant colour, she suggests Palladian Blue HC-144 for a subtle facelift.

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Quality built bungalow on quiet court backing onto a ravine lot situated in the heart of Oak Ridge's marine. Approx. 2,700 sq ft plus unfinished walkout basement 9 ft ceilings on main with open concept kitchen/ 2 storey family room. 3 full Ensuites w/ large walk-in closets. Hardwood floors throughout. Close to Wilcox Lake, parks and hiking trails and all amenities!



**BACKING ONTO CONSERVATION! \$1,668,000**  
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**PRIVATE BACKYARD OASIS! \$1,538,000**  
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\*\*\*\*All data compiled by RE Stats Inc. from TREB for closed transactions +/- 2.5% on volume basis in 2017.

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