

RESALE HOMES COLLECTIONS

AURORA/KING
VOLUME 9, ISSUE 6

Senior Account Executive
ZACH SHOUB
zach@auroran.com

Senior Account Executive
DOUG SHERRITT
doug@lpcmedia.ca

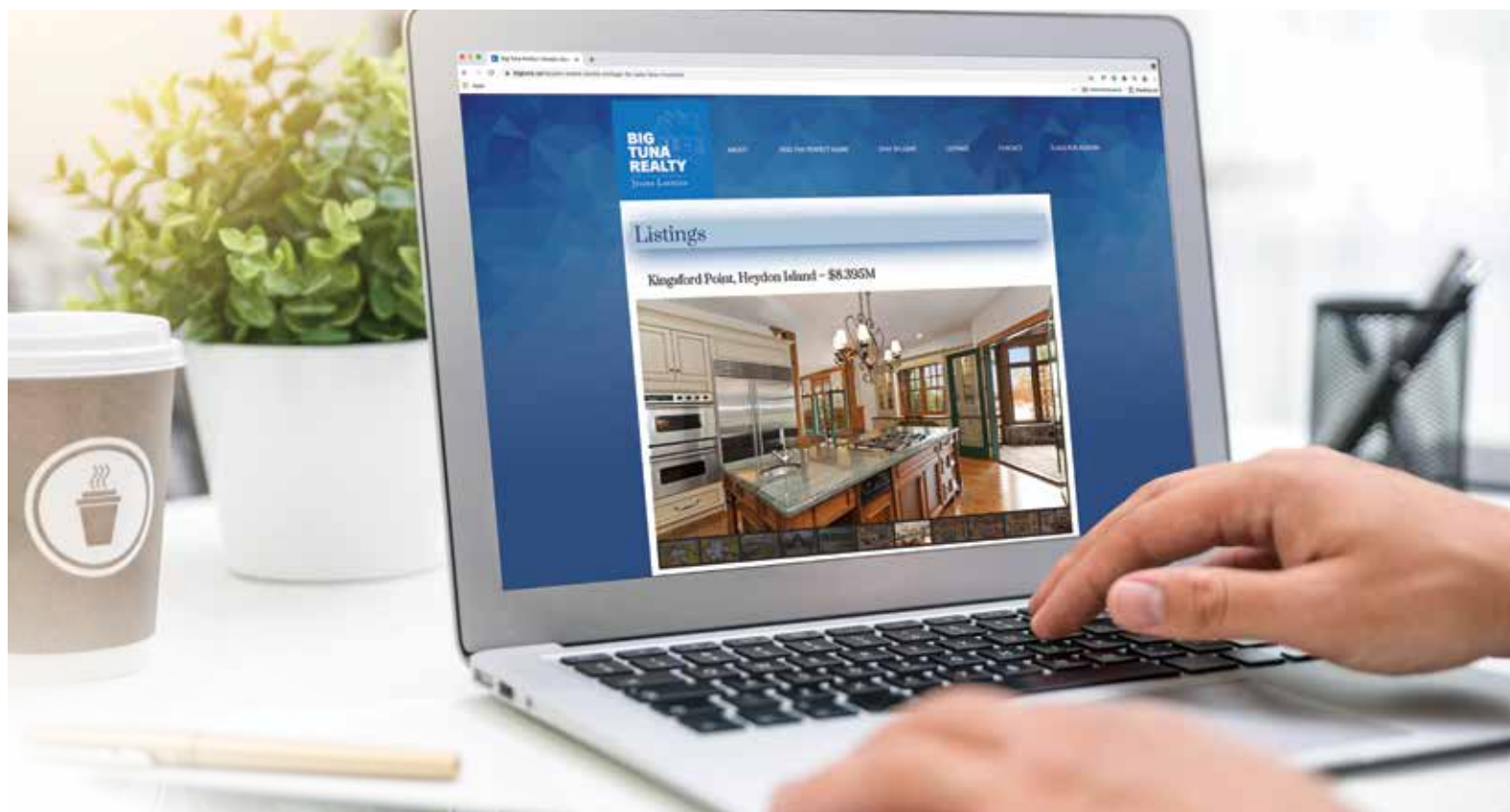
Senior Account Executive
DIANE BUCHANAN
diane@auroran.com

Art Director
SARAH DIDYCZ

Published By:



THE AURORAN • www.theauroran.com
King Weekly Sentinel • www.kingsentinel.com



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 to improve our home a bit. We are long-time residents of Aurora and are also considering downsizing in a couple of years. What improvements do you recommend that would best optimize our new money?
Sincerely, Flower Lover

HI FLOWER LOVER, that is a great question! So without getting too specific since every home and budget is a bit different, there are some upgrades that will help you maximize the return on investment (ROI). Furthermore, these are not foolproof since some upgrades people choose to do to a home can be subjective. For example, pools... Some people love them and others hate them and feel they are a waste of money. A pool is something you install for you and your family, not the next buyer. However, there are some areas that you can focus on that do help both in enjoyment and resale.

A great place to start would be with a minor bathroom renovation. What's 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... so minor projects are smaller projects that do not require a lot of work. A minor bathroom renovation will generally provide you with about 102% of your ROI, versus doing a major renovation

(removing walls, making the room larger, changing the location of shower etc.) will yield about a 93.2% ROI upon resale of your home. The loss in ROI is because moving walls and making the room larger can become expensive.

Two other big ROI improvement 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. Also, adding or improving a deck or patio space will approximately have a 90.3% ROI upon the resale of your home. These are also good renovation options since they do not really inconvenience you inside the home while they are underway.

Saying all this, the statistics I quoted are based upon average finishes, and no matter what room or area you decide to spend your money on, remember, you can always spend more than needed and not get all your money back. It can be a balancing act at times.

Flower Lover, 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 (hint, hint call me), you could always go online and look in your neighbourhood to see what homes in the price point you hope to sell for look like and see how you differ. I always tell my clients to consider the next buyer when we are preparing a home for resale. Unique and extravagant is not always the 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

Urban or rural, your new home is covered

(NC) The pandemic has changed many things in our lives, including where we choose to live. Many of us who see working remotely as our future have decided to look farther afield for a place to call home.

As long as you stay in Ontario and buy a new build, there's an extremely good chance your home will come with a mandatory warranty provided by your builder and backed by Tarion, the regulatory agency that administers new home warranties.

Here's a quick breakdown of how you're covered:

DEPOSIT PROTECTION

If you're looking at a freehold home (that is, where you fully own the house and the lot it's built on), your deposit coverage depends on the home's selling price: \$600,000 or less, and you're protected for up to \$60,000; over \$600,000, and you're protected for 10% of your deposit to a maximum of \$100,000.

If it's a condominium you're after, your deposit must be placed in trust as per the Condominium Act, and you have a further \$20,000 in protection under the new home warranty.

COMPENSATION FOR WRONGFUL DELAYS

Depending on the terms of your purchase agreement, your builder may be allowed to extend your closing date provided they follow the right procedures. If they don't, you may be entitled to compensation. Compensation under the warranty is \$150 per day to a maximum of \$7,500. It's intended to cover additional living expenses and other costs you incur as a result of the delay.

SEVEN-YEAR WARRANTY AGAINST DEFECTS

This warranty on work and materials starts on the day you take possession of your new home (or occupancy of your condominium) and is divided into three coverage periods.

In the first year, you're protected against defects throughout the home, including violations of Ontario's building code and unauthorized substitutions of materials written into your agreement.

Your two-year warranty covers plumbing, heating and electrical systems, as well as water penetration through the basement foundation or other parts of the home. Finally, you are protected against major structural defects for seven years.

Find more warranty information and resources for new home buyers at tarion.com.

www.newscanada.com

Thinking of Buying or Selling Your Home?

For Insider Tips Visit:
HelenAvraamNeo.com



Helen
Avraam Neophytou
Sales Representative, SRES

Paul Neophytou
905-251-8130

ROYAL LEPAGE CONNECT REALTY, BROKERAGE



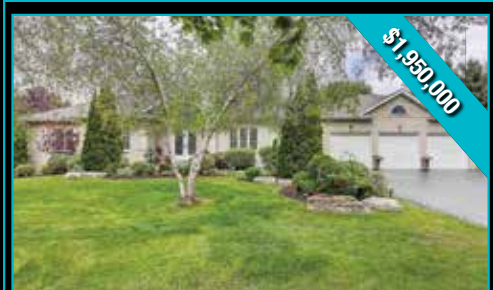
Call Direct: 416-587-3415
Email: HelenAvraamNeo@RoyalLePage.ca

PROFESSIONAL RESIDENTIAL AND COMMERCIAL REAL ESTATE SERVICES

SCHOMBERG
\$1,998,000 Completely Updated Quality Built Normerica Post & Beam Home On Beautifully Treed Private 2.5 Acres W/View Of Neighboring Pond. Features: Cstm. Cabinetry, Spacious Leathered Granite Centre Island Kitchen W/Walkout To Covered Wrap Around Porch & Patio, Top Of The Line Stainless Appliances, 3 Fireplaces, Natural Pine Floors & Beamed Ceilings, 3 Bdrms. W/Vaulted Ceilings & Double Closets. Bright Custom 4Pce. Washroom W/Walk-In Rain Shower Overlooking Backyard!

H.R. HORIZON REALTY LTD.,
BROKERAGE
Independently Owned & Operated
416-706-0419
HORIZONREALTY.CA
239 Main St., Schomberg

"COMING SOON"!! STUNNING SHARON BUNGALOW!!



Hurry in for this gorgeous Fifthshire bungalow on almost 1 acre w/3 car garage and basement in-law apartment! Spectacular renovated kitchen with high end appliances, gorgeous gardens & landscaping, spacious living/dining rooms plus main floor family room with w/o to patio! Main floor also has 3 large bedrooms & master suite w/walk in closet & 4pc ensuite! Gorgeous hardwood floors, incredible lot & minutes to all amenities!!!

HOT NEW LISTING IN HOLLAND LANDING!



Opportunity knocks! Fabulous 5.7 Acre property in the heart of East Gwillimbury Minutes to amenities, with a beautiful Executive 2 storey, 4 bedroom, 3 bathroom home with stunning reno'd kitchen, open concept living/dining rooms, family rm w/fireplace! Bsmt partially finished with walkup to 2 car garage! Amazing lot partly cleared and beautifully forested! Minutes to everything! Call Anita today for private viewing!

JUST LISTED - LOVELY 3 BEDROOM BUNGALOW!



Demand location! Only one family owned since built and featuring a gorgeous 50 x 200 foot lot with mature landscaping and lots of trees for privacy! 3 bedrooms, open concept living and dining rooms, eat in kitchen! Finished basement with separate side entrance leads to large recreation room, den, 3 piece bathroom and large laundry room plus workshop area.

RE/MAX
Realtron Realty Inc.
Independently Owned and Operated

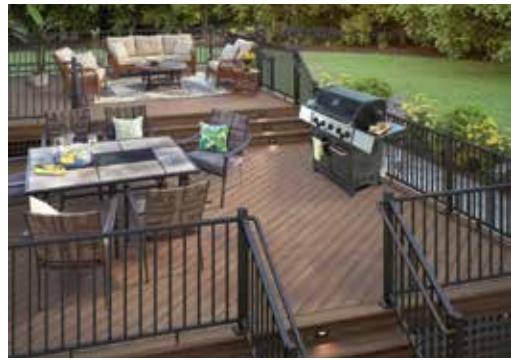
ANITA KOTSOVOS
REAL ESTATE SALES REPRESENTATIVE

Over 30 years of award-winning real estate experience!

t: 905.898.1211 c: 416.520.3651
anitakotsovos@gmail.com
www.AnitaKotsovos.com

6 WAYS TO DESIGN YOUR DREAM BACKYARD

(NC) With more time spent at home, designing a space that feels like a mini getaway is increasingly important. Whether you're looking to move your dining experience outside or wanting to create a calming retreat, here are six ways to achieve your dream backyard:



SPLURGE ON PATIO FURNITURE

If your patio furniture is looking worn and tired, it might be time to consider investing in quality items that will last for seasons to come. Select pieces that are both functional and timeless. When styling the sitting area, try a large sectional. Not only will it create a more intimate atmosphere, but it will also provide ample space for lounging. Use throw blankets and decorative pillows for colour and texture.

EXTEND THE SEASON

Patio season can be enjoyed much or the year if you play your cards right. For the ultimate makeover, add a firepit or outdoor heater, so you can keep spending time outdoors when the nights begin to cool. It's even better if you can stay cozy while you stargaze.

CONSIDER SHADE AND PRIVACY

A custom-made gazebo or pergola helps keep an outdoor space shady and cool and makes for a stunning feature. Whether you want to tackle a DIY project or are looking for help with installation, Home Hardware's backyard project packages can provide you with blueprints, quality materials, expert advice and everything you need to get the job done.



ENHANCE YOUR OUTDOOR DINING

Elevate your dining experience with a trendy new pellet grill that allows you to sear, bake, roast and smoke. This will give the chef in your house the perfect excuse to whip up some classic burgers or a wood-fired pizza. Wood pellets are available in a variety of flavours, like apple, hickory, maple, oak and more, so you can experience gourmet food from the comfort of your backyard.

AMP UP THE AMBIANCE

Don't forget to add some atmosphere with lighting and the right finishing touches. String lights are a must-have for making a space feel bright and warm as the sun goes down. Adding greenery and florals to your patio or deck space will also infuse charm and

privacy. Consider going with tropical plants to bring a touch of the Caribbean to your home.

LET THE GAMES BEGIN

Enhance that getaway feeling by adding entertainment to your backyard. Take games night outdoors with Bolaball — a family-friendly game that's perfect for people of all ages. If you're in the DIY mood, you can also make a bean bag or washer-toss game. These simple additions will keep the whole family having fun all season long.

Find more décor and project ideas at homehardware.ca.

www.newscanada.com



Aurora
Home hardware



Schomberg
Home hardware

Your Community Hardware Store

BRAND NEW COLOURS

**JAVA, MIDNIGHT BLUE,
BERMUDA WHITE &
LONDON FOG**

CLASSIC BRANDS ALSO HAS A
WIDE SELECTION OF QUARTZ
VANITY TOPS & MIRRORS.

24" to 72" sizes available

**BUY NOW
AND SAVE**
*Come and see
the difference*

**BRAND
NEW**

**CLASSIC BRANDS VANITIES
AVAILABLE**

JAVA,
MIDNIGHT BLUE,
BERMUDA WHITE
& LONDON FOG
COLOURS



**Pictured here
New Bermuda White Colour**

CLASSIC BRANDS HANDLES & KNOBS INCLUDED



We Offer Windows and Doors with Installation

As well as...

Housewares, Hand & Power Tools, Plumbing & Electrical
Supplies, Vanities and Toilets, Paint & Painting Supplies,
Automotive Supplies, Screen & Glass Repair.

We also feature Giftware & Seasonal items,
including Lawn & Garden Supplies.

We also sell lumber and provide next day delivery.

Do it yourself, Doesn't Mean Do it Alone. Here's How.

Aurora
Home hardware

289 Wellington St. E.
Aurora
905-727-4751

Schomberg
Home hardware

17250 Hwy 27, Unit 1
(in the Beer & Liquor Store plaza)
905-939-HOME (4663)

Aurora and Schomberg Home Hardware Serving York Region and Surrounding Areas



PROUD TO BE
JOINING THE TEAM

RE/MAX
WEST REALTY INC.
B R O K E R A G E
INDEPENDENTLY OWNED AND OPERATED

NANCY FAGAN

Sales Representative

CELL: (905) 626-1359 | OFFICE: (905) 607-2000

www.nancyfagan.ca

Email: sold@nancyfagan.ca

10473 Islington Avenue, Kleinburg, ON L0J 1C0

5 best *outdoor living* space ideas



(NC) After being forced to spend more time inside this year, it's important to make any outdoor space in our home an oasis for enjoyment.

Whether you have a tiny condo balcony, a spacious backyard or something in between, draw inspiration from these ideas to create a relaxing space.

1 DEFINE YOUR AREA Add some charm and outline visual boundaries for your outdoor space by setting up a trellis, laying down an outdoor rug or

installing a pergola. This will set the tone and let you introduce some style and personality with bold colours, distressed wood and graphic patterns.

2 CREATE DIY DINING SPACES One of the top outdoor living trends is dining al fresco, which lets you bring the patio experience home. Instead of buying a dinette set, why not DIY your own with repurposed materials? For a larger space, create a table using wine barrels and wooden boards. If you have a small balcony, upcycle a vintage lamp base and thrift store tabletop for a cute bistro table. Finally, consider adding mismatched chairs to finish off this eclectic look.

3 PLAN YOUR ENTERTAINMENT Whether you're hosting a small gathering or decompressing on a weeknight, you can elevate the ambiance with sound.

From compelling podcasts to indie rock to chill electronic, a SiriusXM streaming subscription is a great way to find exactly what you're looking for, or discover something new. Broadcasting outside is easy with the app, which is compatible with virtually any connected device including your smart speaker, phone or computer.

4 TRY A GARDENING TREND Bringing plants, flowers and other greenery into your outdoor space can instantly boost your mood and help you feel more connected to nature. A vertical garden is a great option if you have limited real estate — simply hang pots or planter boxes on a wooden pallet that leans against a wall. You can also try xeriscaping, an alternative to traditional gardening that uses drought-resistant plants and careful plot design to conserve water.

5 ADD SOME WARMTH Make sure your outdoor living space incorporates ways to keep warm during those chilly summer nights or shoulder season weeks. Outdoor firepits are a popular choice, you can find DIY tutorials online to build your own with some stones. If you can't have a fire in your balcony or yard, some cozy blankets and pillows can do the trick. Learn more about music, podcasts and entertainment programming at siriusxm.ca.

www.newscanada.com

3 outdoor living trends for the ultimate deck

(NC) We all want to enjoy the warm weather in a comfortable and stylish space. Whether you have a cottage, a small balcony or a spacious backyard, consider these low-maintenance trends when transforming your deck and outdoor living space.

1 COMBINE INDOOR AND OUTDOOR STYLE Many of us are bringing the indoors outside by making the outdoor space an extension of our home. Before starting your backyard design, consider the colours presently in your home as a foundation for your outdoor choices. By pulling inspiration from your interiors, you'll create a consistent look and feel and have an additional, cozy space for lounging.

2 GO MAINTENANCE FREE When renovating your deck this year, consider a maintenance-free approach by investing in materials that are not only long lasting, but also beautiful. Composite decking has become increasingly popular because of the longevity and sophistication it offers. Voyage composite decking from Home Hardware is both functional and fashionable.

The mineral-based composite is designed for use on ground and near water, making it the perfect option for a deck, dock or around the pool. The deck boards are available in different colours and widths, allowing you to add design flair to your deck, just like you would to the floors inside your home. It's also virtually maintenance free, requiring no protective stains or sealants and resistant to moisture, insects and sunlight.

3 PLAY WITH CURVES One of the biggest design trends for decks this year is curves. Gone are the days when decks are thought of as traditional planks with vertical and horizontal lines. Deck architecture is now a combination of many elements, pairing stunning curves with vibrant borders to create a beautiful outdoor feature. When developing the design for a curved deck, composite decking is the perfect way to achieve a unique look.

www.newscanada.com



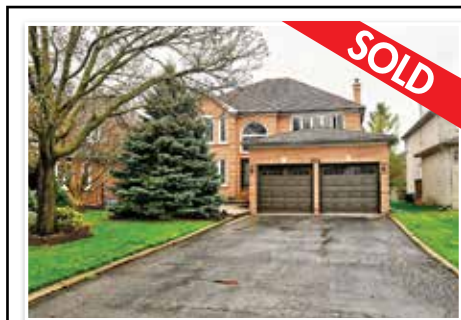
62 HOGAN COURT, KING CITY
\$2,875,000



760 HARRY DOUGLAS STREET, NEWMARKET
\$2,229,000



49 TIMBERLINE TRAIL, AURORA
CALL FOR DETAILS



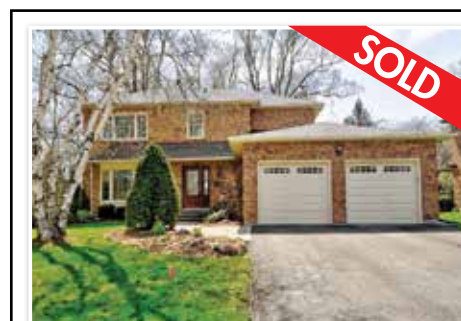
634 GAGNON PLACE, NEWMARKET



412 BOTSFORD STREET, NEWMARKET



350 ELYSE COURT, AURORA



46 SIMMONS CRESCENT, AURORA



981 ON BOGART CIRCLE, NEWMARKET



79 TREEGROVE CIRCLE, AURORA

Wonder What YOUR Home is Worth? Contact Us TODAY For Your Free Home Analysis Report!



TOGETHER TO SERVE YOU BETTER

SUSIE STROM
Sales Representative

**KEY ADVANTAGE
Team**

**ROYAL LEPAGE
RCR Realty, Brokerage**
Independently Owned And Operated

CAROLINE BAILE
Broker

ROYAL LEPAGE
CHAIRMAN'S CLUB
2020

ROYAL LEPAGE
CHAIRMAN'S CLUB
2018

ROYAL LEPAGE
RED DIAMOND
AWARD 2019

ROYAL LEPAGE
A. E. LePAGE
AWARD 2018

905.836.1212 | info@KeyAdvantage.ca | www.KeyAdvantage.ca

I HAVE QUALIFIED BUYERS FOR PROPERTIES IN KING!

Julianne Boileau
SALES REPRESENTATIVE

DIRECT: 416-418-6683 OFFICE: 905-727-1941
JULIANNEBOILEAU@HOTMAIL.COM
TIME2BUY-SELL.COM



CALLING ALL BUILDERS/INVESTORS



**Bond Head, Many New homes being built all around!
Retail with 32 Condo apartments above.**

Call me for Details!

Ask A Realtor®

We bought a house but we have no idea where to start when we move in to maintain it, do you have any pointers?

Every home is different and yet key home maintenance advice may be similar for many homeowners and investors. Searching online is a great way to get tips on basic how-tos, for specific step-by-step how-tos and videos. Additionally, the Home Reference Book from Carson Dunlop is a valuable resource tool used by home inspectors across North America. When in doubt, call a licensed and recommended professional to assist, assess, estimate or complete repairs needed.

- 1 Check and clean gutters and eavestroughs, ensure they are free from debris, and that water is draining away from the home from the downspouts.
- 2 Check and replace furnace and air conditioning filters and date them as a reminder of when they were last changed; these can be checked on a monthly basis to ensure they are in acceptable condition.
- 3 Spring ahead and fall behind. When the hours change it is a recommended time to replace batteries in smoke detectors and test them to be sure they are in working order. A smoke alarm must be located on every floor of the home. Ensure carbon monoxide detectors are also present and in working condition. It would be prudent to buy new dual units upon move in for added peace of mind.
- 4 Planning the gardens may be an exciting part of spending time at home, but ensure the drainage and sloping of your lot grading leads water away

from the house. Additional topsoil, fertilizer and water may be required to achieve ideal conditions. End-of-season sales may be the best opportunity to save money on all types of plants.

- 5 Beware of dryer fire hazards. It's not enough that you clean your dryer filter after every load of laundry. Dryer manufacturers recommend you vacuum out the area that contains the lint filter once per month. Additionally, manufacturers suggest periodic cleaning of the vent that leads from the machine to the outdoors. Recent studies show a spike in home fires caused by a lack of maintenance on drying machines, and the lint debris can become highly flammable.
- 6 Seasonally check the roof for wear and tear and maintenance requirements, and check again after storms. It's ideal to be proactive versus reactive due to damage caused by old shingles, weathered and damaged material, leaks, etc. Check the underside of the roof in the attic for signs of mold from improper ventilation or water seepage.
- 7 Critter alert; aim to keep critters away from damaging the home. Many will persist to enter tight attic spaces for shelter and cause havoc when simple screening, chimes screen covers, vent covers and general maintenance of the home may keep critters at bay.
- 8 Clear out debris from window wells to avoid leakage or flooding. Plastic domes can be installed to keep the area free from moisture.

- 9 Powerwash and reseal wood decks, doors, fences, gates, railings and latticework as necessary.
- 10 Sand, prime and paint home exterior surfaces to suit preferred style needs and wants and don't be afraid to add pops of colour to the front door at the very least for an unexpected way to welcome guests.
- 11 Seal the driveway if necessary. Asphalt can be low maintenance but still requires some attention, pay attention to the winter freeze and spring thaw wear and tear signs on patio stones and other hardscaping materials to avoid tripping hazards.
- 12 Irrigation systems on automatic timers save time and effort keeping the yard green however each year the units require maintenance to test all sprinkler heads and zones to ensure they are all working at full capacity and with efficiency. Be mindful that water bill usage may increase in the warmer months, and a screened rain barrel may be a solution for water conservation.
- 13 Replace screens on doors and windows to keep the bugs, and animals out in order to enjoy the fresh breeze weather permitting.
- 14 BUGS AWAY - be sure to rid the yard of any standing water which can attract a large number of mosquitos. Clear excess water from swimming pool covers early and when water collects. Inspect

wood for signs of termites and call in pest control professionals if needed. If trees show signs of being attacked by other pests collect or photograph the tree or a leaf or the pest itself and show a local garden centre specialist so that a treatment plan can commence to avoid further destruction.

- 15 The simplest way to add curb appeal is by raking away all debris, power washing and blowing away debris, keeping the property clean by trimming back trees and shrubs. Planting well-chosen annuals, perennials and shrubs to complement the home while adding a welcoming boost to the landscape. Maintain the lawn with cutting, seeding, fertilizing, and using a grass trimmer. In winter shovelling, sanding, salting and managing ice and snow collection will further add to the enhancement of the home.

- Written by Connie Power

Connie POWER is a Manager, Real Estate Sales Representative SRS® ABR® SRES® with RE/MAX Hallmark YORK Group Ltd., Brokerage. Empowering YOU in Real Estate! If you are considering buying or selling in YORK region or beyond call Connie directly at (905) 726-0856 or email her: connie@conniepower.ca to book a consultation, give you a referral or have your questions answered.

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



SOLD
BY STEPHEN ONGARO

30 Foot Hills Rd, Located Kirby & Dufferin Rd. This Spectacular Pocket Is Aka The Mega Lots. This Home Is Incredible! True Proud Of Home Ownership. Sitting Just Under 3700 Sq. Ft. On A Premium 75.4 X 147.6 Ft Lot. Attention To Detail. Custom Home, Sparred No Expenses T/O Property. Entertainers Dream Home W/ Oversize Gourmet Kitchen, To Your Private, Exclusive Rear Yard Oasis Incl. Pool W/ Slide, Cabana W/ Fire Pit & Sitting Area W/ Retractable Awning 4 Bedroom, 3 Car Heated Garage, Sprinkler System, Pool Pump (2021), Pool Heater (2020), Extensive Landscaping, Surround Sound. Upgraded S/S Viking Appliances, Marble Flooring, Wainscotting, Cornice Molding, You Cant Get Better Than This!



FOR SALE

4800 sq ft unit for sale. Jane st/ Langstaff rd. Operating Daycare business with 2 yr lease, with 5 yr option. Commercial Condo Unit For Sale With An Established Tenanted Daycare, Excellent Opportunity To Add To Your Portfolio In Obtaining This 4804 Sq. Ft. Space, Rarely Offered. A-1 Tenant Running A Very Buys Daycare. You Definitely Will Not Be Disappointed In Making This Purchase/Investment. Fantastic Location, Close Proximity To Ttc. Buses, Vaughan Mills. Do Not Let This Opportunity Pass You By.

\$2,668,055



SO.
STEPHEN ONGARO
REAL ESTATE

Intercity
REALTY INC. BROKERAGE

SO. Are you ready to List?
Give me a call. Dir. **416-990-0832**



MARGARET BLACK PROFESSIONAL CORPORATION
Barristers & Solicitors

**Experience and Integrity
You Can Trust**

King City, Vaughan, and
New Tecumseth, Ontario

Tel: **905-833-9090**
Fax: **905-833-9091**
Email: info@blacklawoffice.ca

Real Estate Transactions
Corporate ♦ Wills ♦ Estates
Probate ♦ Family ♦ Immigration



www.blacklawoffice.ca



A healthy lawn can increase the value of your home

(NC) Thinking of selling your home this summer? Did you know that curb appeal increases the value of your property and helps speed up the process? A big part of the outside appearance is related to your lawn and garden.

But lawns and gardens require care to thrive. Pesticides are one tool that help protect lawns by keeping weeds and other pests under control. Health Canada regulates every pesticide in Canada to ensure they can be used safely, and not pose harm to human health when used as directed.

www.newscanada.com

Looking for a great home in London?



Prestigious Windermere Estates, 3300 sq ft, 4 bedrooms, 4 bathrooms, 2 bedrooms in finished basement, fully equipped. Lovely landscaping, separate private entrance to lower level, large gracious home, close to hospitals, universities and lots more. Co-Listed with Kyla Cook, C21 First Canadian Corp., cell 519 520 9557 and Judy Kendall, C21 Heritage Group Ltd., 416 258 9579




HERITAGE GROUP LTD.
Brokerage*



JUDY KENDALL
Sales Representative
416-258-9579
century21.ca/judykendall
11160 Yonge St, Richmond Hill, ON L4S8H1



**3 EASY WAYS
TO CREATE A**

calming
space **AT HOME**



(NC) Most of us are spending more time at home than ever before. With our spaces being used for both work and living, they should be as comfortable and calming as possible. Create a peaceful sanctuary in your home with these three easy tips:

SPEND TIME DECLUTTERING

The adage "messy room, messy mind" rings even truer when you're home all the time. It's hard to feel relaxed when there is chaos in your space. Before you tackle the clutter, determine how much time you have. The last thing you want to do is run out of time and end up with an even bigger mess than you started with.

Consider dividing your space into manageable sections so you can declutter during the dedicated time. Clear and organize the clutter by donating, selling or keeping. Donate what you don't need to a local charity, sell online using a social media platform and re-organize the items you want to keep. Don't forget to clean and dust the new space you've uncovered.

PLANT POWER

Not only can plants help cleanse stale air and eliminate harmful toxins in a room, they can improve the aesthetic

of your space. Consider a little greenery to turn around your everyday mood. Don't have a green thumb? Choose potted plants or florals that are easy to care for, such as succulents or snake plants.

COLOUR YOUR WAY TO CALM

A fresh coat of paint in the right colour goes a long way towards creating a soothing space where you can relax. Design a peaceful retreat with calming hues such as whites, greys and creams. Try Beauti-Tone Paint's Essential Whites Collection, which features a palette inspired by fresh sea air, rays of sunlight and sandy beaches.

To visualize your favourite shade before you buy visit BeautiTone.ca.



www.newscanada.com

Real Estate Market Update – Aurora



Sellers Market into the Sunshine

Home prices held strong through May in Aurora at an average home price for all home types of \$1,247,210 there were 134 homes sold through the Ontario wide COVID-19 Stay-at-Home Order within the 31 day period. There were 201 homes placed for sale, and 152 overall remained available for purchase, June 1st, 2021. Typically Sellers yielded 103 percent of their asking price within an overall time frame of 20 days that the property was on the market for sale.

The least expensive condominium apartment sold for \$560,000 while the most affordable freehold townhome was sold for \$768,000. A total of nine homes sold above \$2 million, and the highest home sale was \$3,300,000. When we remove the highest and lowest sale in May and across all of 2021 the special note is that the resulting number is the same \$1,165,000 the current median home value for the year in Aurora for all home types.

Reviewing the action of Buyers there was a 238 percent increase over last May. Month over month there were 29 percent fewer homes sold which is understandable as prices remain high, and affordability has been called

into question again as lenders announced tightening pre-qualification rates by a marginal number commencing in June 2021.

Year to date, the market in Aurora is 127 percent stronger in 2021, with 709 homes that have sold thus far and vaccinations now being given from age 12 and older to a strong majority across Aurora, York Region and beyond in hopes of safer times.

– Written by Connie Power

Connie Power Manager / Sales Representative
CNE® SRS® ABR® SRES® for RE/MAX Hallmark York Group Realty Ltd.,
Brokerage serving York region 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; Market Watch Report for May 2020, 2021 and the Regional Housing Market Tables; York Region, Aurora for May of 2020, 2021.

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

*Opening Doors
To Your Dreams*

As a veteran realtor with over 32 years experience in the Top Tier, Monica has the expertise to guide you through all your real estate needs



Monica Stohr
Sales Representative

Today's market we have LOW inventory creating HIGH demand! Let's talk...

Direct: **416-618-1714**
www.monicastohr.com

*As per gross closed commissions 2019 from Royal LePage Services Corp.



14799 Yonge Street, Aurora, Ontario, L4G 1N1

DPScountertops.com



Email: showroom@DPScountertops.com

905-503-2222

16650 Jane Street, King

GRANITE . QUARTZ . PORCELAIN

FIND OUT WHY WE'RE THE #1 TEAM IN CANADA*



*Team Jordan is the #1 Keller Williams Group in Canada based on GCI in 2020.
Not intended to solicit those already under contract.
Lorraine Jordan is a Sales Representative with Keller Williams Experience Realty

Since 2007, Lorraine Jordan along with her team of real estate experts **has helped over 9,000 clients** realize their dreams and escape to the good life.

Sure, many real estate companies can say the same thing, but **we are a different type of real estate team.** In an industry that sometimes gets a bad reputation, Team Jordan is working **to change the way people think** about real estate and real estate agents.

We are focused on building **long-lasting relationships**, finding **solutions** and **sharing knowledge** – whether it leads to a transaction or not.

We are committed to contributing **to our communities** where we live and work whether it is through our work, volunteering or simply being a great neighbour.

It's the simple things that make us #1.

Are you ready to escape to the good life?

Want to realize your dreams and escape to the good life?
Give us a call and talk to us today.

TEAMJORDAN

info@teamjordan.ca
call: 705.526.9770
text: 705.527.2007
teamjordan.ca



Quick tips to refresh your medicine cabinet

(NC) Warmer weather means it's the perfect time to deep clean your home or refresh your wardrobe for the warmer weather. But when it comes to your medicine cabinet, what should stay and what should go? Here are some easy tips to spruce up your medicine cabinet and get the most out of your products.

CHECK YOUR EXPIRY DATES

When was the last time you checked the expiry dates on the items in your medicine cabinet? The expiry date listed on a cosmetic product means it's good until that date if the product is unopened or never used — but once you've opened the packaging, its shelf life starts winding down. As a rule, your products are only good for about a year from when you open them, so check their best-by dates, especially for products at the very back of your cabinet.

SAVE SPACE WITH MULTI-PURPOSE PRODUCTS

Bathroom storage space is often limited, so purchasing multi-purpose products — like a toothpaste that prioritizes gum health, gently whitens teeth and fight cavities all at once — is ideal and lessens the need to buy multiple products. The new Colgate Renewal Gum Revitalize toothpaste features a specialized formula that helps reverse early gum damage and reduces bleeding and inflammation for healthy and revitalized gums.

RE-STOCK YOUR CABINET BY SEASON

The moisturizers and beauty products you use in winter are often too heavy for your skin in spring and summer. The air is dryer in winter, requiring a heavier-duty moisturizer to compensate. If your skin is feeling oily as the weather warms up, switch to a lightweight facial moisturizer and foundation made for your skin type. And don't skip this step if your skin is naturally oily — you still need a good daily moisturizer to keep your skin hydrated, supple and balanced.

www.newscanada.com

Japanese minimalism meets Scandinavian chic for 2021's top home trend



(NC) Make your home a sanctuary by inviting a fusion of global styles into your space with the increasingly popular “Japandi” aesthetic. Rooted in a longing for a sustainable, serene but lived-in look, this is set to become your new design philosophy.

Create your dreamy yet stylish oasis by embracing this design approach using tips from Sharon Grech, Benjamin Moore colour and design expert.

FIND SERENITY THROUGH COLOUR

Create harmony at home by choosing a soothing palette of earth-inspired neutrals. These rich neutrals will help bring balance to the sleek lines of Scandinavian-style furniture.

“To successfully find balance in this stylish fusion and bring calm to your space, avoid cool tones and bright shades of white. Instead, opt for colours like Muslin OC-12 or Jute AF-80 that will transform your space into a comfortable oasis,” recommends Grech.

BE INTENTIONAL, NOT MINIMAL

Japandi design is about achieving a livable balance between aesthetics and everyday life. Decreasing clutter and being mindful of your furniture and décor choices are key. Although this style focuses on open, clean spaces, you don't have to say goodbye to everything.

Instead of trying to be minimal, be thoughtful about editing your space — keep your treasured pieces and give them room to shine, and use storage pieces (like storage ottomans and baskets) to keep out-of-season items out of sight. Do some good and donate anything that no longer works.

CREATE SOOTHING INTERIORS WITH SIMPLICITY

Japanese and Scandinavian design styles complement each other, as they both embody simplicity and comfort. Their shared aesthetics come together to create a style that is both easygoing and sophisticated.

“Try using a paint like Regal Select in a matte finish to give your space an effortless appeal and achieve a stylish balance of elegance and tranquility,” advises Grech. “Choosing to paint in a matte finish embodies a restful sense of ease.”

www.newscanada.com



Rocco Racioppo

BROKER



Serving Aurora, Newmarket, East Gwillimbury, King, Stouffville, Richmond Hill & Surrounding Areas

905-841-4787 • www.roccoracioppo.com

List with one of Canada's Top Producers,
ranked # 72 in Canada out of approx. 21,000 RE/MAX Agents in 2017.



LUXURIOUS 20 ACRE TREED ESTATE \$12,950,000
Approx. 20 acres on a magnificent private tree estate with 4-acre pond. Two homes both with private pools. Bungalow is approx. 11,000 sq. ft. with large terrace overlooking pond. Second home is approx. 1,900 sq. ft. bungalow. Properly secured with gated entrance!



STUNNING CUSTOM BUNGALOW WITH BACKYARD OASIS! \$3,950,000
Stunning Custom-Built Open Concept Bungalow on a Quiet Cul-De-Sac. Approx. 11 Yrs Old 3900Sqft W/10Ft Ceilings & rare 4 bedrooms on main floor. Superior Workmanship & Architectural Details: Gorgeous Custom KIt W/Centre Island, New Counters & Large Chef's Pantry, 9Ft Ceilings in Huge Unfinished W/O Bsmnt, Private 2.2 Acres!



DEMAND LOCATION IN AURORA! \$3,380,000
Stunning 1 year old approx. 5,600 sq ft open concept 2 storey home with fabulous views of the 4th hole at Magna Golf Course. Custom finishings throughout including “Bloomsbury Kitchen”, 10 ft smooth ceilings on main floor. 9 ft ceilings on 2nd and bsmnt. 4Bdrm + loft area, 4 full Ensuites!



BACKS ONTO CONSERVATION! \$2,290,000
Prestigious Stonehaven Approx. 6000 Sq Ft, 2 Storey Home on premium lot with waterfall/pond and covered back deck. Backing onto conservation 9Ft Ceilings on main floor, 5 Bedrooms, 3 Ensuites and 3 Car Garage. Recent Improvements!



BUNGALOW SITUATED IN THE HEART OF OAK RIDGES! \$2,100,000
Quality built bungalow on quiet court backing onto a ravine lot situated in the heart of Oak Ridges Moraine. 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!



PRESTIGIOUS STONEHAVEN HOME ON SOUTH FACING LOT! \$1,665,000
Prestigious Stonehaven Approx. 3,800 sq ft 2 Storey Home with stone front, 3 car garage situated on a premium south facing lot. 9 ft ceilings on main floor. 5 total bedrooms, 2 full Ensuites!



PRIVATE BACKYARD OASIS! \$1,499,900
Renovated 2 storey home with private premium pie shape lot with finished walkout basement. Newly renovated kitchen. Private backyard oasis with inground pool!



2 STOREY HOME IN DEMAND LOCATION! \$1,499,900
Renovated home in demand location in south west Aurora with new retrofit 2-bedroom apartment with walkout basement, 6 bedrooms in total, 4.5 bathrooms. New custom Kitchens with granite tops and hardwood floors throughout. Renovated baths!



RENOVATED LUXURIOUS HOME! \$1,428,000
Approx. 4,500 sq ft of luxurious living space with recent renovations. Private backyard. Minutes Upper Canada Mall and the Newmarket Go Station. Close to Highway 400!



RENOVATED HOME WITH SALTWATER POOL \$1,099,000
Renovated 2 Storey Home. Minutes to Upper Canada Mall, Box Stores, Go Train & Southlake Hospital. Inground Saltwater Pool Installed in 2011. Other Improvements: New Roof Shingles, New Windows, New Mbr Ensuite and Remodeled Main Bathroom, New Furnace & CAC, New Driveway, New Furnace in Garage!



33 MONKMAN COURT SOLD FOR \$1,631,000!
Sold over asking!
Call Rocco today for a FREE Market Evaluation!



981 NELLIE LITTLE CRES SOLD FOR \$1,585,000
Thinking of Selling?
Call Rocco today for a FREE Market Evaluation!

Call for a **FREE Market Evaluation! 905-841-4787**
You Get The “Right Results” With Rocco.

WOODLAND TOWERS

• Amazing Amenities •

HOME SUITE HOME

Woodland Towers

LIMITED
INVENTORY
REMAINING

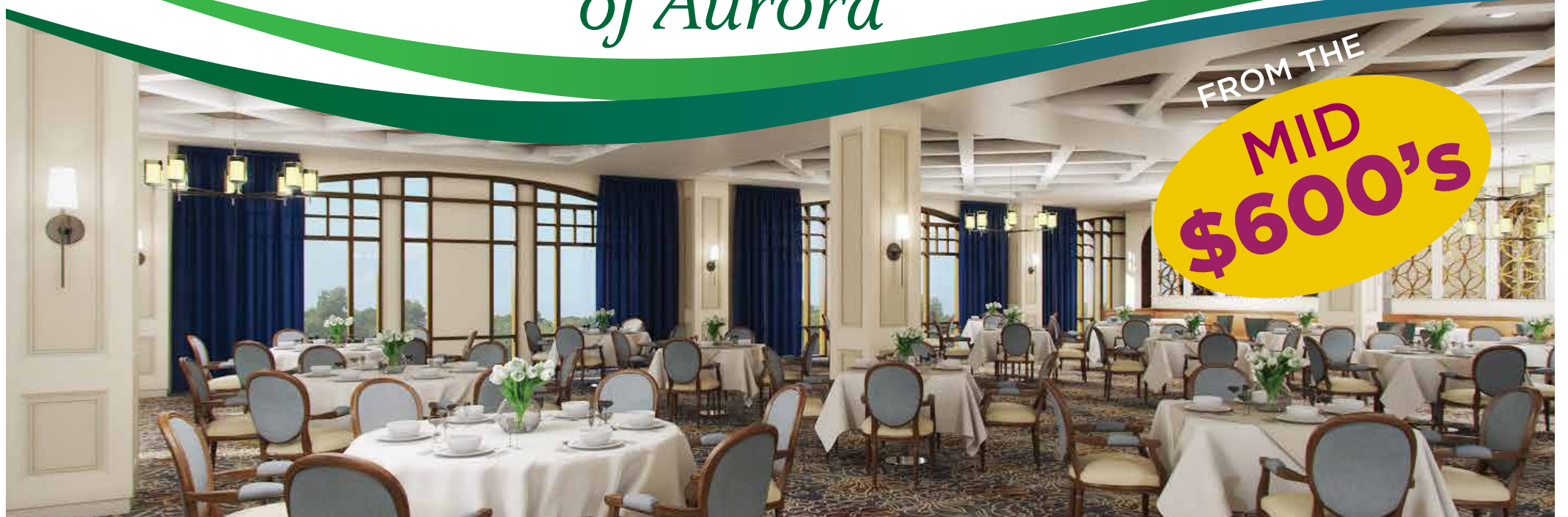
There's no other way to say it—especially now.

If you're close to considering "condo-style" living for your retirement years, consider the Meadows of Aurora—right now. We have a few remaining, fully-completed suites in Woodland Towers that are available for occupancy within a month. **That's right ...within a month!**

We're also offering, **at pre-construction pricing**, Park Tower which features 125 superbly designed residences in a wide and stunning range of design and suite options. The 7-storey building will be located immediately adjacent and linked to Woodland Towers and is beautifully sited to take full advantage of our amazing park-like setting and complement our green environment.

The Meadows of Aurora

A Christian Seniors
Lifestyle Community



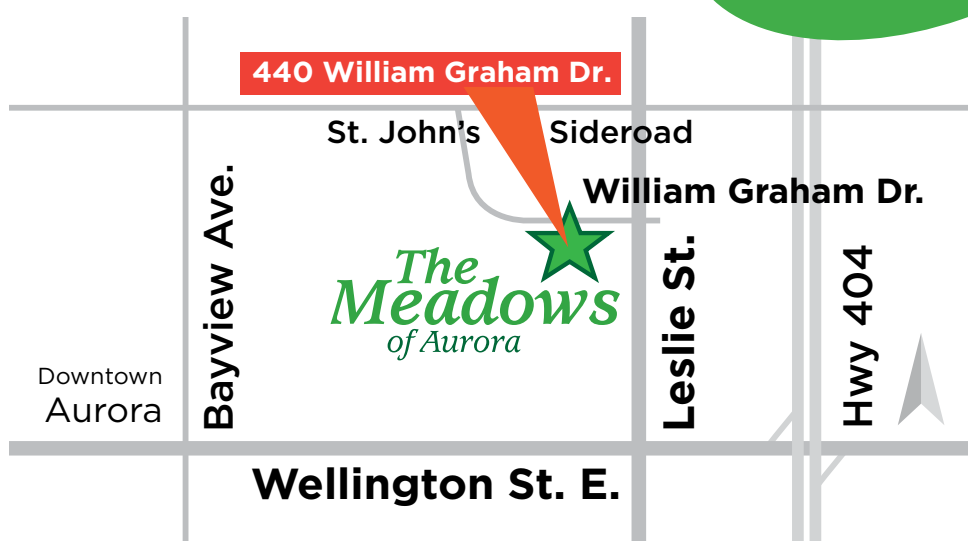
FROM THE

MID
\$600's

AURORA'S NEWEST RETIREMENT RESIDENCE FOR INDEPENDENT LIVING



CALL
TODAY



**BOOK YOUR
PERSONALIZED
TOUR TODAY!**

905 503 5560

MORE THAN A HOME. A COMMUNITY.

440 William Graham Drive at Leslie Street, Aurora
905 503 5560 • sales@tmoa.ca • themeadowsofaurora.com

The flavour for all your summer meals, yuzu



(NC) Look again, that's not a lemon, it's a yuzu! This citrus fruit is bright yellow, round and slightly smaller than an orange. The taste is between that of a grapefruit and a mandarin orange — tart but very sweet scented.

While the fruit itself is almost never eaten on its own, the zest and juice are used countless ways in foods and drinks. Yuzu has a very strong flavour, and depending on your usage, very little may be needed to pack a punch. In drinks, a little goes a very long way, and just a drop in a cocktail is often enough. It also has infinite applications in sweet recipes, where it's best used like an essence. Try adding a couple of drops to your custards, jellies, ices and meringues and you won't regret it. This summer, President's Choice Insiders Report has a great range of yuzu products for anyone looking to try something new, including this indulgent, dairy-free riff on ice cream cake. It's made with tangy-sweet yuzu citrus and blueberry sorbet, layered on a coconut-graham crust and topped with zesty blueberry-lime sauce.

Yuzu Blueberry Sorbet Cake

Prep time: 20 minutes Cook time: 15 minutes Serves: 12 Ingredients

- 1 ½ cups (375 mL) graham cracker crumbs
- ½ cup (125 mL) unsweetened medium shredded coconut
- 5 tbsp (75 mL) coconut oil (solid or liquid)
- 1 tub (946 mL) PC yuzu citrus and blueberry sorbet
- 3 cups (750 mL) frozen wild blueberries
- 1/3 cup (83 mL) granulated sugar
- 2 tbsp (30 mL) cornstarch
- 1 tsp (5 mL) grated lime zest
- 2 tbsp (30 mL) fresh lime juice
- ½ cup (125 mL) coconut chips

DIRECTIONS:

- 1 Toast graham crumbs and shredded coconut in nonstick skillet over medium heat, stirring often, until light golden; about 5 minutes. Transfer to bowl. Return skillet to medium heat; add coconut oil and cook until melted (skip this step if using liquid coconut oil). Stir into graham crumb mixture.
- 2 Mist 9-inch (2.5 L) springform pan with cooking spray or grease with coconut oil. Lightly press graham crumb mixture into bottom of pan (do not press up side of pan and do not pack mixture firmly). Freeze 30 minutes.
- 3 Let sorbet stand at room temperature until beginning to soften, about 20 minutes. Scoop sorbet into springform pan over crust, smoothing top; return to freezer.
- 4 Meanwhile, bring frozen blueberries and sugar to a boil in small saucepan over medium-high heat. Reduce heat to maintain a gentle boil; cook, stirring occasionally, until blueberries are softened and liquid becomes a bit syrupy, about 5 minutes. Stir cornstarch with lime juice in small bowl; stir

into blueberry mixture. Return to a boil, stirring constantly; remove from heat. Stir in lime zest.

- 5 Transfer blueberry mixture to a large heat-proof bowl. Refrigerate until slightly cooled, about 20 minutes. Pour blueberry mixture over sorbet, gently smoothing top. Return to freezer until well chilled, at least 1 hour.
- 6 Run small paring knife around inside edge of springform pan; release and remove side of pan. Tip: If cake doesn't easily release from pan, dampen a kitchen towel with warm water and wrap it around base and side of pan to slightly melt the edge just enough to release.
- 7 Transfer to serving platter, removing from base. Sprinkle with coconut chips. Tip: Run your knife under warm water before slicing, wiping blade with a damp cloth between cuts. Try this: Serving this cake outdoors? Freeze your serving platter and plates before using to keep the cake from melting too fast.

Nutritional information per 1/12 of cake: calories 390, fat 15 g, saturated fat 11 g, sodium 190 mg, carbohydrates 63 g, dietary fibre 3 g, sugars 33 g, protein 3 g.

Tips to kick your kitchen fatigue

(NC) You've likely never spent more time in your kitchen than you have over the past year — and let's be honest, it's exhausting. Paired with trying to manage the changes in our day-to-day lives while attempting to maintain some form of routine, it can be especially daunting to answer the age-old question of "what's for dinner?" Fortunately, it doesn't always have to be so difficult. As we continue to juggle working from home along with the end of the school year and everything else we've got going on, here are some simple tips to help you get out of your rut and kick your kitchen fatigue. Meal planning doesn't have to be hard. Taking 30 minutes out of your day to plan meals for the week can take away a lot of the stress that comes with cooking. Start by looking at your local grocery flyer for cost-saving inspiration. If you need a few meal ideas, try using Pinterest to find creative recipes. Meal plans also don't have to be written in stone — show yourself compassion and shift meals around depending on how you're feeling. If you end up ordering in every now and again, don't sweat it. Bring the getaway to the dinner table. Dreaming of the perfect vacation? While you may not be able to board that flight, why not discover new flavours and get the whole family involved? Pick a destination and a traditional dish, add the ingredients to your shopping cart and enjoy food from different cultures as you learn something new. Take your meal outside. Barbecue season is in full swing, so turn off the stove and get outside. Try a meatless Monday on the grill with grilled halloumi and veggie skewers. Or, marinate chicken in a mixture of lemon juice, olive oil and fresh rosemary and garlic and serve on a bed of grilled zucchini, eggplant and peppers. Convenience isn't a crime. Taking the easy way out can sometimes be seen as a failure, but with all the convenient, ready-to-go options available, it's okay to lean into what works best for us. Pick up a ready-made rotisserie chicken to serve with a fresh sum-

mer salad or a meal kit to make weeknight dinners a breeze. It's okay to ask for help. If you're not sure where to start, connect with a registered dietitian at your local Loblaws for some helpful tips and recipe ideas. Offering many ways to connect, you can try a free 15-minute initial nutrition consultation with a dietitian or check out a webinar with a variety of helpful topics. Learn more at loblaws.ca/dietitians.

www.newscanada.com



Welcome to Kingsford Point



Located in the heart of Lake Muskoka in one of the most desirable locations only 1.5 hours north of Toronto. This breathtaking island estate is constructed on the northern point of the island with elevated views and multiple sun exposures boasting over 4600 feet of frontage on over 23 acres of land. Hitting all the checkmarks of exceptional design and traditional Muskoka architecture, all day sun, shallow and deep water, private beaches, hiking, privacy and long lake views. The main cottage boasts approximately 7000 sq ft. of finished living space, geothermal energy, 4+1 bedrooms, 4 bathrooms, including the connected coach house. The stunning main cottage is complemented by a dry boathouse and a 1.5 storey two boat-slip boathouse. This estate is being offered turnkey with furnishings. The possibilities for expansion into a spectacular family compound are endless at this very private island hideaway. Mainland access is only a few minutes away. Please visit bigtuna.ca for a complete slideshow, virtual tour and survey. **ASKING PRICE \$8.395 MILLION**

**BIG
TUNA
REALTY**
JULIEN LAURION

Julien Laurion

direct 416-402-5530
office 905-727-3154
julien@bigtuna.ca

bigtuna.ca



**YOUR
Community™
REALTY**

ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

Kelly



Burt

SALES REPRESENTATIVE

Direct 289.221.1481

Office 905.727.3154

kellyburt@royallepage.ca





Going Through a Divorce...?

LET US OFFER A HELPING HAND.



Refinancing Your Mortgage...?

OUR EXPERTISE WILL HELP GUIDE YOU EVERY STEP OF THE WAY.



Upsizing or Downsizing...?

INVENTORY IS EXTREMELY LOW, NOW IS A GREAT OPPORTUNITY! ASK US HOW!



Relocating to Another Town...?

WE SERVE THE ENTIRE GTA, ALLOW US TO HELP YOU.



Wondering About the Most Recent Prices in Your Neighbourhood...?

GIVE US A CALL AND GET A **FREE** MARKET EVALUATION.



GET **VIP** EARLY ACCESS TO THE HOTTEST PROJECTS COMING ON THE MARKET!

Pre-Construction | New Developments

ASK US HOW!

Thinking of Buying, Selling or Investing?

We Already Helped More Than 300 Families So Far in 2021**

Market is Extremely Active and Hot!

CALL OR EMAIL US TODAY FOR ALL YOUR REAL ESTATE NEEDS

905-907-5464

homes@darylking.com | www.darylking.com

Daryl King

Daryl King
SALES REPRESENTATIVE



THE DARYL KING TEAM
ALLOW US TO HELP YOU

RE/MAX
HALLMARK REALTY LTD.
Brokerage Independently Owned and Operated | RAISING THE BAR

#1 TEAM IN YORK REGION* | TOP 10 TEAM IN CANADA******

WE SPEAK YOUR LANGUAGE:



The Daryl King Team consists of 43 registered Sales Representatives. *Based on closed and pending transactions from Jan 1 to May 31, 2021.

****All data compiled by RE Stats Inc. from TREB for closed transactions +/- 2.5% on volume basis in 2017.

*****Based on data collected within ReMax network in Canada in 2020. Not intended to solicit clients currently under contract with another Brokerage.

