



RESALE HOMES COLLECTIONS

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 King Weekly Sentinel • www.kingsentinel.com

3 Advantages of purchasing and investing in pre-construction



Investing in real estate can be one of the most significant decisions of your life. Putting your hard-earned savings into a new venture can trigger some feelings of nervousness and uncertainty.

However, working with a highly experienced, knowledgeable, and dedicated real estate professional is the difference between making the most empowering and wisest monetary decision of your life from a stress-ridden experience.

The Michele Denniston team has twenty-plus years of collective real estate experience in the King and surrounding regions and is now offering exclusive pre-construction offerings for our clients! Today, we will use our expertise to illustrate the advantages of purchasing and investing in pre-construction projects!

1 FINANCIALLY EMPOWERING AND APPRECIATING VALUE

Considering investing in pre-construction is similar to purchasing futures in the stock market. Regardless of which particular neighbourhood you are to invest in within Ontario, whether it may be Wasaga Beach, Brampton or Vaughan, you will see the long-term prices of these areas appreciate with time. On average, projects take between 2 to 5 years to reach completion. This means that you will be buying a unit for one price, but as the builders spend the next handful of years developing the lots, the value of your lot will appreciate. Especially if you strategically buy in a neighbourhood that has not yet gained popularity, gentrification will probably work in your favour by the time your unit is turn-key ready. When done correctly, wisely investing in pre-construction can be an incredibly financially empowering move!

2 DIVERSITY OF OPTIONS

There are various pre-construction options, all with varying price points. Our team works among many exclusive builders and sells new pre-construction projects

all over the GTA and beyond. Whether you are looking for something to live in or to buy a unit that will be in demand down the road, a reputable agent will be sure to show you tons of different buying options for your personal and strategic liking.

3 LESS STRESS, MORE INCOME

Another significant advantage to purchasing pre-construction is that you have a stress-free experience once you sign the papers and secure your lot. The ownership process is very hands-off for the first 2-5 years while your unit is built. Upon completion, you can hire property managers or realtors to cover the paperwork and management aspects if you decide to rent it out. You will also experience minimal stress by your new investment property, not requiring any renovations, cosmetic fixes or changes once you receive your key. Your pre-construction investment is move-in ready for your new tenants, so you can sit back, relax and receive passive income! Also, payment works in increments, so you do not need to dish out large amounts of money all at once; adding to an unworried investment experience.

OUR ADVICE TO YOU

By working with an experienced real estate team who can offer real expertise, knowledge and support in the pre-construction world, you are bound to walk away from the purchase empowered and happy. We have only highlighted a few advantages to investing in pre-construction. If you have any questions about pre-construction or would like to discuss your own real estate goals, our team is pleased to chat with you! Visit us at Kay Dr. Unit 22 in Schomberg, or call Michele directly at (416) 433-8316! We are committed to providing you with honest, reputable and top-tier real estate service; we look forward to working with you soon!

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MARKET UPDATE – MAY 2022

AURORA

AVERAGE SALES PRICE

\$1,443,775

AVERAGE 15 DAYS ON MARKET

NUMBER OF SALES

78

211 NEW LISTINGS

SALE TO LIST RATIO

100%

YEAR OVER YEAR % CHANGE

29.32%

KING

AVERAGE SALES PRICE

\$2,060,603

AVERAGE 20 DAYS ON MARKET

NUMBER OF SALES

29

87 NEW LISTINGS

SALE TO LIST RATIO

96%

YEAR OVER YEAR % CHANGE

29.48%

*The statistics provided were obtained from the Toronto Regional Real Estate Board's Market Watch May 2022; Summary of Existing Home Transactions for All Home Types May 2022 + Focus on the MLS Home Price Index for Composite for York Region's Aurora and King

We are in a shifting market currently with sellers having to realign their expectations as buyers are hoping for "deals" and are anticipating further price drops. We are in a more balanced market and there is a strong possibility we may actually be calling it a Buyer's market soon, depending on interest rates. Transactions are down 61.5% year over year in Aurora (April 2022 sales compared to April 2021) suggesting that buyers are sitting on the sidelines watching and waiting for further price decreases. The average price year over year still remains strong at 27.59%.

– Provided by Key Advantage Team Royal LePage RCR Realty
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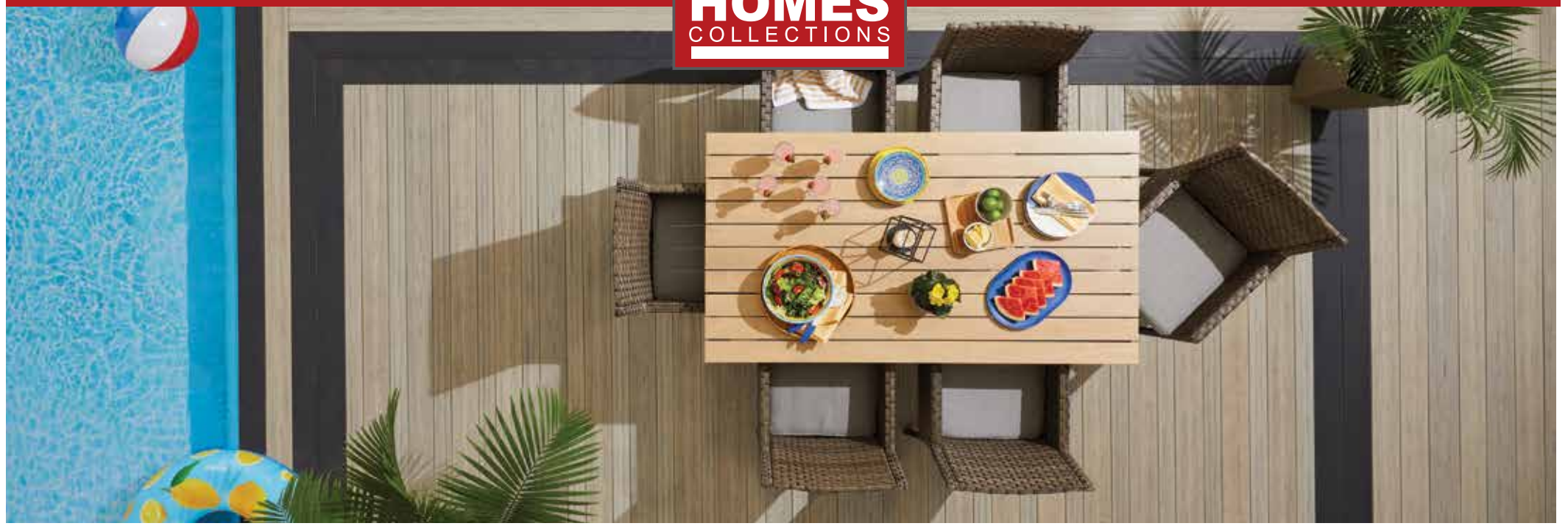


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The 5 best investments you can make in your backyard

(NC) Make your backyard a welcome extension of your living space by investing in outdoor essentials. Here are five financially-savvy backyard tips to minimize costs in the long term and transform it into your favourite place to relax.

1 FIND THE PRIVACY YOU NEED

Adding a fence to your property not only offers privacy and security, it also increases the value of your

home. The right fence depends on your budget and preferences. If privacy and durability are important, pressure treated lumber is a great option. If you want a cost-effective and low-maintenance alternative, consider vinyl, which won't splinter or crack.

2 GET CREATIVE WITH LANDSCAPING

Add character to your backyard by investing in landscaping and have fun choosing materials to bring your vision to life. Incorporate rock elements such as flagstone, pea gravel or river rock to compliment your flower beds or to frame your patio area. Choose drought-tolerant plants and flowers like yarrow, coneflower and agastache as a way to save money, conserve water and attract pollinators.

3 SET UP A YEAR-ROUND OUTDOOR DINING SPACE

By investing in a fire pit or outdoor heater, you can use your patio on chilly summer evenings and even into the fall and winter. Frame your space with string or deck lights to add ambiance, and don't forget a gazebo or umbrella so the rain can't put a damper on your plans.

4 BUILD A DECK DESIGNED TO LAST

Get top value out of your deck by choosing a material that's long-lasting and durable, so you can enjoy it year after year. Deckorators Voyage Composite Decking is one great option, since it's made from a mineral-based composite that holds up against moisture and sun to withstand every season. It also offers excellent traction, making it perfect to use around a pool or as a dock.

5 STAY ORGANIZED WITH A SHED

A good shed should be able to store everything you need. To start, think about the size of shed you need and where you want to position it. Choose quality materials to ensure it lasts for years and remember that you can adapt how you use the space as your needs change. For a stress-free build, try an easy-to-follow DIY shed kit which you can find in a variety of shapes, sizes and materials.

Find out more about your backyard options at homehardware.ca.

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Tips to make moving easier for the whole family



(NC) Moving can be exciting, but the whole experience can become overwhelming. Whether you're heading into your very first place, downsizing or finding your forever home, there are a variety of tips and tricks you can use to ensure your move is as efficient and easy as possible.

EASE THE STRESS LEVELS

Moving can be hard on your family and your pets. Try to keep things organized by planning out your tasks ahead of time and enlisting help from family and friends. Recognize that emotions may be high as you get ready for a change, so do your best to be patient with yourself and others.

If you have pets, remember that dogs and cats can be more attached to their home than you realize, and they can face high levels of anxiety when it comes time to move. A simple way to help them is to ensure you bring their favourite toys to their new space. Finding someone to care for your pets a couple of days before and after the move is another great way to reduce stress for everybody.

MAKE SURE TO COOL OFF

Summer moves are a great way to avoid moving your things in a snowstorm and get settled for a new school year, but they can get hot. Having cold water for movers and the family is important for everyone's health. Keeping your pets cool and hydrated is also important. Pet fountains keep fresh water flowing even during the hottest summer days while you're busy moving boxes.

TAKE TIME TO ADJUST

Getting settled in your new home will take time, so take some steps to get oriented. Consider going for walks around your new home to get a lay of the land before you move, and create a plan for familiar routines or meals to bring added comfort during the initial adjustment.

Pets can become anxious in a new environment too. Cats especially can need time adjusting to a change in surroundings. Once the back and forth with open doors is finished, let them explore at their own pace. When everybody is nice and settled in, a brand new self-cleaning litterbox like ScoopFree, is a great way to get a fresh start and will help keep your new place nice and clean.

Find more ideas to make your new home enjoyable for you and your pets at petsafe.ca.

www.newscanada.com

Three designer tips for cottagecore style at home

(NC) Simplifying your life starts right at home with this year's cottagecore design trend. If you've been feeling inspired to refresh your décor, consider this soothing style that evokes the tranquility of the countryside. To help you get the look, Sharon Grech, Benjamin Moore colour and design expert, shares her top three tips.

CELEBRATE CRAFTS AND COMFORT

Strongly influenced by nostalgia, cottagecore style is a celebration of crafts, vintage pieces, and a slower pace of living. "Cottagecore spaces are defined by their connection to nature and nod to historical inspiration. You can bring this to life through colour, authentic heirloom furniture or even small decorative elements such as period dishware, vases and even plants and dried flowers," says Grech.

CREATE CALMING WARMTH

Key to the "calm and cozy" feeling that cottagecore evokes is creating a warm and inviting ambience. For a modern twist, envelop your space in all-over colour. Choose colours that feel timeless and minimalistic without feeling cold or bare such as warm hues like Sunlit Coral 2170-60, Fernwood Green 2145-40 or a neutral like Pashmina AF-100, in a premium paint such as Benjamin Moore Aura interior.

BRING THE OUTDOORS IN

Inspired by the traditional English countryside, simple living, and finding harmony with the natural world, Cottagecore is known for bringing the outside in. Consider displaying fresh-cut flowers, hanging dried flowers and even incorporating floral fabrics into your furniture to create a natural and organic feel.

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13 PATRICK DRIVE, AURORA
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74 BURGON PLACE, AURORA
\$965,000



164 TIMPSON DRIVE, AURORA



209 KENNEDY STREET WEST, AURORA

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How to update *small bathroom* details for big impact

(NC) Spending more time at home over the past few years has encouraged many people to reimagine how they organize their space, no matter the size.

When it comes to your bathroom, there are easy adjustments to make a big difference in how the small room is used. Here are some tips:

1 HIDE THE MYSTERY

A popular trend in home design and renovations is hidden conveniences. This means tucking away as much as possible while maintaining the function and usability of the space. Consider reorganizing your cabinets and vanity with proper storage units that keep clutter organized and out of sight.

2 MAINTAIN BOUNDARIES

Always remember that electricity and water don't mix, especially in smaller spaces like a bathroom. If you're remodelling, keep your outlets at least 500 millimetres away from the sink and bathtub to keep safe, and ensure they have ground fault circuit interrupter (GFCI) protection if within 1.5m of a sink, tub or shower.

3 REFLECT ON IT

For a space of any size, we know that adding mirrors and lighter colours can make a room feel bigger than it actually is. Upgrading with a larger mirror, or perhaps adding in another small one for décor can do wonders to make a tight squeeze feel bright and airy.

4 WARM IT UP

There are many heated additions you can apply to a bathroom beyond turning up the temperature in your bubble bath. In-floor heating or heated towel racks both offer a powerful upgrade.

If you're redoing electrical in your bathroom, whether it's new outlets or a toilet seat warmer, consider working with a Licensed Electrical Contracting business to ensure everything is done safely and that you have a certificate from the Electrical Safety Authority, known as ESA, at the completion of the work.

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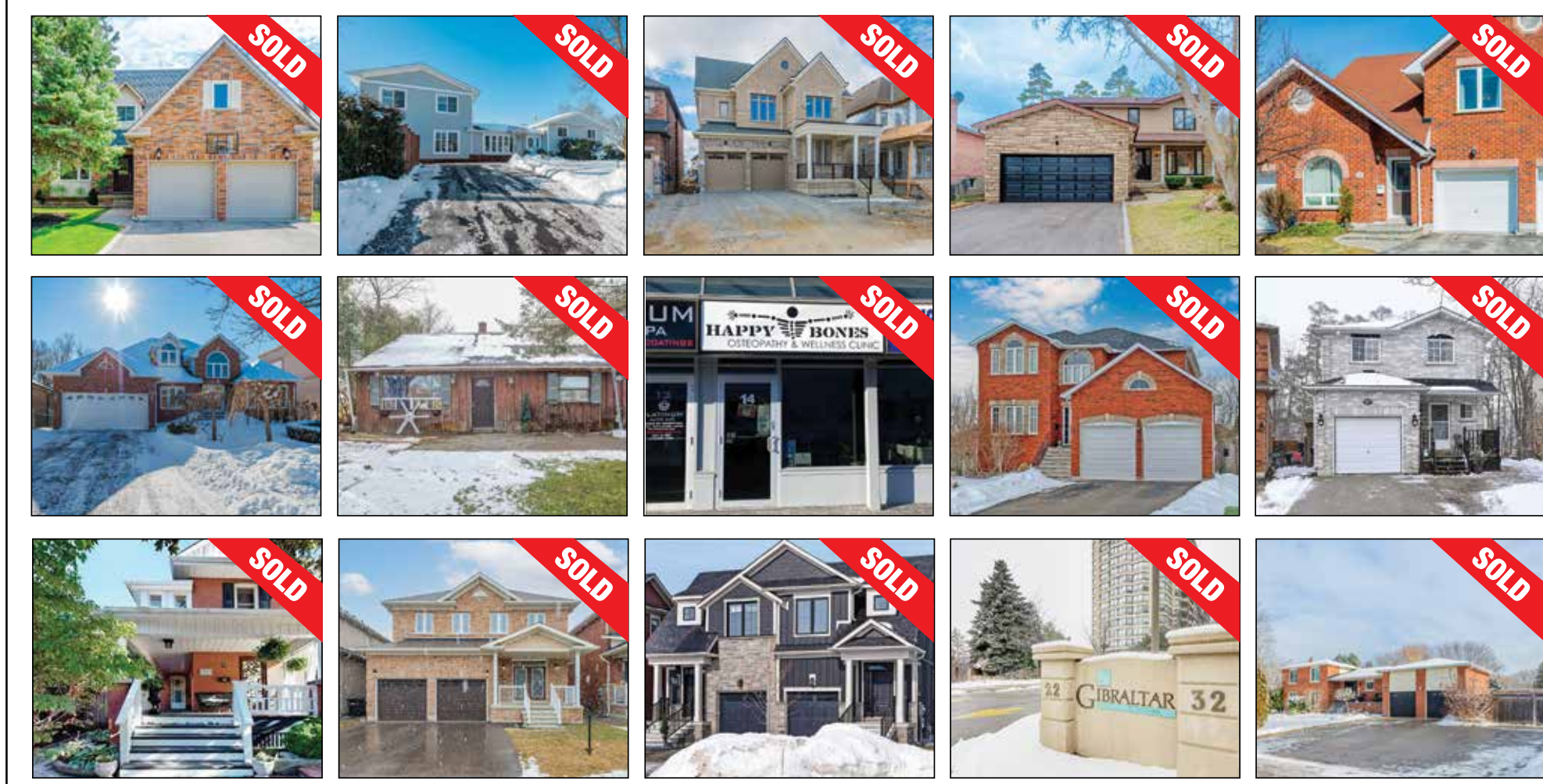
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Planning a home improvement project?

A kitchen renovation can increase your home's value by 20%, according to Royal LePage experts

Are you thinking about upgrading parts of your home, but aren't sure where to start? Wondering which renovations will get you the most bang for your buck? I can help! Royal LePage recently surveyed hundreds of experts across the country to determine the home improvement projects with the highest return on investment.

According to the report, a kitchen renovation is the most worthwhile home improvement project, with the potential to increase a property's value by 20%, on average.

Highlights from the report:

- ✓ Royal LePage professionals say, on average, bathroom renovations can increase the value of a home by 16%
- ✓ Finished basements and basement apartments have the potential to increase a home's value by 15%, according to survey results

✓ Outdoor entertaining space and landscaping have the potential to increase a property's value by an average of 10%, according to respondents

✓ For Canadians looking for general guidance on where to invest in their home renovation projects, 87% of surveyed experts recommend interior renovations

"Kitchen renovations typically yield the greatest return on investment, as this space is most frequently used, and is perceived as the gathering place and the heart of the home. When a potential buyer views a home for the first time, the one thing that will stand out - for better or worse - is what the kitchen looked and felt like. They may not remember the size of the bedrooms or the colour of the walls, but they will remember the kitchen."

Provided by: Monica Stohr
Sales Representative
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3 things to do before your next reno

(NC) No matter the size of your project, planning ahead is important to keep it on track, including a schedule and a detailed budget. Here are three important things to consider before getting started:

1 ASSEMBLE YOUR TEAM

A reno takes teamwork, so make sure you have the right people with you from the start.

For family and friends who help out, be sure to get everyone on the same page right away when it comes to responsibilities. Let any unpaid helpers decide how they want to contribute based on their interests and skillset. Plan for someone to stay on top of the plans, someone to work on any DIY projects and someone

to take care of any household disruptions that come along with a major reno.

As for professionals, if you're dealing with electrical work, make sure you have a Licensed Electrical Contracting business on your team. You can ask for their 7-digit ECRA/ESA number to confirm. They will ensure everything is kept to code and all work is completed in a way that keeps you, your family and your home safe.

2 DECIDE YOUR DIY

Some elements of a reno can be left for DIY-ing so you can exercise your creativity. You may be keen to paint cabinets with an intriguing pattern or add different handles to an older dresser for a facelift.

DIY projects can be done at any stage in the renovation process, but it's important to have a to-do list to keep you and your budget on track. Make note of materials or equipment you already have on hand and

consider tools or materials you may be able to repurpose instead of buying completely new.

3 MAP IT OUT

Visualizing the changes to your home is one of the most exciting parts of a renovation. If you're completely redesigning a room, make sure to map it out on paper. Place furniture and appliances in their ideal spots, and then consider any professional updates that may be needed to accommodate the set up. You can work with a Licensed Electrical Contracting business to help frame up the best locations for additional outlets, lighting and other electrical elements.

Renovations are worth the effort to accomplish your dream, but they do require lots of preparation. Thinking ahead to consider the right people, processes and products from the start will help make sure it all goes according to plan.

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Ask The Big Tuna



By Julien Laurion
The Big Tuna of Real Estate

Dear TRR:

I am about to undergo a minor renovation of my property to make it more appealing for resale in this HOT market.

What are some key things to consider when undergoing a renovation?

Thanks, Grandmaster.

HI GRANDMASTER.

There is nothing to be too stressed about when renovating your home; in fact, it can be quite fun if you have your ducks in a row!

Some things to consider are never accepting a quote over the phone when hiring a contractor. A good contractor will always need to see what is needing to be done before quoting the job.

Have a plan and set a clear budget with wiggle room built-in for the upgrades and unexpected issues that arise. Also, if you require hiring tradesmen it is your right to request to see their certifications and credentials before work commences.

Finally, should you require anything to be significantly altered an architect or engineer may be required,

be sure to check your local bylaws to see when this may be the case.

Hiding your head in the sand and not being aware of what is happening with all aspects of the project is what causes stress and unneeded expense.

If you have your finger on the pulse, it will hopefully decrease your stress level.

Once your renovation is complete, I hope you will call me so we can market your upgrades correctly!

Dear Big Tuna:
My husband just opened a wall, and we are unsure if the wall is load-bearing.
How can we tell?

Sincerely, HGTV Fan

HELLO HGTV FAN, if you are in doubt, you should stop what you are doing right away and seek out a professional before moving forward with your renovation dreams.

However, in the spirit of education, there are a couple of quick, but not definite ways to identify a load-bearing wall.

Should you open up the wall and find the wall was built with 2 x 6 lumber instead of 2 x 4's, it is likely LB. Or if when you open that same wall and you find a steel post or beam; it is most certainly load bearing. Finally, if the wall in question has another wall directly above or below it on the other floors of your home, it could be LB. It is important to note, LB walls can be moved but a permit is needed, and plans must be drafted by an architect or engineer and submitted to the town of Aurora for permit approval before proceeding with the project. Also, once the work is completed, your work will have to be inspected before you can close up the walls with drywall.

There are many factors to consider when removing walls, and it takes some serious know-how, these are just some very-quick and simple ways to identify load-bearing walls to avoid major issues that could arise. If you don't have the skills or know-how it isn't worth risking your biggest asset. Hire a professional!

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 alternatively visiting my website www.bigtuna.ca or Facebook page @bigtunarealty

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Top Tips on Prepping Your Home for the Spring & Summer Market

Sufficiently preparing your home to sell in the warmer months comes with various tasks, investments, and additional costs, which can cause extra stress for sellers in their selling experience.

Our real estate team recommends working with a qualified and highly experienced team to help guide you on the most optimal and affordable way to get your home ready for the spring and summer markets. With twenty-plus years of collective real estate experience in the King and surrounding regions, the Michele Denniston team will use our expertise to illustrate some top tips on preparing your home for the spring and summer selling season!

1 DECLUTTER AND CLEAN

This tip is arguably essential for all sellers. Decluttering your space may seem daunting, but it is a make or break between having a successful selling experience. Tuck away unessential items and reduce the number of things present in your home: tidy bookshelves, photo cabinets, kitchen counters and other visible areas. A minimalist look is best for photographers, videographers and professional stagers if your agent provides such services. Renting storage units may be required and can even speed up the moving process once your property finds its new buyers.

2 PAINT GOES A LONG WAY

It is common practice for landlords and property managers to re-paint spaces before a new tenant moves in, and our team recommends the same to our seller clients. Take some time and visit your local hardware store and pick out some fresh neutral paint colours for your home. Using light greys, off-white, or other neutral tones can revamp your space and make smaller, dated rooms look more spacious and alluring. If you are design-oriented, you can spend some time researching trending colours and even incorporate accent walls with a pop of colour or experiment with textures, shapes and patterns to complement a certain space.

3 UPDATE YOUR LIGHTING

Lighting aesthetics can go a long way, and outdated light fixtures can age a space dramatically. There are tons of modern and affordable light fixtures you can get installed in your home. Pairing them with new clean bulbs will give your home a bright, fresh feel without breaking the bank!

4 CHARM WITH CURB APPEAL

Once the weather warms up, it's a great time to revamp the exterior of your home, as curb appeal is an essential part of bringing demand and traffic to your house. If the exterior looks unpleasant, there is a higher chance potential buyers will not want to see photos of the brand-new kitchen or be inclined to book a showing appointment to see the interior. Power washing your exterior, re-painting your front door

with a fresh pop of colour or investing in landscaping and trimming can make all the difference in the look and feel of your home.

OUR ADVICE TO YOU

By working with an experienced real estate team who can offer expertise, knowledge, and support in the residential, commercial and pre-construction world, you will be successful in selling your property this spring and summer. We have only touched on a few tips for selling this spring and summer, if you have additional questions about the selling process, or would like a free home estimate our dedicated team is here for you. Visit us at Kay Dr. Unit 22 in Schomberg, or call Michele directly at (416) 433-8316! We are committed to providing you with honest, reputable and top-tier real estate service; we look forward to working with you soon!

Sources:

<https://www.cbc.ca/news/canada/toronto/construction-workers-strike-ontario-1.6438949>
Toronto Real Estate Board News Release



When is it time to update your home's exterior?

(NC) The exterior of a home plays a vital role in creating a great first impression, revealing hints of your style and personality to every passerby. How your home looks on the outside can also impact the value of the property, so it's worth trying to keep it looking good.

So how do you know the exterior your home is due for an overhaul? Here are a few telltale signs that it's time to tackle this update:

TIME TO SELL

Curb appeal matters most when a home goes on the market. A positive first impression that makes a buyer feel at home can influence how much they are willing to spend. While small steps like a manicured lawn always help, updating your siding can have a major return on investment.

BUILDING AN ADDITION

Whether you are building up or bumping out, a new addition is the perfect opportunity to update the style of your home. You can give your front a new lease on life, such as switching from a traditional to more contemporary look.

MOULD OR MILDEW

Holes or gaps in the house's cladding could be allowing moisture inside and providing a perfect environment for mildew to grow. Once in the walls, mould can spread easily, causing further damage to the property as well as possible risks to your health. Do a thorough check of the extent of the problem before deciding on a patch job; a replacement may be required.

FREQUENT REPAIRS

If your exterior wall is damaged or faded, it might be time to spruce up your home with a new facade. DIY-friendly stone veneer like Fusion Stone is a great choice, since it's long lasting and maintenance free. Plus, it's more cost effective than natural stone, while matching that material's on-trend look and feel.

Find more information at fusionstone.ca.

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