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RESALE HOMES COLLECTIONS

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King Weekly Sentinel • www.kingsentinel.com

Canadians see home ownership as a rite of passage



It's that time of year when the air and leaves start to change, and kids head back to school.

Traditions continue, along with that is the trend in the Fall Real Estate market picking up where summer vacations end.

We settle into our routines and have historically watched the sales increase with the Fall market.

For the past 2 years, Real Estate has been anything but traditional, with the changes to sales and prices the Pandemic created.

As we settle into our routines and begin to embrace our new normals, we anticipate a return to a more traditional climate in Real Estate as well.

Employment and migration trends have intersected with real estate market trends over the last two years.

The irreversible impact that the pandemic has had on our workforce and the manner in which employees do their jobs sparked a shift in the mentality of many Canadians, who are reprioritizing their lives and their plans for the future. Strong real estate demand is no longer concentrated in the major centres with a growing capacity to work remotely it will enable many buyers to be in a position to relocate to more affordable areas.

While we are currently seeing a slowdown in market activity, as prospective buyers temporarily put their home purchase plans on pause while they seek to understand the full impact of rising interest rates and inflation on their bottom line, we expect that activity will rise again, although not at the same rate we saw throughout 2021 and early 2022. The return of these sidelined purchase intenders, a growing population, largely from increased immigration levels, together with household formation changes – individual households made up of boomer parents and their millennial children evolving into two, three or four households – will require more available housing stock to ensure a balanced market and to help bring affordability back within reach of many Canadians.

Competition for properties and the prevalence of multiple-offer scenarios may have eased in recent months, however, young buyers continue to face significant challenges, as the cost of borrowing has become a barrier to affordability for many first-time buyers.

Many Canadians who are in the stage of life where home buying is a top priority, especially younger millennials, remain committed to achieving home ownership and are optimistic about the opportunities that lie ahead, due in large part to the example of their parents and family members who have reaped the benefits of our nation's historically strong real estate market.

Currently, the largest proportion of our population, and so arguably the most impactful, millennials are a resilient group who are willing to make the necessary sacrifices in order to reach this milestone.

According to a recent Royal LePage survey 60% of Canadian millennials, people aged 26 to 41, who do not currently own a home believe they will one day.

52% of those say they would have to relocate in order to achieve this milestone.

Canada's chronic housing supply shortage continues to challenge buyers of every age, especially those looking to enter the market.

The Survey indicates that 57% of Canadian millennials are already homeowners.

That figure is higher among those aged 35 and up.

Half of those respondents plan to purchase a home within the next five years – whether their first home,

a move-on property or a secondary residence – which means more than 4 million young Canadians will be looking to make a purchase between now and 2027.

We could see another surge in price appreciation, following short-term economic softening, when these sidelined purchasers transact.

According to the survey, of the millennials in Canada who do not own a home, 72% per cent feel that home ownership is important. "While affordability remains a challenge, Canada continues to see strong demand from millennials who, like their parents, see homeownership as a right of passage and is valued as a long-term investment in their futures."

Whether you are a first-time buyer or ready to move on, let Monica's 33 years in the top tier of her profession help navigate, with important tips and proper preparation for a successful move.



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\$2,749,000



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MARKET UPDATE – AUGUST 2022

AURORA

AVERAGE SALES PRICE

\$1,191,194

AVERAGE 23 DAYS ON MARKET

NUMBER OF SALES

82

106 NEW LISTINGS

SALE TO LIST RATIO

97%

YEAR OVER YEAR % CHANGE

12.10%

KING

AVERAGE SALES PRICE

\$2,164,576

AVERAGE 23 DAYS ON MARKET

NUMBER OF SALES

24

79 NEW LISTINGS

SALE TO LIST RATIO

91%

YEAR OVER YEAR % CHANGE

8.73%

*The statistics provided were obtained from the Toronto Regional Real Estate Board's Market Watch AUGUST 2022.

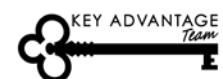
Summary of Existing Home Transactions for All Home Types AUGUST 2022 + Focus on the MLS Home Price Index for Composite for York Region's Aurora and King

Currently we are experiencing a balanced market. Traditionally activity picks up in September so after several months of lower transactions, we are anticipating a robust fall market. Inventory remains low, and despite the recent interest rate hike, we still maintain it is an opportune time to trade in real estate.

– Provided by Key Advantage Team Royal LePage RCR Realty

Susie Strom, Sales Representative
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* Not intended to solicit buyers or sellers currently under contract.



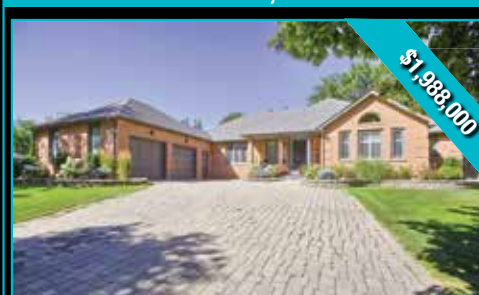
47 WILLOW GROVE BOULEVARD, SHARON



\$2,198,000

Absolutely gorgeous Fifthshire R2000 customized home w/ 9 ft. ceilings main level, great finished basement w/walkup to garage, spectacular HUGE modern eat-in kitchen w/quartz counters, oversized picture windows & walk out to covered porch o/looking a simply fabulous private & incredibly landscaped yard! Main floor & upper bathrooms gorgeously reno'd & house painted in 2020! Awesome main floor great room w/ fireplace & spacious dining room! Oversize 5 car garage!!

8 CONN DRIVE, SHARON



\$1,998,000

Magnificent & stunningly reno'd & updated 3 + 1 bedroom bungalow with gorgeous spa like landscaped yard, 20 x 40 saltwater inground pool, cabana & covered deck! Huge modern eat in kitchen & oversize main floor laundry! You'll fall in love with this gorgeous home! Fabulous fin. basement w/2nd kitchen could be in-law apt!

307 ERIN TRAIL, NEWMARKET



\$1,388,000

Fabulous private backyard oasis & paradise on this incredible oversized lot in prime Newmarket! Awesome inground salt water pool, amazing h-u-g-e modern kitchen, 4 bedrooms, main floor family room with walkout to patio, pool & cabana & super finished basement! Shows beautifully top to bottom!



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How interest rates affect the real estate market

Regardless of your level of understanding of the real estate industry, you have likely heard about rising interest rates from homeowners and on the news.

Interest rates are essential in steering the real estate industry and local housing markets. We understand that the sizeable amount of terms used in real estate, such as interest rates and mortgages, can be a lot to understand for new homeowners. That is why we are unpacking interest rates plainly and highlighting why they may matter to you, as a Buyer, Seller or someone looking to enter the market for the very first time. With twenty-plus years of collective real estate experience in the King and surrounding regions, The Michele Denniston Real Estate Group will use our expertise to make the real estate world as straightforward and digestible as possible for you; read below!

WHAT ARE INTEREST RATES?

To make it as simple as possible, interest rates are the different prices you pay a lender to borrow money. When there is a strong return on a purchase, government interest rates are likely to increase to “level the playing ground”. When interest rates are lower, you pay less, but the market may be a little faster-paced.

The two different prices you can pay relate to buyers’ two mortgage rate options.

FIXED RATE

This option means the interest rate will stay the same over the period you are ‘locked in’ to your mortgage. The price you pay in your first year will be the same in your fifth year, there are no surprises, and you can budget accordingly. This is increasingly advantageous for homeowners who “lock in” their rate when they hear that interest rate hikes are imminent.

VARIABLE RATE

Adjustable rates change as per the prime lender’s interest rate. The appealing side is that the initial interest rate is often lower than a fixed-rate mortgage (depending on the market) which may help buyers qualify for larger loans and properties.

WHY DO THEY MATTER TO US, YOUR REALTORS?

Interest rates are a critical deciding factor for buyers considering entering the market, purchasing an investment property, or sellers looking to line their homes up to list.

If interest rates increase, it may push potential buyers to take a step back as the increase means it will cost more to afford a home under a mortgage, especially for first-time home buyers or those looking to stick within a strict

budget. In real estate, we often see that the market slows with each interest rate hike as the Buyer pool is reduced. The market then shifts towards Buyer’s market, giving the buyers more negotiating power & often correlates with lower ratios of the sale price to the list price. When interest rates are low, this often brings a flood of new buyers into the market, thereby increasing sale prices. The increase in demand often correlates with a lack of supply, producing a Seller’s market.

WHAT DOES THIS MEAN TO YOU?

Interest rates rise and fall with the country’s economic state flow. Looking back at the market through COVID, we saw home prices soar with interest rates to follow. Still, today we see fluctuating and changing interest rates. We suggest giving you and your family strong confidence in understanding the different interest rates, mortgage options and which decisions best serve your current financial position. Once familiar with these industry terms, you can have confidence navigating the existing markets and making fantastic financial decisions when buying or selling!

OUR ADVICE TO YOU

By choosing to work with an experienced real estate team who knows the ins and outs of interest rates, mortgages and best-decision making, you will succeed in whatever your real estate goals may be! The Michele Denniston Real Estate Group also offers expert in-house mortgage financing and consultations on

top of our five-star buying and selling services. Visit us at Kay Dr. Unit 22 in Schomberg, or call Michele directly at (416) 433-8316 to learn more! 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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RESALE HOMES COLLECTIONS

Tips to avoid renovation regret

(NC) Deciding to renovate can be a truly exciting time in which the possibilities seem endless. But it's also easy to get overwhelmed with decisions. When that happens, it can be tempting to take shortcuts or make snap decisions.

To avoid spending money on choices you'll regret, here are some questions to ask yourself as you consider your next home update.

How and when will you use the space?

Think carefully about why you want to renovate in the first place and be realistic about how much use the room will get. How often will you use the home gym, or how much use will the kids' playroom get?

How are you going to pay for this?

According to a recent report from insurance provider Aviva Canada, 14 per cent of those who renovated during the pandemic did it on impulse, with eight per cent saying they spent too much, and five per cent stating they have regrets. No one should have to regret their reno, but spending can easily get out of hand. Be sure to set out a budget beforehand, consider expenses and comparison shop. Having a plan and a solid idea of what you can afford is always best, even if you deviate from it during the project.

...Be sure to set out a budget beforehand, consider expenses and comparison shop...

"When considering making renovations to your home, it's always a good idea to ensure you have a plan in place," says Phil Gibson, EVP and Managing Director of Personal Insurance at Aviva Canada. "Canadians looking to make major changes to their home should know that renovations like finishing a basement, removing structural supports, or building an addition may impact their insurance coverage as they can change the home's rebuild value. Your insurance representative can help ensure that your home is covered for its true value, giving you peace of mind should the unexpected happen."

Does return on investment really matter to you?

Some updates are better than others for resale value and securing more equity in your home. While it depends on where you live, updating the kitchen is usually a safer bet than remodeling the bathroom since buyers want a kitchen they can use right away. On the flip side, a pool might be a fun addition but don't count on making back your investment if you go for it. While you shouldn't base your reno plans based on ROI alone, it's worth considering so you go into the project with a realistic mindset.

www.newscanada.com



How to future proof your home reno

(NC) Many of us fantasize about our ideal renovations, whether it's a spa bathroom or a kitchen island. But over time our wants and needs can change. You probably don't want the built-in 8-track player you longed for in the 1980s, but you may now dream of the central air system that you didn't need back then.

Many of us had to make unpredictable changes in our lives and homes due to the pandemic as we scrambled to make offices out of closets or school rooms out of kitchens.

Whatever life throws at you, here are things to consider if you want your reno to stand the test of time.

HOW YOU'LL USE IT IN THE FUTURE

A playroom may seem like a great idea now, but what will you do when the kids inevitably outgrow it? Or if you're planning to downsize soon, then maybe opt for mid-range fixtures rather than go all out on high-end or custom features which a buyer might change anyway.

HOW IT WILL WITHSTAND THE WEATHER

No one wants to think about it, but climate change is already affecting our lives with more frequent extreme weather events like devastating floods, wildfires and heatwaves. As you consider options for your renovation, think about what you might benefit from as the climate continues to shift. Fireproof materials, a more efficient and eco-friendly heating system, and improved insulation and ventilation are just a few ideas.

REVIEW YOUR INSURANCE COVERAGE

In planning your updates, account for hidden costs in the future like product

lifespan, upkeep needs and even insurance changes. As Phil Gibson, EVP and Managing Director of Personal Insurance at Aviva Canada explains, "Renovations like finishing a basement, removing structural supports or building an addition may impact insurance coverage as they can change the home's rebuild value. Your insurance representative can help ensure that your home is covered for its true value, giving you peace of mind should the unexpected happen."

Find more information at aviva.ca.

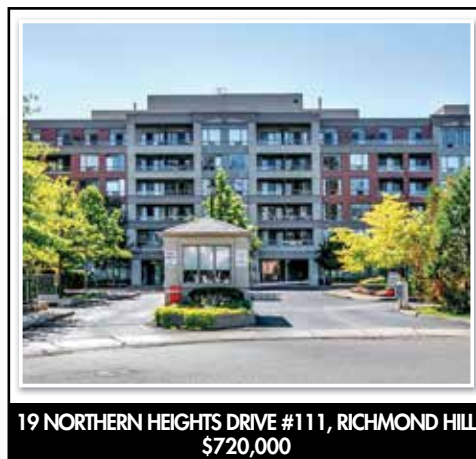
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14 WATERTON WAY, BRADFORD \$1,459,000



19 NORTHERN HEIGHTS DRIVE #111, RICHMOND HILL \$720,000



85 COURTLAND CRESCENT, NEWMARKET



135 CORNER RIDGE ROAD, AURORA



42 CORNER RIDGE ROAD, AURORA



37 VISCOUNT WAY, MOUNT ALBERT

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What to consider before buying a home

(NC) Buying a home is a major decision, and there are many things to consider when you're looking for the right fit. Here are some tips to get you planning for your next move.

Figuring out how to finance a home purchase can be a serious hurdle – especially in an expensive housing market. Thinking about financials sets the parameters for your search, so it's crucial to consider your budget early in the process.

However, while factors like finances, square footage and mortgage rates are important, considering where you want to live is arguably one of the biggest steps in shopping for a home.

To get started on location, you have to think about lifestyle. Where and how do you want to live? What type of home best fits your life and your plans for the future? What trade-offs are you ready and willing to make? For instance, would you sacrifice rural fresh air for a more walkable neighbourhood for your kids or parents?

If you love your current neighbourhood and you want to stay in the area, know that you're one step ahead. To narrow your search for a home, you can determine the landmarks you want to be close to such as schools, parks or work and sort out what you want in a property versus what you need.

If you're up for a more significant change, there are many options for where to put down roots – especially with the rise of remote work and ever-expanding opportunities. Do some soul searching, ask family and friends for input and make use of free research tools like census data to get the goods on new-to-you places. Census data is a useful resource for discovering information on the makeup of any given place in Canada, including the demographic profile of an area, income levels, population density, types of dwellings, types of families and more.

Find more information on this free resource or get looking at statcan.gc.ca/census

www.newscanada.com



What are the benefits of downsizing to a new condo?

(NC) Are you feeling done with yard work? Tired of paying utility costs to warm up space you no longer use? Or are you just looking to simplify your life?

Whatever your reason, there can be real benefits to choosing a new build over resale. Here are several to consider:

NO RENOVATIONS REQUIRED

Buying pre-construction gives you the power to personalize your home before you move in. What's more, the selections you're entitled to make as part of your purchase agreement are protected against unlawful substitutions by the builder.

THE LATEST INNOVATIONS

New homes come with the latest in building and home technology, including energy-efficient features

such as low-flow showerheads, smart thermostats and high-performance windows. Having these updates in your home not only makes things better for the environment, but also for your wallet when it comes to utility costs.

DEPOSIT PROTECTION

The Condo Act requires that your builder hold your deposit in trust and return it to you in the event that your builder breaches your agreement or you exercise your right to terminate it. A pre-construction condominium also comes with \$20,000 worth of deposit protection under the new-home warranty, which also covers any additional payments you make for upgrades and extras.

CUSTOMIZED LIVING ARRANGEMENTS

More and more developments are being tailored to people's particular lifestyle preferences. Do you want to live close to nature's trails and hills? Would you like to have access to a pool and/or fitness room without having to leave home? Looking at pre-construction can provide the answer to living where and how you want.

...Having these updates in your home not only makes things better for the environment, but also for your wallet...

WARRANTY COVERAGE

Newly built homes in Ontario come with a builder's warranty that is backed by Tarion, a consumer protection organization for new home buyers. Your warranty includes, among many other things, coverage against construction defects, water penetration and building code violations.

Find more information about buying a new home at tarion.com.

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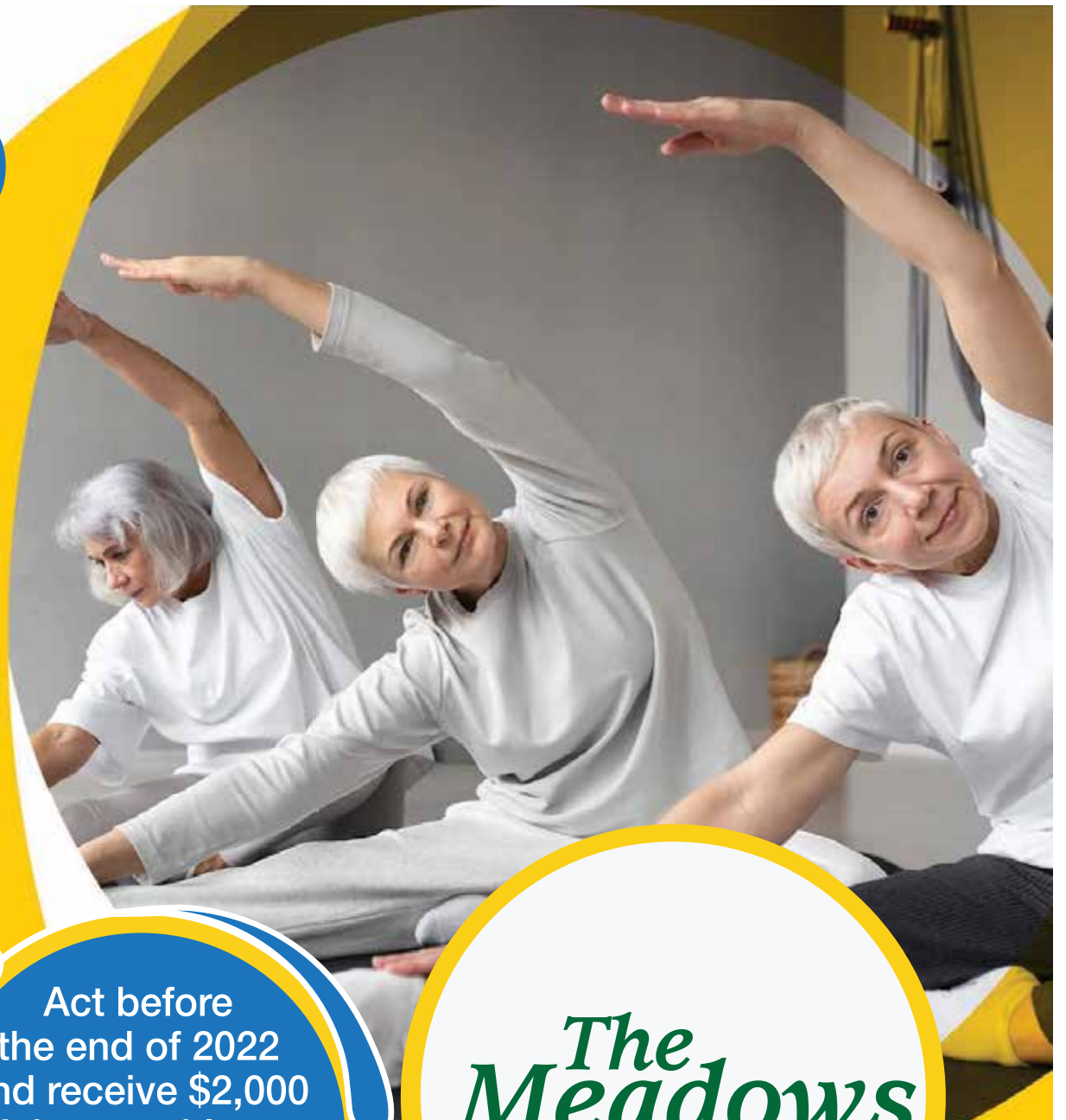
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Tips on how to paint your way to happiness

(NC) Have you ever wondered how colours affect your mood and behaviour? It may surprise you. Whether you're choosing a calming wall-to-wall colour scheme or adding a small but invigorating pop, colour is a powerful design tool that can energize, relax, inspire, motivate and more.

Benjamin Moore Colour and Design Expert Sharon Grech shares her expertise on how to master the power of colour at home:

INTO THE BLUE

Like a pale daytime sky or the deep sea, the colour blue is often paired with soothing nature-focused descriptors, thanks to its proven calming effects. Colour theories suggest blue can settle breathing and slow heart rates, making it the perfect colour for a luxurious bathroom or a relaxing living room. "Blue is one of the most versatile colours to work with, and you'll find it easy to pair with other colours," suggests Grech. Subtle blues are perfectly suited for personal spaces. Shades like Smoke 2122-40 or Buxton Blue HC-149 have a zen-like quality, while cool tones make any room feel larger. Serene blues like aqua, turquoise or periwinkle work well in a principal bedroom, home office or bathroom.



THE VIGOR OF YELLOW

Evoking life and energy, much like the sun, yellow is a light and bright colour that gives off warmth and power. In fact, it has immense power in interior design, making a small room seem far bigger than it is. Bright yellow also conjures joy and optimism and can breathe cheer and life into a space, making it the perfect hue for the kitchen, breakfast nook or bedroom.

THE POWER OF PINK

Often underestimated, pink is a hue that speaks to nurturing, love and strength. It can also impact the senses, and it has been suggested that rooms painted in pink even smell better. Give pink a chance, and opt for a modern, punchy aesthetic. Try a bright hue like Delicate Rose 2008-50 to bring some glamour, or a softer tone like a blush pink for something more soothing.

The rise of warm minimalism in home decor

(NC) "Less is more" is the basis of minimalism as we know it today. However, a sparse room can feel cold, dull and unwelcoming. Warm minimalism provides more comfort within a space without clutter.

Benjamin Moore Colour and Design Expert, Sharon Grech shares three tips to create the perfect warm minimalist-inspired space.

WORK WITH TEXTURES

When you're paring back on decorative objects, textured elements can add depth and excitement to a room. "Awaken your tactile sense and transform your space with a cozy touch," says Grech. "Try layering a rug on your floor, adding a throw to the back of your sofa, decorating old furniture with soft linens, and use pillows to experiment with different fabrics and weaves."

BRING NATURE INSIDE

Channel the calm and beauty of the outdoors with interior colour schemes that take their cues from nature. Handcrafted natural objects, like wood, wicker, rattan or bamboo add visual interest, tactile variation, and warmth to your space. Give your home a sense of tranquility with a warm colour like Steam AF-15, which embodies a nurturing essence no matter how it is used.

ADD A POP

If you want to inject your personality into your space, consider Benjamin Moore's Interior paint for flawless results and an easy painting experience. "Don't avoid colour altogether – simply select a hue you love, narrow to the perfect tone and roll with it," says Grech. "Welcome more colour by adding a splash of paint on an accent wall, your ceiling, or breathe new life into a second-hand piece of furniture and change up its look."

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My dearest family, friends, clients and colleagues



By **Julien Laurion**
The Big Tuna of Real Estate

BIG TUNA HERE!

I am letting you all know that I am sashaying my way into your hearts and wallets! Sashay, you say... What???? Well, here is the scoop. I am participating in Dancing with The Stars for Aurora/Newmarket in hopes of raising money for the Easter Seals Foundation. Easter Seals Foundation is a great organization.

They do a lot of amazing things for children with disabilities.

Very simply put, they help children who are immobile live mobile lives.

The ease of moving around in life is something I think we all probably take for granted. SOOOO here is the pitch!!!

Nobody really likes spending money...and even more, people do not like dancing in front of hundreds of people with all their eyes solely on them!

So, after hearing the Easter Seals pitch on how I can help them out, I thought it was the least I can do for all their efforts.

They did pluck on my father of two heartstrings after all.

So, by now, you are probably wondering how in the world can I support such a champion.

Well, there are two ways to do so.

The first is by visiting the link I have provided which will take you to a digital portal where you can donate on my behalf, \$5, \$10, \$15, \$20 etc.

www.bigtuna.ca/sashayingmyway

...The ease of moving around in life is something I think we all probably take for granted...

OR, the better and sexier option is coming to watch me make a fool of myself.

Tickets are \$160 per seat or \$1,250 for a table of eight.

The show is happening on October 6th, and it is taking place in Aurora.

With your ticket, you will receive a full cocktail hour, followed by a full three-course meal and BOOZE... Lots of it!

After dinner, you get to watch me and all my fellow competitors and pros dance our way into your hearts.

If you would like to attend the show, please contact me directly or send me an email through my website.

That's it! That is what I am doing. I am uncomfortable as hell, but I know it is worth it! Please come see me or donate to this great cause!

Don't be cheap, life is too short and hard already. Let's make a difference in these kids' lives.

Sincerely yours,
Big Tuna XO

Julien Laurion AKA Big Tuna is a local Real Estate Sale Representative with Royal LePage Your Community Realty in Aurora. I am a real estate agent who has expertise in both Real Estate and Renovations and has been involved in this community for over 20 years. If you have a question for my monthly article or if you are considering buying, selling or leasing a home please feel free to call or email me directly at (416) 402-5530 or julien@bigtuna.ca or by alternatively visiting my website www.bigtuna.ca or Facebook page @bigtunarealty

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Join us for an evening of glitz, glam, and entertainment in support of kids with physical disabilities.

Dancing with Easter Seals Stars
Aurora / Newmarket
Thursday, October 6, 2022

Wasim Jarrah

Viv Agresti

Patricia Wallace

Kasie Colbeck

Julien Laurion
(The Big Tuna)

Joe Bentolila

Jennifer McLachlan

Christine Seidman

Easter Seals 20 YEARS 22 Helping Kids with Physical Disabilities Succeed

Royal Venetian Mansion - 400 Industrial Pkwy S. Aurora
Tickets are \$160 each or \$1,250 for a table of eight.
eastersealsdancing.org/newmarket

139 COLDSRING RD., VAUGHAN

FOR SALE

Welcome to 139 Coldspring Road. This Astounding Custom Built Home Located In The Upper Echelon Of Vaughan, On, Aka Kleinburg Is Perfectly Situated At The End Of A Quiet Court. 10,100 Sq Ft Plus 4200 Sq Ft Finished Walk Up Basement Of Quality, Perfection And Sensational Finishings. One With A Discerning Eye Will Attest To The First Class Finishings Used Through This Unblemished Piece Of Architecture. Lounge In Your Theatre Room, Snuggle In Your Conservatory Rm, Work Up A Sweat In Your Fitness Room, Head For A Swim Or Shoot Hoops In Your Sport Court. Endless Opportunities In This Exquisite Property.

\$11,498,888

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4.2 Rolling manicured Acres **MUST BE SEEN!** Above ground new in law suite, Large wrap around deck, Large heated work shop with extra tall doors. Privacy and lots of room for the kids and pets to run! You're going to love it! Call me today don't miss the opportunity!

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Walk to cafes, wine bar, flower shop, antiques, pub, fine dining, parks, grocery LCBO and more. Schomberg is the place to be, outstanding friendly quaint neighbourhood. Call me to see this adorable charmer.

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\$1,688,888

SOLD
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\$2,399,888

SO.

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

14 DOBSON COURT, NOBLETON

Bungalow
118' x 324" LOT
Quiet Court
Private lot, come see the potential!

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To buy Or not to buy?

THE RENTER'S DILEMMA IN 2022

LET'S FACE IT: the real estate market is terrifying. Not just in 2022, but always. Breaking into homeownership can seem intimidating or even impossible, with the requirements always changing and the shape of the market shifting from day to day. With all that stress, it may seem better to just throw up your hands and stick with renting for the foreseeable future. If you're the type with a flexible lifestyle, that might work perfectly for you, but for those of us that want to put down roots and be able to invest our wealth – we need real estate.

Let's begin by debunking a few myths. Firstly, that it's cheaper to rent. Throughout the GTA, real estate prices have plummeted, creating an ideal space for new buyers to enter the market. These prices have made it possible to purchase a home and maintain a mortgage payment that is in line with the current average rent price. Surging demand in the rental market and low supply have contributed to inflated rental costs, which is contributing to the equilibrium between the two markets. Even with interest rates climbing, they remain low enough to make a mortgage more affordable month-to-month than the rental price on an equivalent home. Once you have saved enough to overcome the cost of a down payment and closing costs, a mortgage has suddenly become the more affordable monthly option.

Next, we'll discuss the concern about the cost of homeownership vs. having a landlord who is responsible for the general upkeep of the space. It is commonly argued in debates about owning a home that the costs associated with maintaining a home are too high when one could just rent and not be beholden to the problems that occur in every home. Window

leaks, appliance repair, plumbing and electrical needs – all these issues are common and costly – but all costs that are sunk into the maintenance of a home are subsequently recuperated when the home is sold. After the real estate boom of 2021 and early 2022, we were all reminded of the potential for real estate to bring unprecedented returns on investment. While no one should be banking on the price hikes that happened last year, it is an excellent reminder that the money that goes into the maintenance of a home will ultimately be paid off when you sell it later. Furthermore, relying on a landlord to maintain your space has often proven to be a tricky and uncomfortable situation, with not every landlord operating swiftly and honestly. Protecting yourself and your space through homeownership ultimately pays off both financially and in comfort.

It is all too easy to fall into the trap of being overly cautious, especially when the markets never seem to settle, but the benefits of renting all begin to pale once you look at what can be gained from homeownership. The investment potential, month-to-month savings as opposed to over-inflated rent, control over your own space, and the financial options you have by owning capital all outweigh the perceived benefits of continuing to rent. The best advice we can leave you with is this: Don't wait to buy real estate. Buy real estate, and wait!

– Submitted by Angelo Ferlisi, Broker,
Forest Hill Collection, Brokerage
www.ferlisirealestate.ca



Located in the very desirable Southwest Farsight area of Alliston in the thriving Town of New Tecumseth, this 7-year-old, 2-storey open-concept home is complete with 4 Bedrooms, 3 Bathrooms, a main floor family room, connected to a large bright kitchen with a stone countertop, under mount sink, and stainless-steel appliances.



SCAN HERE FOR MORE INFORMATION



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WOW! DOUBLE GARAGE! BACKS TO RAVINE! END SUITE!



Newmarket beauty! Shows to perfection! Just move in! Spacious living-dining "open concept!" Hardwood floors! Updated eat-in "solarium" kitchen w/bright w/o to oversized deck O/L woodlot! Inviting privacy bedroom w/enticing 5pc ensuite & walkin! Bright professionally finished lower level w/family room – Bedroom w/ensuite & 4pc bath! 9ft ceiling & much more!

\$948,888

SIMPLY SENSATIONAL 2 BR 2 BATH SORRENTO CONDO



Open concept. Soaring 9ft ceilings! Hardwood floors! Polished porcelain! Gourmet kitchen with quality stainless steel appliances! Spacious living-dining combination w/custom fireplace and built-ins! Inviting master bedroom with organized walkin & enticing ensuite! Big 2nd bedroom w/organized walkin closet! Quality building loaded with amenities steps to park.

\$998,888

WYCLIFFE GARDEN "GATED" EXCLUSIVITY!



Executive condominium townhome "loaded" with extras and upgrades. Backing onto scenic ravine on quiet court location. Shows to perfection! Soaring 9ft ceilings! "Open Concept" floor plan! Hardwood floors! Gourmet kitchen w/quartz counter and quality appliances.

\$1,198,888

3155 SQ FT HOME ON POOL SIZED LOT!



Professionally landscaped. 4 car driveway! 2 car garage! tons of parking! Stone walkway! Huge entertaining sized LR-DR! Main floor den! Big ceramic eat-in kitchen o/l park! Spacious family room w/walkout to deck & cosy woodburning fireplace! Primary bedroom sitting area.

\$1,298,888 COMING SOON

2 PRIVATE BUILDING LOTS IN AURORA VILLAGE



86' x 165' of picturesque privacy steps to Yonge Street, Town Square, Park, Transit & Go Train! Mature trees on established street! Build your own dream home(s)! Pool sized lot(s). 2 abutting 43' lots sold together for \$1,998,000, or can sell lot separately for \$998,888.

\$1,998,000

ONE OF A KIND PRIVACY! ELEVATOR!



Full stone custom home on 1.3 acres in exclusive gated community in Richmond Hill. 3722 sq ft. Picturesque ravine in your own backyard! Live-in lower level with walkout! Elevator to all 3 levels. Spacious principal rooms. Original owner!

\$3,198,888

PICTURESQUE PRIVACY ON 2+ ACRES



Sought after Wycliff Estates! Aurora's most exclusive estate enclave backing onto Beacon Hall Golf Club. Updated and upgraded estate residence loaded with extras. Huge principal rooms. Hardwood on both levels. 2 storey dining rm w/fireplace. Centre island kitchen in granite. Solarium great rm with fireplace. Library, family room, den, and more...

\$4,788,888

QUALITY OFFICE SPACE AVAILABLE



1,000 sq ft professional office space. Just move in! Turnkey quality leasehold improved building. Yonge street furnished or unfurnished suite! Reception area, boardroom and 3 private offices. Transit at your door! 7 minutes to highway 404.

\$14/sq ft +TMI

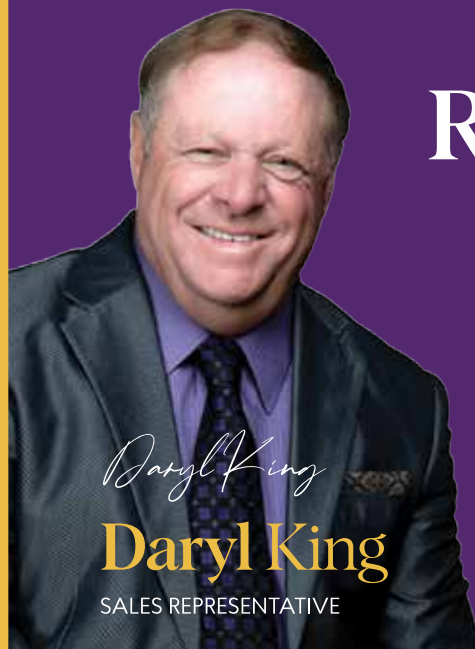
WELL ESTABLISHED MEDICAL UNIT FOR LEASE



Attention medical tenants! 895 sq ft of prime Yonge Street space. Bright lower "open concept" with 9ft ceilings and neutral decor. 2 pc ensuite bathroom. Transit at your door. Core tenants are doctor, dentist, xray, breast clinic, and pharmacy. On site management. Suits RMT, Chiro, Pysic, and etc.

\$17.50/sq ft +TMI

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Real Estate Market Has Shifted

How Does That Affect YOU?



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DESIRABLE SOUTH RICHVALE

85' Frontage. Gorgeous Executive Home with Finished Lower Level. Professionally Landscaped Lot. Close to Yonge St., Hwy 7 & 404. Offered at \$3.998M.



25+ ACRE ESTATE IN KING

Custom Built & Renovated Home with 3 Car Garage, Scenic Land with Barn. Backing onto Centennial Park & Trails. Presented at \$4.898M.



COUNTRY ESTATE IN TOWN

Build Your Private Dream Home Hidden Among the Treed Vistas on 3.2 Secluded Acres of Picturesque Parkland Overlooking Mackenzie Pond in Aurora. Offered at \$2.198M.



PRIME COMMERCIAL LOCATION

Excellent Exposure Close to Hwy's 404 & 7. MC-1 Zoning Allows for Several Permitted Uses. Renovated End Unit. Generous Parking Facility. Presented at \$1.1M.



PRIVATE 15 ACRES

Surrounded by Mature Trees. 3 Bedroom Bungalow with Basement. Ready for Renovations or to Build Your Dream Home. Detached 120x50ft Storage Barn with Hydro. Rural East Gwillimbury Living. Presented at \$1.5M.



NEW CUSTOM BUILD - LAKE WILCOX

Stunning "Never Lived In" Dream Home Backing onto Ravine in High Demand Lake Wilcox Community of Richmond Hill. Asking \$2.99M.



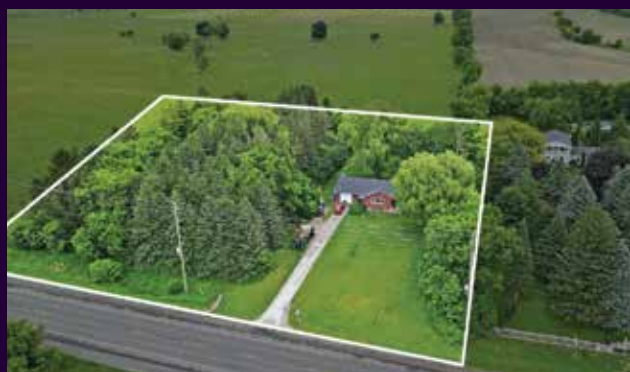
CONTEMPORARY MASTERPIECE

Luxury Thornhill Residence. More Than 8,500sf of Living Space. 100ft Lot. Movie Theatre, Gym, Wet Bar, Nanny Quarters, Elevator. Great Finished Basement - Entertainer's Dream. Walk to Bayview Glen Public School. \$6.95M.



EXCEPTIONAL & RARE OPPORTUNITY

Attention Developers, Builders and Investors! Future Redevelopment Potential. High-Profile Location in the Heart of Prestigious Aurora. 297ft Frontage, More Than 2.5 Acres. Private Grounds With Pond & Water. Offered at \$5M.



BUNGALOW - 2 ACRES

Fantastic Country Living in a Fast Growing Community of East Gwillimbury. Just Minutes to Hwy 404, Proposed Hwy 400 Bypass & All Amenities. Presented at \$1.348M.



10 ACRES - SEPARATE SHOP

Attention to Detail. Recently Renovated Estate Home with Attached 2.5 Car Garage (9ft Ceiling) & Separate Shop With Loft. Quiet & Private Road in King. Offered at \$3.999M.



INVESTMENT OPPORTUNITY

Approximately 10 Acres with 650ft Frontage in Rapid Growing Community. Excellent Income Property. Zoning Permits Many Uses. Close to Hwy 404, Proposed Hwy 400 Bypass & Amenities. Asking \$2.3M.



PICTURESQUE 26+ ACRE FARM

Tastefully Renovated Bungalow. Finished Lower Level In-Law Suite. Separate Garage/Shop With Upper Loft Living Quarters. 2 Stocked Ponds. Desirable Uxbridge Location. Asking \$2.538M.



50' WATERFRONT - PRIVATE LAKE

Breathtaking Views! Just 10 Mins to Go Train, 40 Mins to Downtown Toronto. No Need for Cottage. Updated Home on Musselman's Lake. Large Private Lot. Dock Your Toys at Home. Offered at \$1.748M.



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Almost 1,900sf. 2 Bedroom + Solarium/Den & Open Balcony. Layout Ideal For Entertaining Family & Friends. Prime Yonge & Clark Location in Vaughan. Presented at \$1.2M.

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