

RESALE HOMES COLLECTIONS

resalehomescollections.ca

FEATURES

AURORA/KING
VOLUME 7, ISSUE 2

Basement remodeling tips.....	2
What is the water table, and how does it affect homes?	2
The choice for staying put or moving on	5
Ask A Realtor	7
Protect your home and family from flooding	7
Ask Big Tuna, The Renovating Realtor	9
Get the best mortgage financing deal	9
How agents and sellers can work together.....	11
Market Update.....	11

NOW OPEN

Forest Hill

REAL ESTATE INC • BROKERAGE

ELITE

1700 King Road, Unit 22, King City

905-539-9511
info@foresthillelite.com
www.foresthillelite.com

Benefits to open concept floor plans

The way a home is designed can say a lot of things about it. In fact, many real estate professionals and contractors can determine when a home was built based on the design of its interior. For example, homes with sunken living rooms were likely built sometime in the 1960s and 1970s.

Open concept living rooms are one trend that might one day make people nostalgic for the early 21st century. Many of today's home buyers want homes with open concept floor plans, which can give homes a more spacious feel, perhaps even creating the illusion that a home is bigger than it really is.

Continued on page 4

Thinking About Selling Your Home?

FREE Staging
FREE Professional Photography/Video
FREE Strategic Marketing to Advertise your Home
FREE Tips on Cost Effective Improvements that will Increase your Homes Value

INVEST IN MY CLIENTS & THE SALE OF THEIR HOME

Contact me at
647-984-4141
or connect via

KATHERINE KLARIC, BA
Sales Representative

1700 King Rd #22 Building E, King City, ON L7B 0N1

Forest Hill
REAL ESTATE INC • BROKERAGE
ELITE

RESIDENTIAL / COMMERCIAL

SPRING MARKET IS AROUND THE CORNER... CALL TODAY!

H R
Horizon Realty
Ltd., Brokerage

239 Main St., Schomberg
155 Edward St., Aurora

416-706-0419
HORIZONREALTY.CA

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

Published By: London Publishing Corp.

www.resalehomescollection.ca

THE TEAM THAT GOES "ABOVE AND BEYOND" Call us today for a **FREE** consultation

\$999,000 www.13470weston.com

Fabulous Spacious 5 Level Side Split Home, Excellent Location, Country Living & Easy Commute To City. Features 11 Ft Atrium, Marble Foyer, Lrg Family Size Kitchen, Breakfast Island, Open Concept Living And Dining, Hardwood Floors, Master Includes 5 Pc Ensuite & W/O To Glass Enclosed Balcony, Lrg Family Room, Wood Burning Stove, 3 Season Sun Room & Hot Tub, Walk Out To Mature Gardens, Waterfall & Pond, Flagstone Walkway & 12 X 22 Workshop, 2 Car Garage

\$998,800 www.45birdslane.com

Magnificent 7 Acre Parcel Located In Prestigious Area Of King On A Quiet Lane Way Surrounded By Mature Trees. Area In Transition \$\$ Million Dollar Homes. Includes Well Maintained 3 Bedroom Bungalow Mins To Hwy 400, GO, Golf, Amenities & King's Finest Private Schools (CDS, SAC & Villa Nova).

\$618,999 www.84matthewson.com

Luxury 3 Bed End Unit Executive Townhouse With Top Of The Line Finishes In High Demand Neighborhood. Features Mocha Hardwood Floors Thru-Out, Rod Iron Rails, 9FT Ceiling, Gallery Kitchen With Xtra Tall Uppers, SS Appliance & Granite Counters, Lrg Breakfast Area O/L Greenspace, Master Offers 4 PC Ensuite & W/I Closet. Bright Spacious Unspoiled W.O Basement. Neutral Decor, Open Concept, Excellent Commuter Premium Lot.

18 Worldwide
3 In CANADA
Michele DENNISTON
TEAM

416-433-8316

Find out what homes in your neighbourhood are selling for

www.micheledenniston.com



Michele Denniston, Broker

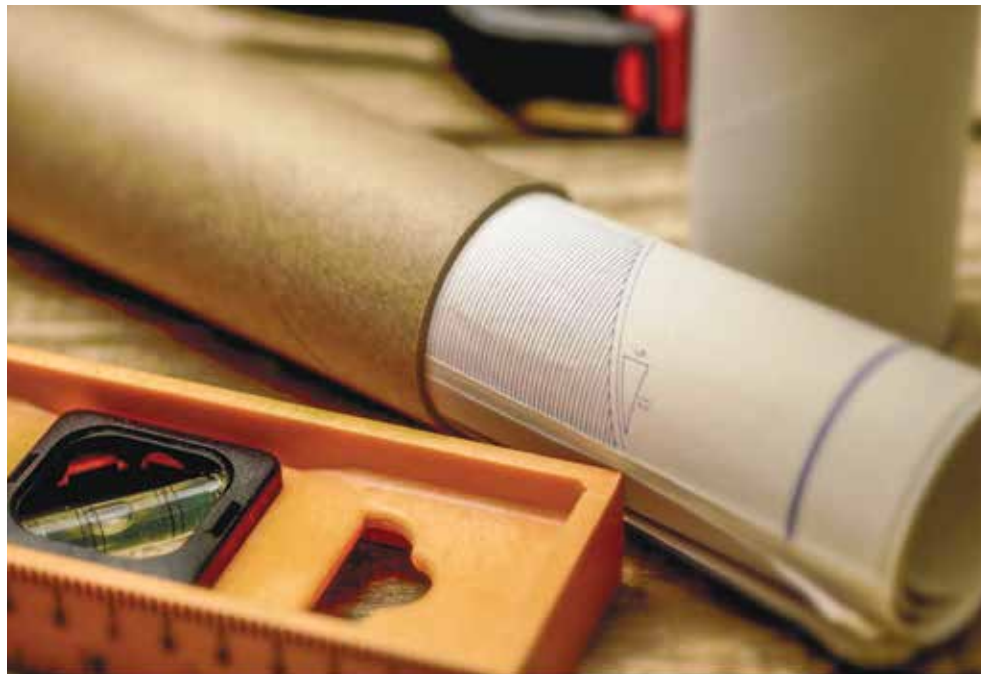
BASEMENT remodeling tips

A basement remodeling project can add valuable and usable space to a home. For many years, homeowners overlooked the potential of a basement remodel, perhaps thinking it would not be a smart return on investment. But that's no longer the case.

The latest "Cost vs. Value" report from Remodeling magazine says the average basement remodel can cost around \$61,000 with a 70.3 percent recoup rate. In addition, HGTV says architects and contractors indicate the cost of redoing a basement is rough-

ly one-third to one-half less than the price of putting an addition on a home.

Before remodeling a basement, homeowners should think about how they want to use the space. Homeowners also must focus on some potential obstacles in a



basement that will need to be addressed so that the area can be as functional as possible.

Basements can be chilly and damp. That means moisture issues and heating and cooling needs must be addressed prior to any construction. Homeowners may have to consider the installation of a dehumidifier and run venting through the basement to allow for proper climate control. If a basement takes on water, either through the walls or a concrete slab, a professional waterproofing company can come in and fix these issues so they will not damage drywall and flooring afterwards.

The presence of insects and pests also must be addressed. Exterminators can help homeowners figure out which insects are in their basements and how to make the space less hospitable to these unwelcome guests so that the room will become comfortable for human occupants.

Space is often at a premium in basements, which may contain HVAC units, water heaters, filtration devices, ductwork, pipes, and the other appliances. Qualified contractors can suggest solutions for cordoning off appliances and camouflaging pipes and wires so they won't detract from the finished product. However, building access panels into the design will make it easier to service or repair features as necessary. Homeowners also may want to wrap pipes before drywall is installed to quiet noisy drainage pipes.

Uneven basement flooring will need to be smoothed out and flattened before carpeting or tile can be laid down. A self-leveling underlayment can be applied to fill in gullies, while larger crack and holes will need to be patched.

Once the structure of the basement is addressed, then the design work can begin. Many professionals advise against drop ceilings, which can take away from ceiling



Certain structural and other issues should be addressed prior to a basement remodel.

height and look cheap. Basements can be dark, so the addition of plenty of lighting can help brighten the room. Small basement windows can be replaced with larger ones to add more light as well.

Homeowners can mimic built-ins and architectural details from elsewhere in the home so the basement is aesthetically cohesive and doesn't seem like an addition. Bookcases and shelving can add valuable storage space as well. Decorate the basement with bright, neutral colors so they make the space feel more inviting.

With some effort and financial investment, basements can be as beautiful and functional as other rooms in a home.

What is the water table, and how does it affect homes?

The groundwater table plays a role in home construction, foundation stability and home comfort. Because the groundwater table is so significant, it behooves homeowners to understand how it works.

National Geographic defines a water table as the boundary between water-saturated ground and unsaturated ground. Well beneath the ground, at various depths depending on geography, topography and weather conditions, pockets of water, called aquifers, exist. The water table marks the boundary between that available water and the dry surface.

Ground water is impacted by precipitation, irrigation and ground cover. It also may be affected by land use and tides. The water table can fluctuate with the seasons and from year to year because it is affected by climatic variations,

as well as how much water may be drawn from underground, advises Encyclopedia Britannica. The water table where one person lives may be several inches or feet below the surface of the ground and follow the topography of the land. For others, it may be much higher, even coming above the surface of the soil.

The water table as well as local soil conditions and drainage can impact homes and their foundations. If soil drains efficiently and there is a relatively low water table, it may not be problematic. However, if soil is dense and absorbent and the water table is high, the ground around a home may swell and become saturated. This can exert significant pressure against the foundation walls, states Rytech, a water damage and mold rehabilitation company.

In areas where a local water table rises near the surface, water can push against the underside of

the foundation in a condition known as "hydrostatic pressure." This may cause water to infiltrate through the bottom of the foundation — even permeating solid concrete over time. If hydrostatic pressure is severe, it could lift certain portions of the foundation out of the ground, but this is very unlikely. But it could cause shifting of foundation walls and structures like fencing and decks.



Even if ground water does not cause foundation cracking or shifting, it could lead to humidity issues, resulting in rust, bacteria and mold. Wood structures in a home may be compromised by a high level of humidity.

The home improvement resource Angie's List says certain steps may need to be taken to protect against damage from a water table and abundant ground water. Basement and foundation waterproofing professionals can help homeowners develop a plan to mitigate water damage. This can include grading changes and the installation of drains and pumps to move water away from the house. Special paints and sealants also can protect the foundation.

Ground water can be a hindrance when it affects the home, but homeowners who learn about it can be in a position to confront any ground water issues.

King City

2169 King Road
905-833-0033

Aurora

15228 Yonge St.
905-841-9090

Cookstown

11 Queen Street
705-458-8600

6370 4th Line, Tottenham



95 Acres Of Vacant Land Abutting The Growing Town Of Tottenham, Immediately To The West And North. Good Location For Commuting To The Gta , Pearson Airport Or Cottage Country To The North. Income Generating Property. Original House Is Tenanted And Barns Are Not In Use. Land Is Rented.

Jeff Lacey* & Lynda Lacey*** **\$ 6,300,000**

180 Hedge Road, Georgina



Cherished 4-Season Cottage/Home. Rich In History & Lovingly Maintained. 6 Bdrm, 3 Bthrm Traditional Property With Knotty Pine Walls And Floors Create A Cozy Feel With Rustic Charm. Oversized Windows. Nestled Between Natural Outcroppings, Lush Landscaping And Unobstructed Shoreline On Lake Simcoe. A Vast Decking System Leads One Gently To The Water's Edge Of A Mix Of Rock Shelf Shoreline & Sandy Beach. Breathtaking Sunsets And Views Of Lake Simcoe. Year Round Access. Conveniently Situated Close To All Desirable Amenities-Shopping, Dining, Golf (Briar's Resort) & More.

Mike Lacey* & Cinda Brown* **\$ 1,775,000**

60 Dale Crescent, Bradford



A Show Piece Residence! 4+1 Bdrm, 5 Bthrm Bungalow Situated On A 1.30 Acre Lot, Backing Onto Protected Green Space & In An Executive Enclave. 6700 Sq Ft Of Pristine Living Space W/Lrg Principal & Formal Rooms All W/Unique & Elegant Vaulted Coffered Ceilings & Hardwood Flooring. Open Concept Kitchen W/Imported Granite, Center Island & Breakfast Area W/Panoramic Views Of Forest & W/O To Lrg Patio. Serene Master Bedroom W/3 Closets, Fireplace & 5Pc Ensuite. New Professionally Finished Lower Level W/5th Bdrm, 3Pc Bath, Quality Laminated Floors & 2 Cold Rms. Outdoor Pot Lights. 3 Gas Fireplaces. S.S Kitchen Appliances. Front Loading Washer/Dryer. Garage Dr Opener W/Remotes. Central Vac. Hwt (R)

Stephanie Sinclair** **\$ 1,450,000**

240 Church St, Schomberg



Desirable Rural Setting! Look No Further For Your 6+ Acre Private Country Property! Nestled Into The Rolling Hills Of King, 349 Foot Frontage On Quiet Country Road. Just A 5 Min Walk To The Town Of Schomberg For Shopping, Restaurants, School. Gorgeous Mature Trees Adorn This Property Coexisting In Peace And Tranquility. Panoramic Views Of The Countryside. This Property Will Take Your Breath Away. Waiting For Your Imagination & Building Dreams. Truly A Highly Sought After Location. This Diverse Property Features Many Possibilities For Selecting The Perfect Site To Situate Your Custom Home Or Renovate The Existing Bungalow. Bungalow Being Sold In As Is Condition. New Well 2017

Jeff Lacey* & Cinda Brown*** **\$ 1,500,000**

14 Elmwood Ave, Schomberg



Charming family home on large, treed lot in the heart of Schomberg. Quiet street, 3 bdrm, 2 bathroom bungalow with large, carpeted rec room in lower level. New two tiered decking overlooking private back yard. Walk to parks, Main Street amenities.

Lynda Lacey* & Mike Lacey* **\$ 859,000**

4 Dundas St E, Erin



Opportunity Awaits To Own A Charming Home On A Corner Lot In The Heart Of Erin. Spacious Layout With Character Throughout, Incl 9 Foot Ceilings, Hardwood & Laminate Floors & Crown Mouldings. Great Family Kitchen With Granite Countertops, Subway Tile Backsplash & Built-In Appliances. Large, Fenced Inground Pool & Decking Throughout. Workshop/Barn Has Hydro. Walking Distance To Town, Trails, Parks, Schools & Amenities. Great Family Neighbourhood. Extras: All Built-In Kitchen Appliances Including Fridge, Stove, Dishwasher, Washer & Dryer, Elf, Window Coverings & All Pool Equipment.

Amanda Vizziello* & Anita Parliament* **\$ 698,000**

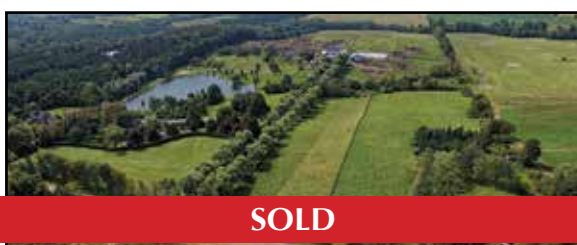
9600 Yonge St, Suite 712 B Richmond Hill



Location, Location, Location. Grand Palace Condominium In High Demand Area. City View! Beautiful, Bright Open Concept 1+1 Bedroom (With Den). Floor To Ceiling Windows. 9Ft Ceilings. Full Width Spacious Balcony With Unobstructed View. Stainless Steel Appliances Plus Stackable Front Load Washer And Dryer. One Parking Spot That Is Owned With Locker. Steps To Amenities-Hillcrest Mall, Transit, Restaurants And Shopping. Amenities Include: 24 Hr. Concierge, Indoor Pool, His/Her Sauna, Gym, Party Room With Outdoor Terrace And Bbq + Guest Suites.

Mike Lacey* & Lynda Lacey* **\$ 499,000**

17130 12th Concession, Schomberg



SOLD

Stunning 80+ Acres In The Rolling Hills Of King Township. Long, Tree-Lined Drive Leads To The 10,000 Sq Ft Main Residence , Ideally Set Overlooking The 5 Acre Spring Fed Pond. This Luxurious Home Has A West-Coast Feel With Muskoka Granite And Pacific Coast Red Cedar Exterior. The Multi Level Layout Includes 5 Bedrooms, All With Ensuites. Many Walk-Outs To 3000 Sq Ft Of Decking, Gourmet Kitchen. Staff Apartment Over Separate 2 Car Garage, Guest Suite Over Second Garage. Original Farm House, With 2 Car Garage Is Totally Renovated. Bank Barn, With 4 Horse Stalls And 3 Calving Pens. Implement Shed, Newly Paved Driveway, 12 Paddocks

Lynda Lacey* & Amanda Vizziello*

110 King Summit, King



SOLD

Beautiful, Wooded 2 Acre Lot With Original Bungalow Situated Perfectly At The End Of A Winding ,Paved Driveway. Privacy Abounds With The House Well Situated Back From The Street. Perfect For A New Build Or A Renovation. Great Location In The Heart Of King, Close To All Amenities, Private Schools Etc. Easy Access To Hy 400 And Only 30 Minutes To Pearson Airport.

Lynda Lacey* & Mike Lacey*

LACEBY
REAL ESTATE
FOR SALE
905-833-0033
www.laceyrealestate.com



Lynda Lacey*



Jeff Lacey***



Chris Bresser*



Glenn M. Hant**



Cinda Brown*



Diana Dunlap*



David Nattress**



Andrea Pinska*



Stephanie Sinclair**



Tristan Fairbairn*



Mike Lacey*



Anita Parliament*



John van Stralen*



Amanda Vizziello*



Pamela McIntyre**



Danny Kanyo*

LACEBY
REAL ESTATE
SOLD
905-833-0033
www.laceyrealestate.com

*Sales Representative **Broker ***Broker of Record

LACEBY REAL ESTATE LIMITED, BROKERAGE

RESALE HOMES COLLECTION

resalehomescollection.ca

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 DIDY CZ

Published By:



Continued from the cover

Home buyers who have never before enjoyed open concept floor plans can consider these benefits to these wildly popular layouts.

ENTERTAINMENT

Many people who live in homes with open concept floor plans cite their convenience when entertaining as one of their biggest assets. In an open concept home, guests don't have to be corralled into a single room in the home. Instead, hosts and their guests can roam freely from room to room because there are no walls dividing common areas. This can make gatherings feel less cramped than in homes with more traditional floor plans.

SAFETY

The safety of open concept floor plans may be most applicable to parents of young children. Open concept floor plans allow parents to keep an eye on their children while cooking dinner, working from home or tending to other chores around the house. Since there are no walls to divide rooms in open concept homes, parents don't have to wonder what their curious kids are up to because they can see them at all times.

FLEXIBILITY

Open concept floor plans give homeowners more flexibility. For example, homes with more traditional



floor plans may have designated spaces for dining areas. These spaces don't leave much room to work with and may not be valued by homeowners who don't often host dinners at home. As a result, such rooms may just be wasted square footage. With an open concept floor plan, homeowners have the flexibility to make dining areas as big

or small as they see fit and can even adjust the rooms on the fly on those occasions when people are coming over.

Open concept floor plans continue to be popular among home buyers and might prove to be the most lasting home design trend of the early 21st century.



\$1,099,000



UNPARALLELED MARKETING AND GLOBAL REACH

\$2,850,000



\$2,950,000



\$5,688,000



LUXURY IS NOT A PRICE POINT

THE AUTHORITY OF LUXURY REAL ESTATE CHALLENGING THE WAY LUXURY IS MARKETED AND SOLD

THINKING OF SELLING?

Contact Janice for a complimentary consultation at 416.566.5038

Real estate **thought leader and influencer**



JANICE WILLIAMS

Broker
c 416.566.5038
o 416.960.9995
jwilliams@sothebysrealty.ca

luxurybyjanice.com



Sotheby's | Canada
INTERNATIONAL REALTY

Sotheby's International Realty Canada, Brokerage. Independently Owned and Operated



The choice of staying put or moving on

Many home improvement television series showcase people deciding whether to improve upon their current homes to make them into the houses of their dreams or to put "for sale" signs in their lawns and move on to something new.

The question of whether to move or stay put depends on various factors. Such factors may include emotional attachment to a home, the current economic climate and the cost of real estate. Current data points to a greater propensity for people to invest and improve upon their current properties rather than trading up for something new.

According to information collected by John Burns Real Estate Consulting, the percentage of homeowners moving up to their next home is the lowest in 25 years. Many are opting to make starter homes permanent by expanding them and repairing homes for the long haul.

The National Association of Realtors said that, between 1987 and 2008, home buyers stayed in their homes an average of six years before selling. Since 2010, however, NAR says the average expected length of time people will stay in their homes before selling is now 15 years.

Part of what's fueling this permanency is that many home buyers were able to acquire rock-bottom mortgage interest rates shortly after the 2008 recession. As a result, they're not inclined to walk away from those rates, even if doing so means getting more house. Also, a low inventory of available houses has stymied repeat buying for many people.

Those factors and others have led many homeowners to invest in renovations instead. The experts at Bankrate say realistic budgeting and comparing renovation project costs against mortgages and interests rates can further help individuals decide whether to remain in their current homes or move out. Very often a smarter layout and more efficient floor plan can make meaningful differences in spaces. Renovations and redesigns can make sense and often are less expensive and disruptive than moving.



156 WILLOW FARM LANE, AURORA
\$2,800,000



11 KENNEDY STREET EAST, AURORA
\$1,075,000



220 LANGFORD BOULEVARD, BRADFORD
\$899,900



32 KITIMAT CRESCENT, AURORA
\$758,000



87 OCTOBER LANE, AURORA
\$675,000



1077 BROOK GARDENS MARSH, NEWMARKET
\$590,000



40 WILLIAM ROE BOULEVARD #1003, NEWMARKET
\$439,000



58 ALEXANDER BOULEVARD, GEORGINA
\$399,000



85 WELLINGTON STREET WEST #102
COMING SOON TO MLS

Wonder What YOUR Home is Worth?



KERRI FILLIER
Operations Manager



MICHELE LOCKE
Business Development



AMANDA BERNARDI
Sales Representative
& Client Care



LORRAINE MACDONALD
Sales Representative



ERICA CHO
Sales Representative



SHREEMA TALSANIA
Sales Representative



JOHN SPINELLO
Sales Representative



KELLY BURT
Sales Representative



CAROLINE BAILE
Broker



TOP 1%
IN CANADA

DIRECT: 416.788.2700 | BUS: 905.727.3154
CarolineBaile@me.com | www.CarolineBaile.com

**RE/MAX
TRENDS**

RE/MAX HALLMARK TRENDS GROUP REALTY
Brokerage, Independently Owned and Operated

Ana Pronio

Broker of Record

905.833.0111

Let's talk...

**REAL ESTATE
BUYING
SELLING
INVESTING
LEASING**

**MARKET
TRENDS
FINANCING
DOWNSIZING
RELOCATION
STAGING**



ana@trendsrealtyinc.com

**Professional Service, Effective Marketing, HD Photography,
Virtual Tours, Aerial & Video, Social Media Marketing**

www.trendsrealtyinc.com



**Your King Township
Brokerage**

**Why Choose
Re/Max?**

**Leading Brand
Awareness & Unmatched
Global Presence**

**International
Referral Partners
100,000 Agents &
7000 Offices
Worldwide**

Your Listing Viewed

**In Over 100 Countries
In 6 Continents,
In Over 40 Languages
& Countries Currency!!**

**Buying or Selling?
Contact Us!**



**MEET OUR GROUP AT
www.trendsrealtyinc.com**



We have our eye on a home in another town but are unsure if it's the right time to sell our current home in Aurora; what should we do?

Motivated Buyers take action daily in real estate and when there is low supply in a neighbourhood and community and the home to sell is in great condition when assessing from a maintenance, repair, cleanliness and design perspective, now may be the very best time to place your home for sale in the shortest amount of time. Consider all factors before selling and book a face to face appointment with a real estate professional. If the home has no yard or a minimal yard but the interior is outstanding there may be no need to wait to place the home for sale. Sellers need to assess their needs to sell, if pricing is favourable now to buy a home with less competition of shoppers on the market and more favourable pricing there may be deeper savings to enjoy on the next

purchase as well ahead of the Spring market. Analysis of the area where the home is being sold and the desired area Sellers are looking to move to will help all parties including the REALTOR® of choice that's consulted to measure the motivation and readiness to have the home available for sale perhaps sooner than Sellers may have anticipated.

– Written by Connie Power

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

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



PROTECT YOUR HOME AND FAMILY FROM FLOODING

FLOODING IS A NATURAL DISASTER that often strikes with little, if any, warning. The environmental awareness site Natural Rivers states that floods are the most common natural hazard in North America in terms of number of lives lost and property damage. Floods can occur day or night and any time of the year. Flooding can also occur in all different terrains.

In September 2018, many of the inland towns of North Carolina were flooded in the aftermath of Hurricane Florence, displacing millions. The following month saw severe flooding in central and southern Texas that prompted Governor Greg Abbott to declare a state of disaster in 18 counties. Accuweather reported in the summer of 2018 that historic flooding closed famed Hershey Park, shuttering attractions for a few days.

Flooding can cause considerable distress, uproot families and damage structures. But even people who live in flood zones can take steps to be flood-safe.

• **PURCHASE FLOOD INSURANCE.** Many people and properties are not covered for flooding under standard homeowners insurance policies. As a result, it is essential to purchase separate flood insurance. The home improvement and information site HouseLogic says that flood insurance may be required by mortgage companies for those financing homes in flood plains.

• **HAVE A "GO BAG" READY.** This is a great idea in preparation for any type of emergency situation. Go bags can include a few changes of clothes, important documents and phone numbers, essential toiletries, extra cash, and non-perishable foods. You may want to stock go bags with flashlights, batteries and water-

proof shoes as well. Evacuate if a flood is predicted to be severe.

• **KNOW YOUR FLOOD LEVEL.** Check flood maps at the Federal Emergency Management Agency's website (FEMA.gov) or your local building department. This will help you know just how high the water might rise in certain scenarios so you can plan accordingly.

• **SAFEGUARD KEY HOME SYSTEMS.** Protect sockets, switches, breakers, and wiring in a home by placing them at least one foot above the expected flood level in your area, offers the Insurance Institute for Business & Home Safety. Move the furnace, water heater and any other key appliances so they sit above the property's flood level.

• **VENT THE WATER.** Foundation vents, sump pumps, drains, and more can help keep water from accumulating in or around the foundation of a home.

• **CONSIDER A GRADING CHANGE.** The grading or slope of ground can be adjusted to direct water away from your home. If your street is prone to standing water after ordinary rainstorms, talk to your county planning or environmental services department about potential modifications.

• **PREPARE FOR THE WORST.** Home piers or columns can lift the lowest floor of a home above flood level. It's an expensive undertaking but can be worth it in high-flood areas.

Flooding is no joke. Homeowners can safeguard their homes with some protective steps.

1 Merton St. (King Rd. / Bathurst)



OPEN HOUSE SUNDAY FEB. 17TH 2 TO 4 PM

*Gorgeous 4 bedroom home -
5 baths - 2 fireplaces - thousands spent on high end upgrades
- professionally finished basement with sauna and bar.
Call today for more information or to book a private inspection -
you won't be disappointed!*



Tony Mendes
Century 21® Heritage Group Ltd.
cell: 905-715-4951
office: 905-895-1822 ext. 2239
www.tonymendes.ca



GREAT SAVINGS
at Aurora Home Hardware

STEP CHARCOAL GREY

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

24" to 72" sizes available

**BUY NOW
AND SAVE**

*Come and see
the difference*

**NEW CLASSIC BRAND VANITIES
AVAILABLE**



CLASSIC BRAND HANDLES & KNOBS INCLUDED

*Faucet extra



Home
hardware
building centre

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

289 Wellington St. E., Aurora

905-727-4751

Ask Big Tuna, The Renovating Realtor



By Julien Laurion
The Big Tuna of Real Estate

Hi Julien, I have a two-part question for you. My wife and I are hoping to purchase a home here in Aurora, is this the right time or should we wait longer since we have noticed a big price correction. Second question: We both are incredibly busy, is it common that realtors will show us a house during a live broadcast like Skype or FaceTime? Thank you in advance, Chevy Man.

Chevy man you asked some GREAT questions. This is absolutely the time to buy!

When I am chatting with my clients I need to remind them that the big price correction we experienced in our market happened almost two years ago. As we all know, prices really shot up in 2016/17 and then the market began to cool. This was tough on home sales; however, the dust has settled and sellers have accepted the normalization of our market. A strong example of this cooling trend is apparent in homes priced at over a million dollars in 2017 and are now listing at under \$900,000. As a result, there is currently great value in Aurora, Newmarket and King City.

The Toronto Real Estate Board (TREB) released their 2019 market predictions and statistics. If the report is correct, average home sale prices in the GTA could be close to the peak in 2017. The average home sale price in the GTA in 2017 was \$822,587 and TREB's forecast for the average home sale price in 2019 is \$820,000. Compared to last years average price of \$787,195, that is a 4% price increase. This is a positive adjustment compared to 2018 and only 0.32% less than 2017 peak.

From these numbers, we can speculate that listing prices will likely rise, therefore I recommend that now is the time to buy before we see this increase.

I love doing live virtual tours. It is a great way for new parents, shift workers and out of town buyers to see a home. However, some Realtors prefer not



to use technology as they prefer a more traditional approach. Virtual tours can lack that interpersonal relationship some realtors have built their business. Additionally, some buyers are hesitant to view a home virtually and subsequently make an offer because a big portion of buying a home is the 'feel'. When I do this for my clients I have to work really hard to find the right words on how to describe a room, the light, the depth of the views and smells etc. However, showing a home via FaceTime or Skype can be beneficial especially for the initial stage of viewing. If the virtual tour is a hit, we draft an offer and do a second walkthrough in person to confirm their thoughts and then I act.

If you and your wife have a good idea of what you are looking for, live virtual tours may be right for you to kick off the search. I am ready whenever you are!

Who is Big Tuna, The Renovating Realtor?

Julien Laurion AKA Big Tuna, is a local Real Estate Sale Representative with RE/MAX Hallmark York Group Realty in Aurora. I am a real estate agent who has expertise in both Real Estate and Renovations and have 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 by visiting my website www.bigtuna.ca or Facebook page @bigtunarealty

GET THE BEST MORTGAGE FINANCING DEAL

Few people are able to walk into a home, like what they see and then pay for a house in cash. In the vast majority of home purchases, mortgages make the dream of home ownership a reality.

Getting a mortgage requires research and some preparation on the part of borrowers if they hope to get the friendliest terms possible.

Homes are substantial, decades-long investments, so it's smart to shop around to find the best rates and lenders available. These tips can make the process of applying and getting a mortgage go smoothly, and may even help borrowers save some money.

• **LEARN YOUR CREDIT SCORE.** Your credit score will be a factor in determining just how much bargaining power you have for lower interest rates on mortgage loans, according to the financial resource NerdWallet. The higher the credit score, the better. Well before shopping for a mortgage, manage your debt, paying it

off if possible, and fix any black marks or mistakes on your credit report.

• **INVESTIGATE VARIOUS LENDERS.** The Federal Trade Commission says to get information from various sources, whether they are commercial banks, mortgage companies, credit unions, or thrift institutions. Each is likely to quote different rates and prices, and the amount they're willing to lend you may vary as well. Investigating various lenders can help you rest easy knowing you got the best rate for you. Lenders may charge additional fees that can drive up the overall costs associated with getting a mortgage. Compare these fees as well so you can be sure you get the best deal.

• **CONSIDER A MORTGAGE BROKER.** Mortgage brokers will serve as the middle person in the transaction. A broker's access to several different lenders can translate into a greater array of loan products and terms from which to choose.

• **LEARN ABOUT RATES.** Become informed of the rate trends in your area. Lower rates translate into significant savings amounts per month and over the life of the loan. Rate may be fixed, though some are adjustable-rate mortgages (also called a variable or floating rate). Each has its advantages and disadvantages, and a financial consultant can discuss what might be in your best interest.

• **DISCUSS POINTS WITH YOUR FINANCIAL ADVISOR AND LENDER.** Some lenders allow you to pay points in advance, which will lower the interest rate. Get points quoted in dollar amounts so they'll be easier to compare. If you're unfamiliar with points, discuss the concept with your financial advisor.

The vast majority of homeowners secured a mortgage to purchase their homes. Learning about the mortgage process can help new buyers navigate these sometimes tricky financial waters.



I HAVE QUALIFIED BUYERS FOR PROPERTIES IN KING!

Julianne Boileau
SALES REPRESENTATIVE

RE/MAX
HALLMARK YORK GROUP REALTY LTD.



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



SOLD



16 Willis Drive Aurora
Premium private lot
no neighbours behind
to the left or in front!

*Call me direct to view
this wonderful home!*



COMING SOON

Newly Renovated 3 Bedroom + 1 Bedroom
Detached Bungalow.
Located in Toronto.
Katherine Klaric 647-984-4141



FOR SALE

Superior lot, Rebuild Site!
Desirable neighbourhood in King City.
Ray Haydar 416-839-3054



FOR SALE

2 Acres Situated In An Exceptional
Neighbourhood In The Fast Growing City Of King!!
Build Your Dream Custom Home .
Manuela Palermo 416-802-1066



FOR SALE

Gorgeous 4200 Sq. Ft. Of Custom-Built
Executive Luxury Living Space In One Of
Richmond Hill's Most Prestigious Areas.
Michael Maniaci 416-992-8287



PRE CONSTRUCTION OPPORTUNITY

Platinum access to new developments across GTA.
Available this Month in Vaughan, Bayview Village,
Yonge and Eglinton and Yorkville. Ask for Big Al.
Alessandro Desimone 416-799-8000



COMING SOON

This Gorgeous home features 4 Bedrooms with
an en-suite bath in each room. Located in very
desirable area of King City. Only 2 years old.
Manuela Palermo 416-802-1066



COMING SOON

Beautiful corner home, with amazing floor plan in
Woodland Hills, Newmarket coming soon to MLS..
Call for private showing before everyone has access.
Georgette Marcuzzi 416-906-2417



FOR SALE

Detached bungalow in Toronto, 3 Bedroom,
With a finished Basement Apartment.
Great Income Potential!
Manuela Palermo 416-802-1066



Manuela Palermo
Managing Partner, Broker
416-802-1066



Georgette Marcuzzi
Sales Representative
416-906-2417



Katherine Klaric
Sales Representative
647-984-4141



Michael Maniaci
Sales Representative
416-992-8287



Ray Haydar
Sales Representative
416-839-3054



Alessandro Desimone
Sales Representative
416-799-8000

1700 King Road, Unit 22, King City **905-539-9511** info@foresthillelite.com | www.foresthillelite.com



Tel: 416-892-6565

Call Me Today.... Your King City Mortgage Professional!!

**MORTGAGES
MADE EASY!**

JOE MANDARINO Mortgage Agent
jmandarino@sherwoodmortgagegroup.com



How agents and sellers can work together

Selling a home can be stressful. Despite this, 5.51 million existing U.S. homes were sold in 2017, according to data from the National Association of REALTORS®. In many cases, homeowners choose to work with real estate agents to facilitate the process of listing, showing and selling their homes.

Real estate agents are valuable assets. Agents have neighborhood knowledge, are educated in pricing trends, can filter phone calls or emails from buyers who aren't serious, and can organize all of the people necessary for a closing. Real estate agents provide many services



that the average person may not have the time nor the experience to handle.

When selecting an agent to sell a home, homeowners may not understand that the terms real estate agent and REALTOR® are not interchangeable. Although both must be licensed to sell real estate, the main difference between a real estate agent and a REALTOR® is the latter is a member of the National Association of REALTORS®. NAR ensures that members subscribe to a certain code of ethics.

There are many qualified agents, but an agent cannot do his or her job well without some help on the part of the homeowner. These tips can make the process of selling a home go smoothly.

- **PRICE THE HOME CORRECTLY.** Homeowners should trust the agent's ability to price a home for the market. Everyone wants to get the most money possible, but listing the home for more than it's worth may cause it to sit unnecessarily for several weeks or months, which could raise red flags among potential buyers.

- **MARKET THE HOME.** A real estate agent will list the home via a multiple listing service (MLS) on a private website, in newspapers, and wherever else he or she feels is pertinent. Homeowners can share the listing via social media and word of mouth to help increase the chances of selling the home.

- **BE AVAILABLE.** Limiting the time an agent can show the house to potential buyers is in no one's best interest. Sellers should be ready and willing to open their homes, which is the best way to make a sale. An agent may suggest a lock box so the home can be shown when homeowners are not on the property.

- **MAKE SUGGESTED RENOVATIONS.** Agents know which features can make or break a sale. Homeowners should be amenable to certain suggestions, such as neutral paint colors, removing personal effects and clearing clutter.

- **GIVE RECOMMENDATIONS.** Real estate is a commission-based industry. Agents often tirelessly put in hours and only reap rewards if the house is sold. A homeowner who was satisfied with an agent can then recommend that person to friends or family.

By working with real estate professionals, homeowners can sell their homes quickly.

Real Estate Market Update – Aurora



More Action in Aurora

Home sales in January in Aurora surpassed that of Newmarket. Buyers took action 51 times throughout Aurora at an average home price of \$860,298 for all home types. Sellers yielded 91% of their asking price and 143 homes were placed for sale in the month of January while 190 remained for sale at month's end. At the current pace of supply and demand there is about 4.5 months of inventory on the market which favours the odds to the Seller's market. Average days on market came in at 40 and average home pricing decreased by 3 per cent from January 2018. A healthy start to 2019 in Aurora home sales with pricing that's stabilized year over year may in-

spire more Seller's to place their homes for sale in February ahead of the Spring market.

– Written by Connie Power

Connie Power is a Real Estate Sales Representative CNE® SRS® ABR® SRES®, Mentors and Develops New Real Estate Sales Representatives for RE/MAX Hallmark York Group Realty Ltd., Brokerage serving York region and beyond in the Greater Toronto Area (GTA). Empowering you in Real Estate, Call Connie today to make an appointment to discuss your next move at (905) 726-0856.

*The statistics provided herein were obtained from the Toronto Real Estate Board; Regional Housing Market Tables; York Region, Aurora for January of 2018, 2019 and the Summary of Existing Home Transactions of all home types, January 2018, 2019 for all TREB Areas.

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

DPS countertops.ca

GRANITE . QUARTZ . PORCELAIN



Showroom:
16650 Jane Street, King
905-503-2222

www.DPScountertops.ca



Michele
DENNISTON
BROKER



The Team That Goes Above and Beyond

#1 IN COMPANY / #3 IN CANADA / #18 Worldwide

026 as awarded by Century 21 Heritage Group Ltd 2016 as awarded by Century 21 Canada 2016 as awarded by Century 21 Canada

Direct: **416.433.8316**
905.883.8300 ext.3085
denniston@sympatico.ca
www.MicheleDenniston.ca



Feature Property



191 Dew St, King \$1,798,000 www.191dew.com

SEntertainers Delight' Spectacular Custom Built 'Smart Home' On 50 X 230Ft Lot. Features 9Ft Ceilings, Hardwood Floors, 8Ft Solid Door, 7" Baseboard, Crown Mould, 2X Fire-place, Rod Iron Rail. Custom Cabinetry/Closet, Modern Baths. Chef's Dream Kitchen, 2 Tone, Quartzite Counters, B/I Appliances, Pantry, Breakfast Island. Master Suite Offers 5Pc Ensuite, Heated Floors, W/I Closet & Fireplace O/L Backyard Oasis. Incl Salt Water Inground Pool, Hot Tub, Sauna.

Extensive Landscape. Stone Walk Way & Patio. 4th Bedroom Ideal 2nd Master Or Guest Suite. Mins To Hwy 400, Amenities & Kings Finest Private Schools.

HOME WARRANTY
for Buyers & Sellers
Complimentary

Complimentary
1 YEAR
HOME
WARRANTY
when you
Buy or Sell with us!



19 Ryder Rd, Maple
\$2,999,000 www.19ryder.com

Spectacular Custom Built Estate Home, Built Only With The Highest Quality Of Material. Designer Decor Inc Min 10Ft Plus Ceilings. 4 Plus 1 Bedrooms, 7 Baths, 3 Fireplace, 5 Skylights, Extensive Paneling Thru-Out. 10" Baseboard, Crown Moulding, Feature 'Walnut' Bookcase, 3 Story Elevator, 2X Laundry, Nanny Suite (Every Bedroom Includes W/I Closet, Ensuite & Skylights), Rod Iron Rail, 2nd Floor Office With B/I Cabinets, Chefs Dream Kitchen Offers B/I Appliance, Breakfast Island, Quartz Counters, Backsplash, Butlers Pantry, Master Suite Boasts W/I Dressing Room & 6 Pc Ensuite, Finished W/Up To Backyard Features Flowing Stream. Mins To Go Station & Transit.



84 Matthewson Ave, Bradford
\$618,999 www.84matthewson.com

With Top Of The Line Finishes In High Demand Neighborhood. Features Mocha Hardwood Floors Thru-Out, Rod Iron Rails, 9Ft Ceiling, Gallery Kitchen With Xtra Tall Uppers, SS Appliance & Granite Counters, Lrg Breakfast Area O/L Greenspace. Master Offers 4 PC Ensuite & W/I Closet, Bright Spacious Unspoiled W.O Basement. Neutral Decor, Open Concept, Excellent Commuter Premium Lot.



114 Holden Dr, Nobleton
www.114holden.com \$1,998,000

Entertainers Delight! Spectacular Executive Home (Approx 5500 Sqft Living Space) On 3/4 Acre Private Mature Lot On Quiet Court, Features 9Ft Plus Smooth Ceiling, Hardwood, Crown Mould, 2X Fireplace, Skylight, Led Lighting, French Doors & Surround Sound Throughout, Formal Living & Dining, Master Suite Incl; 5 Pc Ensuite & W/I Closet, Family Size Kitchen W B/I Appliance, Incredible Finished Basement Ft Home Theatre, Games Room, Wet Bar & B/I Cabinetry.

GLOBAL EXPOSURE
LOCAL EXPERTISE



Heritage Group Ltd., Brokerage
INDEPENDENTLY OWNED & OPERATED

craigslist kijiji facebook