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# RESALE HOMES COLLECTIONS

AURORA/KING  
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King Weekly Sentinel • www.kingsentinel.com

## The Michele Denniston Real Estate Group's Holiday Food Drive 2022

In support of the  
King Township Food Bank



**THE MICHELE DENNISTON REAL ESTATE GROUP**, in partnership with Intercity Realty Inc. & the King Township Food Bank, have come together this Holiday Season in an effort to support those in need right here in our community with our 2022 Holiday Food Drive.

Record numbers of Canadians, even those who are gainfully employed, are having to turn to local food banks just to get by. As inflation and the cost of living soar in Canada, new visitors to local food banks increase, as does the need for donations.

"The annual Hunger Report, subtitled 'The Deepening Cracks' in Ontario's Economic Foundation," found 587,000 adults and children visited the province's food banks a total of 4.3 million times between April 1, 2021, and March 31, 2022. Feed Ontario said that represents a 15 per cent spike in the number of people turning to food banks for aid and a 42 per cent surge in the number of visits compared to numbers recorded in 2019," says an article from the Canadian Press.

With the holidays around the corner, we especially believe that no person, family or child should go hungry. For that reason, we reached out to the amazing volunteers at the King Township Food Bank to set up this Food Drive and find out exactly what items they need most:

- Tinned Tuna
- Granola Bars
- Sidekicks
- Tinned Fruit
- Peanut Butter
- Condensed Soups
- Tinned Vegetables
- Tinned Beans in Sauce

As the food bank already has an amazing surplus of dried pasta, we kindly ask that you donate other products and avoid donating products in glass containers or products that have passed their due date.

**DROP-OFF LOCATIONS:**  
**Michele Denniston Real Estate Group / Intercity Office**  
50 Doctor Kay Dr, Schomberg

**Intercity Realty Inc.**  
3600 Langstaff Rd Suite 14, Woodbridge

**Trisan Arena**  
25 Dillane Dr, Schomberg

**Schomberg Post Office**  
197 Main St, Schomberg

Supporting your local community, whether by donating food items big or small, can have a potentially life-saving effect on those who turn to food banks this holiday season. If you are unable to make it to any of our drop-off locations, we are happy to arrange for someone to pick up your donation – just give Michele a call directly at 416-433-8316 or send us an email at michele@micheledenniston.com




**Michele DENNISTON REAL ESTATE GROUP** in partnership with **KING TOWNSHIP FOOD BANK** & **INTERCITY REALTY INC.**

### Holiday Food Drive

**WE ARE IN NEED OF THE FOLLOWING ITEMS:**  
Tinned Tuna, Granola Bars, Sidekicks, Tinned Fruit, Peanut Butter, Condensed Soups, Tinned Vegetables, Tinned Beans in Sauce.

\* Please, no glass containers, no dried pasta as the Food Bank has an amazing surplus. We request that foods have not passed their best before date.

**DROP OFF LOCATIONS**

**Michele Denniston Real Estate Group / Intercity Office**  
50 Doctor Kay Dr, Schomberg

**Intercity Realty**  
3600 Langstaff Rd Suite 14, Woodbridge

**Trisan Arena**  
25 Dillane Dr, Schomberg

**Schomberg Post Office**  
197 Main St, Schomberg

Thank you for your support  
Michele Denniston 416-433-8316


### MARKET UPDATE – OCTOBER 2022

AURORA	KING
<b>AVERAGE SALES PRICE</b>	<b>AVERAGE SALES PRICE</b>
\$1,363,412	\$1,759,188
AVERAGE 22 DAYS ON MARKET	AVERAGE 32 DAYS ON MARKET
<b>NUMBER OF SALES</b>	<b>NUMBER OF SALES</b>
61	24
92 NEW LISTINGS	61 NEW LISTINGS
<b>SALE TO LIST RATIO</b>	<b>SALE TO LIST RATIO</b>
98%	94%
<b>YEAR OVER YEAR % CHANGE</b>	<b>YEAR OVER YEAR % CHANGE</b>
2.55%	4.29%

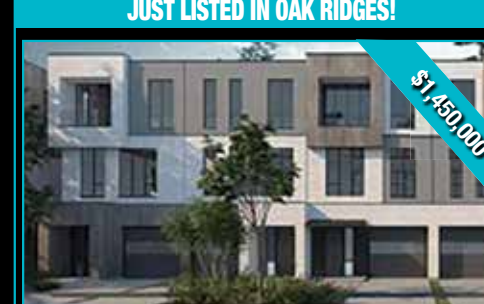
\*The statistics provided were obtained from the Toronto Regional Real Estate Board's Market Watch OCTOBER 2022: Summary of Existing Home Transactions for All Home Types OCTOBER 2022 + Focus on the MLS Home Price Index for Composite for York Region's Aurora and King

We are still experiencing some stagnancy in the market, with inventory remaining low and a number of Buyers watching and waiting, anticipating that pricing will continue to come down. The lack of homes available, relative to the number of Buyers, should keep pricing stable for the interim. Buyers who are out shopping this time of year are serious and we are still seeing homes priced and positioned well selling for fair market value.

– Provided by Key Advantage Team Royal LePage RCR Realty  
Susie Strom, Sales Representative  
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**RESALE  
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# Why you should sell your home *in the winter season*

When Sellers think of the ideal time to sell their home, their mind automatically jumps to the spring market.

This time is usually the more popular time of year to sell a property; however, if you decide to sell your property during the winter months, you may receive the benefits of a quick sale at an excellent market value. We can say that we have personally had some of my best months in real estate in York Region during the holiday season. The myth that “the markets are very tough to sell in the winter” is totally misleading. In our opinion, we believe that selling in the winter months can get your home sold quickly.

Here are our top 5 reasons why you should consider selling your home in the winter.

**1 LESS COMPETITION**

During the winter, there are typically fewer homes on the market compared to the warmer months. This

can be beneficial for sellers since it reduces competition and allows your home to stand out more among other listings.

**2 SERIOUS BUYERS**

While many buyers tend to take a break from their search during the colder months, those who do stay active are likely doing so because they are serious about making a purchase. These buyers have typically made up their minds that they want to buy and aren't just browsing around for fun.

**3 QUICK CLOSINGS**

With fewer homes on the market and motivated buyers, completing a sale in the winter can happen quickly and sometimes even speed up your timeline if you need to move in a hurry. This is especially ideal if you're relocating for work or personal reasons.

**4 MAKE IT FESTIVE**

Selling your home during the holiday season can be an ideal time to make it festive and inviting. You can utilize decorations like lights, garland, and other seasonal touches to give your home a cozy atmosphere

that's sure to leave an impression on potential buyers.

**5 GET TOP DOLLAR**

With fewer listings in the winter, you may have more control over setting a competitive listing price for your property which could result in getting top dollar for your sale. This is especially beneficial if you're looking to maximize profits or recoup costs when selling your home.

Overall, if you want to maximize the value of your home sale, winter is an excellent time to put your house on the market. With less competition and motivated buyers, you'll be able to take advantage of unique opportunities that are available only during this season. Just make sure that you work with a knowledgeable real estate team, like the Michele Denniston Real Estate Group, who know how to properly showcase your home in all weather conditions so that potential buyers can appreciate its value even during the cold winter months.

When you're ready to sell your home, don't let the winter weather keep you from taking advantage of this unique opportunity. With the right approach and

preparation, winter can be an ideal time to get the most value out of your home sale. So, take the polar plunge — and contact Michele Denniston directly at 416-433-8316 or Michele@micheledenniston.com for a successful real estate transaction this winter season.

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# Giving back during the Holidays

The holidays are the season of giving; giving love and giving thanks, showing appreciation or supporting those in need.

It is a time of generosity towards others by giving of one's spirit, not just giving material things.

We can hold our loved ones close and celebrate the blessings we have been given.

For many, the giving season involves supporting nonprofit organizations that help the community or a cause about which we care deeply.

There are many ways you can reach out locally. Me, I like to donate to our local Women's Shelter and the Sick Kids Hospital.

But a gift doesn't have to cost a lot to mean a lot. Consider some meaningful ways to spread good cheer to those who could use a hand.

Some are easy to get your children involved in as well and teach them to learn about the true spirit of the Holidays.

## 10 WAYS TO GIVE GENEROUSLY AROUND THE HOME

### 1 OFFER TO HELP SOMEONE DECORATE.

The magic and warmth you feel when your home is decorated can be shared with others. A wonderful time for some yet for others the task can become overwhelming with so many other things to do or difficult for others who face physical challenges or get to hard-to-reach areas.

Offer to help a friend or neighbour make their house or apartment or front porch beautiful for Christmas time.

### 2 OFFER TO BABYSIT FOR THE NIGHT.

You could give a mom a night out to do her shopping or give a couple some quiet time alone during a hectic time of year. You could save someone money to use elsewhere or simply provide a much-needed break.

### 3 COOK A LITTLE EXTRA FOR A FRIEND OR NEIGHBOUR.

While this will cost a little, it can be minimal. Plan a simple meal for your family and buy double the supplies. Cook and put the extra in containers to give away. Who wouldn't love a home-cooked meal on the night they are rushing to a child's event?

### 4 OFFER TO WRAP SOME CHRISTMAS PRESENTS.

Fun for some and challenging for others. Save someone time by offering to help wrap some of their presents. It can also be a great time to spend together for someone who may not enjoy a lot of visitors.

### 5 OFFER A COUPON FOR PET SITTING.

As a dog owner, I now have to think about our dog when travelling or out for extended periods. Give a pet-sitting voucher that someone can cash in during their next vacation or outing.

### 6 OFFER FREE LESSONS TO A FRIEND OR THEIR CHILD.

Do you know how to play the piano? Do you know how to ride horses or coach someone to become

physically fit? Why not offer some free lessons? Private lessons are costly, and many people put this opportunity off.

### 7 OFFER A SPECIALIZED SERVICE.

If you know how to do nails, hair or makeup, you could treat someone to a mini spa experience. If you know how to change the oil in a car, you could offer a free oil change. Think of something you are good at and use that talent to bless someone else. If you can't fit it into the holiday schedule, provide a voucher to be used later for gardening help or watering plants etc.

### 8 GIVE YOUR TIME.

Help a teacher make copies, cut out displays, offer to pick up groceries or run errands or volunteer with a friend or family.

### 9 GIVE SOMETHING HOMEMADE.

Bake some goodies from items in your pantry. Paint a picture with the paints and canvas you have on hand. Make candles, a Christmas ornament at home or school, and a handmade card. Get on Pinterest and find some easy and inexpensive crafts.

### 10 DONATE A TREASURE LYING AROUND YOUR HOUSE.

Consider what you may have on hand to give as a gift or donate. Perhaps you have items you stashed away after finding a good deal. Maybe you have beautiful plants at your home that can be split. A good book you have read is always appreciated when shared. Think about what you already have that will bless someone else.

This Holiday Season, let's all agree not to give because we think we have to and not to feel obligated to give something we can't afford. Don't be controlled by guilt, but give out of love & compassion.



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## TIPS FOR OUTDOOR DECORATING

(NC) Before heading outside for holiday decorating, have a plan in mind so you'll be prepared to deck the halls safely. Here are some tips to consider:

### LOOK UP AND AROUND

When installing lights, be mindful of your surroundings and locate overhead powerlines. They may be hidden within trees. Always keep your decorating tools such as ladders and extension poles three metres away from powerlines. Electricity can arc and direct contact is not required for serious injury.

### ADD COLOUR

Lights come in all shapes and colours. Consider a palette that goes with the outside of your home, and even the neighbourhood. Think gold and red to add warmth or blues and whites for drama. You can collaborate with your family and neighbours on a fun look this year.

### PLUG IN SAFELY

Make sure that your electrical décor, such as lights or an inflatable Santa, is approved or certified and for outdoor use. It's always best to plug electrical decorations into GFCI-protected outlets. The number of hazards outdoors increases and GFCI-protected outlets help to keep you safe when plugging in decorations.

If you don't have GFCIs, you can use a portable one or hire a Licensed Electrical Contracting business to install one permanently. Just remember to ask for the business' ECRA/ESA licence number to ensure they do the work safely and legally. It should be on their website, trucks, quotes and business cards.

### GREEN YOUR CHEER

While it is fun to brighten up outside, be mindful of energy use. Set a reminder or use an approved automatic timer to turn décor on and off.

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\*Based on sold units & volume in Aurora from Jan 1 - Dec 31, 2021 from IMS incorporated Statistics



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**RESALE  
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**CONDITIONAL OFFERS ARE BACK!**

**WHILE THE REAL ESTATE** housing market seems to have slowed down and home prices have dropped, Buyers are out on the hunt for the perfect home and a great deal to come along.

Buyers however must be aware of the changing interest rates that can cause a burden when buying a home they think they are pre-qualified for in advance.

Mortgage qualification may change due to an increase in interest rates and although you may be pre-approved months in advance, pre-approvals are only valid for 90-120 days. Often times this may leave a Buyer to learn that the pre-approval may be far from a guarantee for home financing.

Buyers must consider the additional upfront cost on closing which include Land transfer tax fees, lawyers fees, home insurance, some pocket money for quick paint and new furniture.

Also, ensure the proper conditions are in place. The Financing Clause and Inspection clause are the two most common conditional clauses in an offer that protect a Buyer. (Depending on the circumstances there are additional conditional clauses that can be added.)

Here are some tips to keep in mind when considering a purchase:

- 1** Maintain a good credit score. This requires making good on your payments and avoiding late or penalty charges.
- 2** Reserve Fund - Save aside extra money for the additional expenses that will be required on closing. Try to keep 3-4 months of mortgage payment savings in advance.
- 3** Sell your home first. Consider Selling your home first before you purchase another. Knowing what you have sold your home for, you are better prepared to make the right decision in making the next move and what the expected price point you can afford.
- 4** Keep in touch with your financial institution regarding changing mortgage rates and the required qualifications for mortgage approval.
- 5** Bridge Financing - Speak to your mortgage broker regarding bridge financing (can be costly but could be an option when closing dates cannot work out in your favour).

If you're thinking of buying or selling in today's market give me a call and let's chat.



The real estate market has been a wild ride in recent years. Sellers have cashed in on record-breaking profits, and buyers have had to compete against many others sometimes in bidding wars for a limited number of properties. Once listed, homes are selling fast. As interest rates rise and inventory increases, things are likely to change, though for some, it did not come soon enough.

Individuals who were lucky enough to find a new home this year may discover they now have little money to outfit those homes. Shoppers with new homeowners on their holiday shopping lists may want to help those loved ones outfit their homes this season. The following are some home-related gift ideas to get shoppers started.

**VIDEO/SMART DOORBELL:** Although the smart doorbell market began with only a handful of options, there's now a bevy of manufacturers who make video and smart home doorbells. These doorbells serve the dual purpose of alerting homeowners to someone at the door while providing surveillance of the comings and goings outside of the home. Depending on the product, a subscription may be needed to access video history. Doorbells range from \$50 to \$200 and more depending on features and resolution.

**FURNITURE GIFT CARD:** There's a good chance new homeowners will need to furnish new rooms in a home, particularly if they're coming from an apartment or a smaller place. Many people also like to update furnishings when they move into new places. A gift card to a popular furniture store in the area will provide the head-start new homeowners need to secure sofas, dining sets, lamps, rugs, and more.

**HOUSEHOLD TOOL KIT:** What better way to prepare new homeowners for do-it-yourself projects and household repairs than with a tool kit? Home improvement retailers often package common tools needed in carrying cases or sets, but shoppers can

grab separate items they think will be used and group them into one gift. Pliers, screwdrivers, wrenches, a level, and measuring tape are good starter tools.

**CUSTOMIZED DOORMAT:** Give that new home additional curb appeal with a doormat customized with a special message or the new homeowner's names, such as Welcome to the Smith Home. Other customizable products include cutting boards and wall plaques.

**PROGRAMMABLE THERMOSTAT:** A programmable or learning thermostat will help new homeowners save on their energy bills. Many thermostats now pair with smart home systems and phones and automatically adjust the temperature as needed to reduce energy consumption.

**LINENS:** A high thread count sheet set or plush Turkish cotton towels may not be something new homeowners think to get for themselves. But these luxurious gifts can make life at home more comfortable.

Moving into a new home is an exciting yet expensive endeavour. Carefully curated gifts can tap into what new homeowners need the most.

*From my family to yours....*

**Wishing you all the joy of this holiday season.  
Good health and happiness in the New Year!**

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# HOME DESIGN TRENDS *for the New Year*

(NC) Style trends often draw inspiration from the world around us, whether that means embracing something positive or offering a retreat from the negative.

The year 2023 is no exception, with designers taking a cue from exotic travel destinations, gathering together again and our desire to always be comfortable. Here are some top trends to keep in mind for your next home design:

**ESCAPIST DÉCOR.**

More and more people want to be transported to their favourite vacation spot as wanderlust enters our minds again. Think rustic terracotta earthenware and warm natural wood to suggest an Italian villa, or blue-and-white Mediterranean tiles and billowy linen textiles reminiscent of a Greek island.

**THE NEW "IT" DECADE.**

While fashion is deep in its 90s and 2000s throwback phase, home décor is focused on an entirely different time period—the 70s. Incorporate the best of this decade in your home with warm paints and fabrics, low-slung furniture and leather accents. Instead of buying something new at a pricey store, scour online listings and flea markets for vintage finds you can breathe new life into.

**EASY-GOING ENTERTAINING.**

Hosting is officially back, and that means furnishings and layouts that encourage conversation and mingling. Indoors, the armchair is making a strong comeback, and an overstuffed sofa can help your guests feel comfy. Meanwhile, you can upgrade your outdoor living situation with pieces inspired by the “coastal grandmother aesthetic,” like Muskoka chairs in seaside colours, rattan side tables and decorative poofs in beachy prints.

**BLENDED EXTERIORS.**

For a sophisticated statement, designers and architects are mixing materials on exterior walls. Look to balance timeless, natural surfaces of stone alongside wood, or add visual and textural interest to traditional siding by pairing it with sections of stone. For a new exterior, stone veneer is an affordable, durable

option that makes an impact and ties in well with other design choices like a metal roof. Look for a no-maintenance, sustainably made option, like Canadian company Shouldice Designer Stone, which also carries a lifetime warranty.

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



## Decluttering for the New Year

(NC) The new year is the perfect opportunity to reset and refresh your home. For many of us, this kind of cleansing is a must-do before the ball drops. Not only is maintaining a clean home a great habit to bring with you into 2023, but it's also a fantastic way to kickstart any other resolution you may have. Who doesn't feel more productive in a fresh, clean home? Below are some tips to get you started.

**1 SET YOUR INTENTIONS**

What are you hoping to achieve by de-cluttering your home? Are you looking to make more room in your closet for new clothes? Do you want to make it easier to find things? Having a specific goal in mind will help motivate you to get the job done.

**2 PICK A DATE**

Even the most organized among us are prone to procrastinating when it comes to cleaning. Take a look at your schedule, choose a date that you know you'll be able to stick to and mark it down in your calendar. Consider asking a friend or partner to help keep you accountable.

**3 TAKE INVENTORY OF YOUR TOOLS**

If one of your New Year's resolutions is to keep a tidier home, think about how you'll do it.

Do you have all the tools you'll need to do this? Do you have enough sponges? Do you need more cleaning solution? Is it time to upgrade your vacuum? If you are in the market for a new one, a vacuum with a telescopic wand and two quick-release batteries, such as the LG CordZero, can be especially helpful to reach into nooks and crannies without interruption.

Find out more about the vacuum lineup at lg.ca.

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\$1,018,000

71 NEWBURY DR NEWMARKET



\$660,000

181 CENTRE CRES AURORA



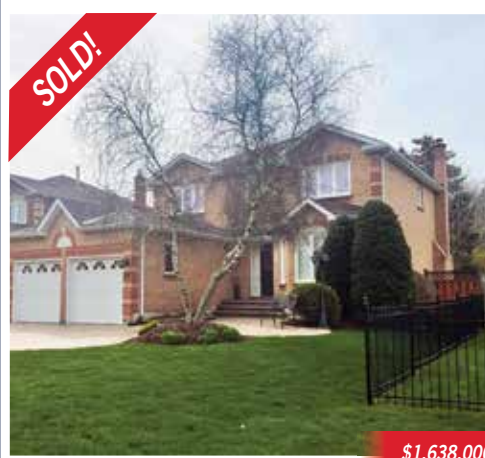
\$975,000

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**CENTURY 21.**  
Heritage Group Ltd.



**133 Mavrinc Blvd.**

**\$1,739,888**

This bright, open-concept 4 bedroom home with over 4000 sq ft of living space features 9 ft ceilings on the main floor and a professionally finished basement (2019) with spacious L-shaped recreation area & fireplace, additional bedroom with semi-ensuite 3 pc bathroom & large storage room. Spacious corner lot with parking for 6 cars. Enjoy the large private yard with deck and external outlet for natural gas BBQ. Walk to schools & daycares, shopping & dining, Go Transit and recreation centre. California shutters and hardwood floors & stairways throughout the home. Roof was completely re-shingled in 2022. Buyers will receive the Realtron SafeClose™ Warranty on the property's home systems (HVAC) & appliances. Offers accepted anytime by email to randy@cousinshenderson.ca

**RANDY HENDERSON**

REALTOR®

416-317-1943

email: randy@cousinshenderson.ca



*Merry Christmas & Happy New Year!*



**MG**  
*Maria Guadagnolo*  
REAL ESTATE BROKER  
BROKER, SRS, CLHMS  
"Chiamatemi, Parlo Italiano!"

## IS THIS A GOOD TIME TO BUY REAL ESTATE?

Absolutely! Buying Real Estate in this market means

1. No Bidding Wars
2. Buyers can negotiate more favourable terms
3. Sellers might consider a VTB



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**LET ME HELP YOU SELL YOUR HOME!**

**4-BR HOME**

Double Garage, 9' Ceilings, Steps to Schools, Parks, Shops, Restaurants.

- ✓ Lower Prices
- ✓ No Bidding Wars
- ✓ Room to Negotiate
- ✓ Adequate Selection of Homes to Choose from
- ✓ Sellers Might Consider a VTB



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**RESALE HOMES COLLECTIONS**

## Clean smarter for the *holidays*

(NC) The holiday season means a fresh list of to-dos: digging out your favourite warm sweaters, preparing festive meals and scheduling get-togethers with family and friends. Keeping on top of household tasks can seem challenging during this festive time. Below are a few tips to help streamline the cleaning process.

**1 WORK TOGETHER - AND MAKE IT FESTIVE**  
Assign each household member a task, whether that's keeping your driveway free of snow, washing the holiday sweaters or making sure the kitchen is sparkly-clean for your holiday guests. Switch them up regularly, and make sure you have the holiday tunes playing to create a festive atmosphere.

**2 DO DOUBLE DUTY** With smart home technology you can start or check in on your household chores via your smartphone, which means you can start the laundry remotely while you're out shoveling the snow or doing your holiday shopping.

**3 WORK SMARTER, NOT HARDER**  
Try setting a timer and see how quickly you can complete your chores. Look at tools like the LG WashTower with TurboWash 360° that make each washing stage quicker. LG's TurboWash Technology offers the industry's fastest cycle times, which saves you up to 30 minutes per load -- perfect for refreshing clothes or bedding before guests arrive.

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

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



**SOLD**



**18 QUEENSBOROUGH COURT  
RICHMOND HILL, ON**

4 BEDROOMS . 4 BATHS . 80 FT.FRONTAGE

This beautiful home is situated on a quiet Cul de Sac with 80 ft frontage and steps away from trail paths.

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**RESALE  
HOMES  
COLLECTIONS**

Christmas  
has me  
feeling extra  
*Santa-mental*

while caring for a four-month-old baby, and now we have a second child in the home... Time passes so quickly.

Now that we are in and have spent years in our home and have undergone a major renovation, we could not be happier! It's because of my own recent experience that I really enjoy working with first-time homeowners and why they like working with me! I walk them through all of the intimidating aspects of making that big commitment as well as making it their own. I get it.

To all of my readers who are living in their first home, I congratulate you and wish you many years of making memories. To my readers who are crunching their numbers and contemplating making this commitment in 2023, know that the right house is out there for you and together we can find it! 2023 is shaping up to be a challenging year for real estate, however, I truly believe there will be some great opportunities out there since a lot of buyers are intimidated right now.

I wish all my readers, neighbours, friends and family a happy holiday season and a joyous and prosperous 2023.

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



By Julien Laurion  
The Big Tuna of Real Estate

The end of the year brings the opportunity to reflect on the past year both professionally and personally. On the professional side, I am deeply grateful to all my clients for their trust. To my clients who bought their first home with me this year, I thank you for letting me help you find and land that daunting purchase. I can relate to the stress and pressure of buying your first home.

**YEARS AGO**, when my wife and I moved into our first home four months after we had our beautiful daughter, we were incredibly stressed and tired! It was challenging to organize the move and settle in

NOW MORE THAN EVER YOU NEED AN EXPERIENCED AGENT...  
PUT MY 36 YEARS OF REAL ESTATE SUCCESS IN YOUR CORNER!



**DON'T MISS THE OPPORTUNITY HERE!**

14 Dobson Court, Nobleton

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



**MUST BE SEEN**  
109-149 Church St. Schomberg

**Rare Ground floor Designer decorated,  
1 Bed, 1 Bath, 2 Parking and Locker,  
with walk out yard.  
Call me!**



**HAPPY HOLIDAYS!**



*Julianne Boileau*

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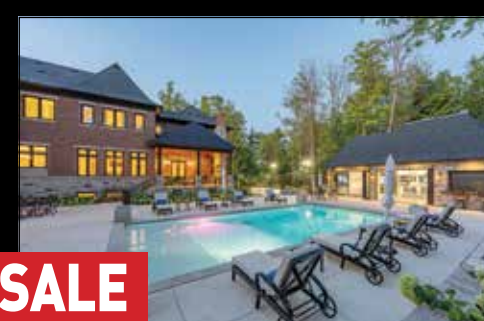


*Happy Holidays*

FROM MY FAMILY TO YOUR FAMILY

*Wishing You all the best in 2023*

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**

KLEINBURG, ONT



**COMING SOON**

5700 Sq ft home nestled amongst Kleinburg's finest is this 4 + 1 bedroom, finished walk up basement with kitchen, bedroom, rec rm and gym. Entertainer's rear yard dream featuring extensive landscaping, Inground pool, cabana and sports court. Great opportunity to be in this secluded pocket of Kleinburg.

**CALL FOR DETAILS**



**SOLD**  
BY STEPHEN ONGARO

41 DENNISON ST., KING  
LIST PRICE: \$1,799,000

**SOLD**  
\$2,280,000



**SOLD**  
BY STEPHEN ONGARO

8750 JANE ST. 18, VAUGHAN  
LIST PRICE: \$2,688,055

**HIGHEST SOLD  
IN THE COMPLEX**

**SOLD**  
\$2,575,000



**SO.**

STEPHEN ONGARO  
REAL ESTATE

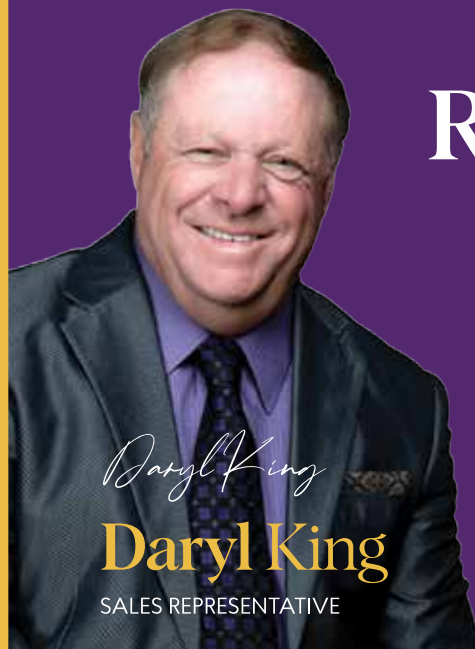


**SO.** Looking forward to meeting you in 2023

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# Real Estate Market Has Shifted

## How Does That Affect YOU?



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### BRAND NEW CUSTOM MANSIONS

Only 2 Available. Spectacular Designs. Large Lots. Choose Your Finishes. Private Cul-De-Sac Location in Prestigious Aurora. Asking \$4.888M & \$4.988M.



### NEW CUSTOM-BUILT BUNGALOFT

150' Deep Ravine Lot. Loaded With All The Bells & Whistles. Excellent Layout With High Ceilings. Highly Desired Yonge & Bayview Location. Offered at \$2.998M.



### 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.



### CAPTIVATING 7,000sf MASTERPIECE

Premium Landscaped 191' Lot. High Quality Features & Sophisticated Finishes. Entertainer's Dream Layout. Rare Garage With Extra High Doors & Ceilings. Nothing Has Been Overlooked. Highly Sought-After North Richvale. Presented at \$3.188M.



### PEACEFUL COTTAGE-STYLE RETREAT

Newly Renovated Executive Home. Large Quiet Cul-De-Sac Lot. Grand Circular Driveway. Private Backyard Oasis With Salt Water Pool. Surrounded By Tall Mature Trees. Most Prestigious Address in Aurora, Walking Distance to Yonge St. Presented at \$2.3M.



### INCREDIBLE CONTEMPORARY HOME

Huge Lot (118'X229'). Double Plus Large Single Car Garage. Beautiful Unique Smart Home Loaded With All The Bells & Whistles. Easy Access to 401. Attractive Clarington Location. Presented at \$1.598M.



### SOPHISTICATED MASTERPIECE

Meticulously Landscaped Corner Lot. Approximately 6,000 sqft. Well-Manicured Garden, Professional Stone Walkways & Patio. Private Oak Ridges-Lake Wilcox Neighbourhood of Richmond Hill. A Truly Spectacular Property. Offered at \$3.4M.



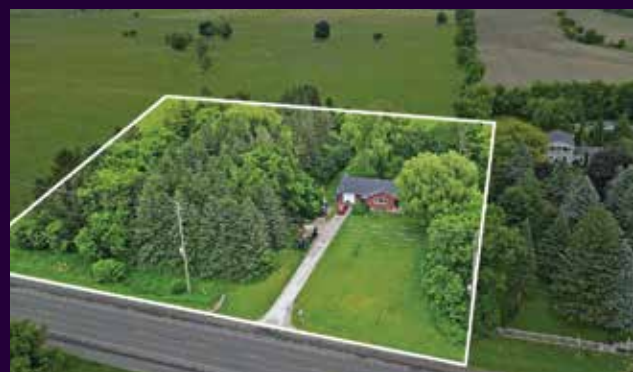
### NEW CUSTOM BUILD - LAKE WILCOX

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



### 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.



### EXECUTIVE HOME ON A PREMIUM LOT

Pride of Original Owners. 3,200+ Sf. European Style Renovation, Tons Of Upgrades from Top To Bottom. Professionally Landscaped. Close to Top-Ranked Schools in Richmond Hill. Offered at \$2.188M.



### STUNNING EXECUTIVE HOME

Beautifully Landscaped Lot. Backing Onto Peaceful Ravine. \$250K in Home Upgrades. Gorgeous Sundeck with Southern Exposure. Tranquil Mount Albert Location Minutes to Highway, Transit, Parks & Schools. \$1.678M.



### ONE OF A KIND - MUST SEE

More Than \$300K in Upgrades. Luxury That Fulfills Your Family's Dream. Too Many Features To List. More Than 2,800 Sqft. Fantastic East Gwillimbury Location. Asking \$1.35M.



### EXTENSIVELY UPGRADED ESTATE HOME

Approximately 7,000 sqft. 3-Car Tandem Garage. Award-Winning Landscaping Includes an In-Ground Pool. Professionally Finished Basement. Theatre Room & State-of-the-Art Gym. Fantastic Kleinburg Heritage Estates Location. Offered at \$3.199M.



### CONDO WITH STUNNING VIEWS

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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