RESALE HOMES COLLECTIONS

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2025 Elevated luxury design of 'King Heights' redefines its Keele Street community

Over 150 attended the Aracon Homes' launch of the 2025 Elevated Luxury Design of 'King Heights' at its sales office on Doctor's Lane in King City.

Rob Strmota, President of Aracon Homes, was pleased with "the great turnout for the event" which was moved indoors due to inclement weather and demonstrated the event planners' resiliency. In attendance at the May 22 event was the staff of The Daryl King Re/Max Team, Aracon Homes' staff, and the purchasers of the 2025 Elevated Luxury Design condominiums slated for Fall 2026 occupancy.

Strmota noted many local business partners were engaged in the synergy of the occasion including Fresh House and Juice Bar-- which provided healthy food and drink and will be celebrating its Grand Opening on June 29th-- as well as ACE Performance Gym which was promoting its excellent fitness programs and rooftop social events. The Aracon Homes President added that many new businesses have signed on to occupy the first floor of King Heights facing Keele Street: "We've sold units to Domino's Pizza, a Bakery including a Coffee Shop, a Barber and Hairstylist, a Money Exchange, and a Dentist to provide a full range of services to our community."

In addition to adding businesses to the first floor, subtle shifts have been made to the appearance of the suites, according to Project Manager Paul Borzenko: "We made some changes to suite designs—the focus was on using space differently and creating more open area. We also incorporated more safety provisions so gas barbecues could be used on our penthouse balconies."

Borzenko noted that changes were also made to the exterior appearance of King Heights: "We took a lot of the precast elements and incorporated much more glass and glazing. Floor-to-ceiling windows on every floor, not just the penthouse, to bring in more natural light. As Rob mentioned, we've made changes to the ground floor as well—more of a boutique style with a range of professional services. The six additional units all have full business exposure off Keele Street and will enhance the services available to the residents. We aren't just building a building—we're building a community."

That community that Borzenko envisions will also enjoy the convenience of an in-house eatery that his colleague-- Site Superintendent and Construction Manager Antonio Ianni--described as a "Michelin-inspired, two-story restaurant. The developer also added a sixth floor and completely redesigned the outside façade for a more modern look—something that is more appealing and timeless." The veteran Site Superintendent—who has myriad roles with Aracon Homes--has constructed twenty residential buildings during his career and pointed to the comparatively unique qualities of "King Heights' rooftop terraces that will feature barbecues, pergolas, and comfortable recreational space. The developer is keen on real-time experiences and wants to maximize the direct sunlight that the building is exposed to all day."

Daryl King, whose team of agents at Re/Max is in charge of selling the 172 Units which will comprise 'King Heights', was relieved that the May 22nd event triumphed over the inclement weather: "The best part of the event is that we still had it. It was quite a bit of rain, but we still had over 100 people. We were able to do seven presentations with 20-25 attendees in each group. Fresh House and Juice Bar provided healthy and delicious food and drink when we had to postpone the outdoor barbecue. It turned out to be a nice event for agents and clients."

King was also pleased that the event-- which he co-hosted-- showcased the aesthetics and amenities of the redesigned 'King Heights': "It was great to show this luxury, boutique condo to our clients. It has a super, super location in King City and is so close to the GO station that is expanding across the street. It was important to show the floor-to-ceiling windows in the presentation. The biggest complaint we get about condos is the lack of light. All the suites now have a balcony and floor-to-ceiling windows with 11-foot high ceilings in the penthouse suites and high smooth ceilings in all other suites. There is a warm brightness in these suites, the 7" hardwood planks set off the floor-to-ceiling look, and they include premium appliances."

The Daryl King Team of real estate agents, the #1 Re/Max team in York Region, can be contacted at 905-907-5464 regarding the prospective purchase of a 'King Heights" suite.

The 'King Heights' sales office is located at 18 Doctor's Lane in King City and can be contacted at 437-882-5464.

Written by: Jim Stewart





JUST LISTED IN SUTTON!!



Brand new built and never lived in - don't miss this amazing and stunning 2865 sq. ft. Executive 4 bedroom home on a generous lot backing onto trails and river!! Beautiful neutral decor throughout with lovely hardwood on main floor with 9 ft ceilings, huge family size kitchen open to wonderful great room w/fireplace o/looking back yard and treed areas! 3 ensuite bathrooms on 2nd level plus bonus office on main floor! Wow - call today to view!

HOT NEW LISTING IN EAST GWILLIMBURY!



Incredible 10 acre lot w/ large cleared areas + forested area at rear perfect for walks on trails! Romantic, tree-lined winding driveway leads to the 4 car garage! The main house is a spacious three bedroom, bungalow with large open concept living/dining room with cathedral ceilings, fireplace, sunroom, & W/O to patio! Huge unfinished loft over garage for future inlaw apt!

JUST LISTED IN HOLLAND LANDING!!



Nestled on approx. 1/3 of an acre lot the stunning home offers a rare blend of space, privacy & modern renovations! Delightful updated kitchen w/modern appliances, large island & huge pantry is perfect for culinary enthusiasts. All three beautiful bathrooms have also been renovated! Bonus main floor office w/large picture window & newly finished basement plus fabulous man cave in garage! Interlock front patio & new deck too!



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RESALE HOMES COLLECTIONS



ROOTED IN COMMUNITY, GROWING IN VALUE:

Why King continues to captivate homebuyers

King has always been a hidden gem in the Greater Toronto Area, but lately, it's no longer a secret. More and more families, professionals, and multigenerational households are setting their sights on this vibrant, close-knit community. With its spacious lots, custom-built homes, top-rated schools, and picturesque landscapes, King offers a lifestyle that balances luxury with small-town charm.

A COMMUNITY IN HIGH DEMAND

Despite changing real estate trends across Ontario, demand in King remains strong—particularly for properties that offer space, privacy, and the potential for multigenerational living. Custom homes, estate properties, and well-maintained bungalows on large lots continue to attract serious interest.

Low inventory and high buyer motivation have created a competitive environment, especially for move-in-ready homes. Many buyers are relocating from Toronto, Vaughan, and surrounding municipalities, looking for more room to grow while still staying connected to the city via the nearby GO Station and major highways.

THE MULTIGENERATIONAL APPEAL

A growing trend we're seeing in King is the demand for multigenerational living. More families are looking for homes with in-law suites, separate entrances, or large layouts that can accommodate several generations under one roof. Whether it's aging parents, adult children, or live-in caregivers, today's buyers are prioritizing homes that offer both independence and connectivity.

As a result, properties with finished basements, secondary kitchens, or main floor primary suites are selling quickly—and often with multiple offers.

INVESTING IN MORE THAN A HOME

What sets King apart isn't just the beautiful homes or green spaces—it's the sense of community. From weekend farmers markets to local charity events, there's a rhythm to life here that blends tradition with progress. Families appreciate the excellent school options, including top-tier public, Catholic, and private institutions. Nature lovers enjoy hiking trails, equestrian centers, and conservation areas, while professionals value the ease of commuting into the city.

Homeowners in King aren't just investing in property—they're investing in lifestyle, community, and legacy.

FINAL THOUGHTS

As we move through 2025, King remains one of the most desirable areas in York Region. Whether you're buying your first home, upsizing for a growing family, or planning for multiple generations under one roof, this community offers something uniquely special.

If you're considering making a move—or just want to know what your home is worth in today's market—let's have a conversation. The King real estate landscape is evolving, and it's an exciting time to be part of it.

Contact the Michele Denniston Real Estate Group at 416-433-8316 or michele@micheledenniston.com.

Michele DENNISTON REAL ESTATE GROUP



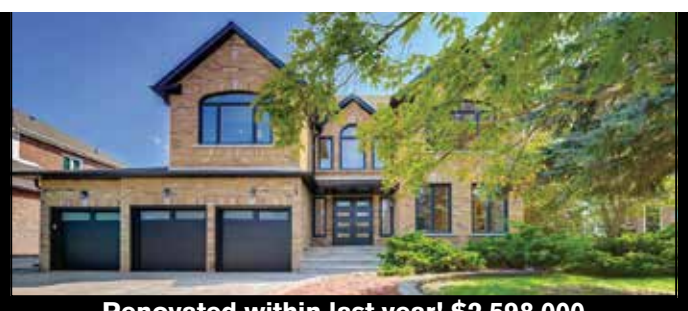
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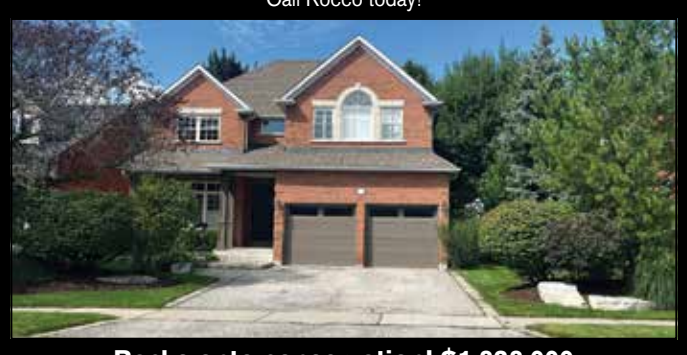
Brentwood Estates $2,699,900
Main floor primary bedroom. Renovated 2 storey with finished walkout basement & backyard oasis with pool & waterfall. Call Rocco today!



Renovated within last year! $2,598,000
6,000 sqft of total luxurious living space situated on 65x175 ft lot. South facing. 5 bedrooms, 3 full ensuites. New kitchen, bathrooms, flooring, etc. Call Rocco today!



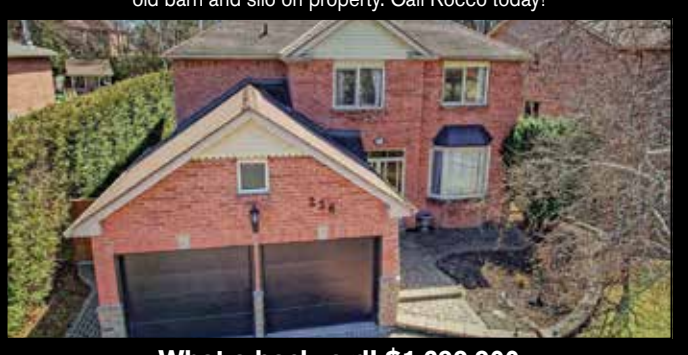
Privacy, privacy, privacy! $2,198,000
Bungaloft with three bedroom, inlaw apartment with walkout basement situated on just under 18 acre estate, mostly treed with 2 ponds, old barn and silo on property. Call Rocco today!



Backs onto conservation! $1,838,000
Open concept home with 2 storey living room, open kitchen and family room. Many skylights. Call Rocco today!



Get ready for summer! $1,799,900
Private backyard with inground pool on quiet court in high demand area. Call Rocco today!



What a backyard! $1,699,900
This 3,500 sqft home with finished basement is situated on 60x200 ft south facing lot. Call Rocco today!



Former model home! $1,558,000
2,850 sqft 4 bedroom open concept home with 9 ft ceilings & 3 car tandem garage. Call Rocco today!



Great value in Aurora! $1,388,000
Almost 3,000 sqft backing & siding onto neighbourhood park. Call Rocco today!



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RESALE HOMES COLLECTIONS

Steps you can take to start preparing for home ownership



(NC) Even in the face of rising real estate prices and a rocky economic environment, many Canadians are unwavering in their desire—and goal—to buy a home, according to a recent survey by TD.

It revealed that nearly three quarters of respondents are hopeful they'll be able to purchase a home within five years. But half also said a challenging market means it will take them at least two years to be financially ready to buy.

Two years might feel like a long wait for home ownership. But 24 months can be enough time to make a solid financial plan, fill your knowledge gaps, get familiar with the mortgage and home buying process and manage any feelings of anxiety or stress by seeking advice from a mortgage professional. Here are some tips on how you can help prepare your finances:

MAKE A PERSONALIZED FINANCIAL PLAN

How much income does your household bring in? How much are you saving? How do your monthly expenses stack up against your income? What about investing?

One of the best ways to help answer these questions is to create a personal or household budget. Use it to evaluate your spending, make changes to your habits and create a financial plan that includes saving for a home.

The first step when buying a home is knowing how much you can afford to spend. In addition to how much mortgage you're comfortable with, you'll also want to consider your expenses, plus the new ones that come with home ownership. By looking at your budget, you'll get a better idea of what's possible and achievable for you.

By regularly revisiting your budget to factor in any changes to your circumstances, like a new job, a vehicle loan or the birth of a child, you can better determine if you will need more or less time to reach your goal. Tools like the TD mortgage affordability calculator can help with planning.

SEEK GUIDANCE ABOUT YOUR OPTIONS

Part of getting ready to purchase a home should include getting more information about your financing options. If you're a prospective buyer with concerns about mortgage rates and the home buying process, you're not the only one.

To feel better equipped to keep up with the housing market, seek advice from a professional. Working with a mortgage specialist can help you better understand your unique financial situation and home financing options.

MARKET UPDATE – MAY 2025

	AURORA	KING
AVERAGE SALES PRICE	$1,260,556	$1,795,938
	AVERAGE 27 DAYS ON MARKET	AVERAGE 48 DAYS ON MARKET
NUMBER OF SALES	62	16
	236 NEW LISTINGS	108 NEW LISTINGS
SALE TO LIST RATIO	97%	93%
YEAR OVER YEAR % CHANGE	-4.30%	-4.62%

*The statistics provided were obtained from the Toronto Regional Real Estate Board's Market Watch MAY 2025; Summary of Existing Home Transactions for All Home Types, MAY 2025 + Focus on the MLS Home Price Index for Composite, MAY 2025 for York Region's Aurora and King

York Region mirrored the wider GTA trend of better affordability this spring. A year-over-year drop in average prices—now sitting around $1.12 million for the GTA overall—combined with lower borrowing costs gave buyers fresh leverage. Sales across the region fell from May 2024 levels while new listings climbed, expanding choice and tightening the gap between asking and negotiated prices. Seasonally adjusted figures tell a slightly different story: May marked the second straight month of sales growth versus April, and price benchmarks inched higher on a month-over-month basis. New listings also rose but at a slower pace than sales, hinting at the first signs of renewed competition for well-positioned properties. In today's environment, neighbourhood-level nuances matter more than ever. Detached homes in family-friendly pockets continue to attract steady interest, while condo and townhouse segments are benefiting from first-time buyers drawn by lower entry prices. Buyers and sellers alike should partner with your Key Advantage advisor, who can navigate shifting supply, pricing momentum, and local micro-markets as conditions evolve through the summer.

– Provided by Key Advantage Team Royal LePage RCR Realty
Lindsay Strom, Broker
www.KeyAdvantage.ca | 905-836-1212 | info@KeyAdvantage.ca
* Not intended to solicit buyers or sellers currently under contract.

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3327 9TH LINE, BRADFORD WEST GWILLIMBURY
$2,399,000



240 CONKLIN CRESCENT, AURORA
$1,999,999



34 CADY COURT, AURORA
$1,499,000



28 WYATT LANE, AURORA
$910,000



RESALE HOMES COLLECTIONS



4 spring home maintenance musts

(NC) It's no secret that the harsh winter elements can take a toll on your home. Once the ice thaws and the flowers begin to bloom, consider some simple spring projects to help prepare your home for the warmer weather.

ADJUST YOUR THERMOSTAT

Review and adjust your thermostat for springtime. With fluctuating temperatures, check the morning forecast and set it accordingly so you use less energy for heating or cooling while you're away from home. If you have a programmable thermostat, take advantage of its features to create an efficient cooling schedule. If you don't already have one, upgrade to a smart thermostat, like the Honeywell Home T9, which allows you to adjust your home temperature from anywhere and set different temperature schedules for various times of the day. You can also set the ideal temperature in the most-used rooms in the house.

PREP YOUR HVAC SYSTEM

Preparing your HVAC system for spring is crucial for optimal performance and energy efficiency. To help get your system ready for the warmer months, change your air filters, as they can accumulate dust and debris over time, and remember to inspect and clean your air vents and ducts for blockages. Consider scheduling a professional maintenance service to help identify and fix any potential problems before they happen.

UPGRADE TO 2-IN-1 PROTECTION

Proper smoke and carbon monoxide alarm placement, maintenance and replacement are essential to keeping your home protected. Be sure to install alarms on every level, including the basement, and in every bedroom. Replace the batteries at least every six months, or make maintenance easier with a two-in-one smoke and carbon monoxide alarm, such as the First Alert 10-Year Battery Combination Alarm, which eliminates the need for battery replacement and late-night battery chirps for a decade.

INSPECT FOR MOULD

Mould loves to grow in hard-to-reach places, and often in moist, dark environments. Be on the lookout for any discoloured, fuzzy or stained spots throughout your home and any damp, musty smelling areas. If you find mould growing, clean the patch with a bleach solution or contact a professional to safely remove it.

With just a few simple steps, you can help prepare your home for the warm weather ahead.

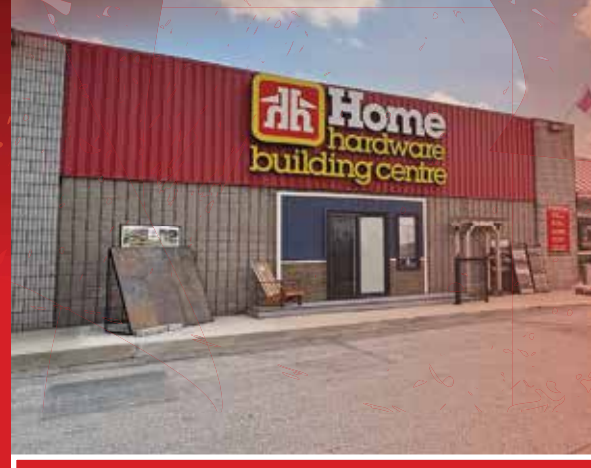
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RESALE HOMES COLLECTIONS



From meme madness to home makeovers: The Big Tuna guide to getting noticed



By Julien Laurion
Real Estate

This month, the internet has gone full spaghetti-brain.

If you've scrolled social media recently, you may have seen strange, AI-generated creatures with fake Italian names like Brr Brr Patapim or Cappuccina the Tile Fairy—weird hybrids of crocodiles in bomber jackets or baboons laying flooring. It's all part of a new meme trend that's blowing up online. And while it might seem completely irrelevant to real estate and renovation, hear me out… it's not.

Because in a world where everyone is fighting for attention, it's often the absurd, funny, or downright ridiculous that cuts through the noise. And that's where business gets interesting.

As someone who runs both a real estate business and a contracting company, I spend my days helping people transform their homes—whether it's buying, selling, staging, or gutting and rebuilding. But what I've realized lately is that while the work is serious, the marketing doesn't always have to be.

In fact, a little humour can go a long way.

Take this recent meme trend: strange creatures with mock-Italian names doing odd jobs. What if Groutino the baboon was spotted trying to tile a backsplash? Or Listing Luigi was staging your living room with inflatable furniture and noodle lamps? Suddenly, a boring "before" photo becomes something people actually want to share. Why? Because it's different. It's entertaining. And it sticks.

That's the magic.

When you inject fun into the process, people stop scrolling. They laugh. They remember you. And when it's time to fix up their place or list it for sale, you're already top of mind—not just because you're good at what you do (which you are), but because you made them feel something along the way.

This month, I started blending that energy into both sides of my business. A renovation post became a "What happens when you don't hire Julien" meme, featuring a creature with a trowel for a foot. A listing ad got a guest appearance from Tileto, the imaginary inspector who only shows up when there's a load-bearing mistake waiting to happen. It's goofy. But it works.

People share it. They talk about it. And best of all—they call.

Because here's the truth: In a market that's shifting, attention matters. People don't just want a contractor or a realtor—they want someone they trust, someone who gets the job done, and someone who doesn't take themselves too seriously.

So yes, I'll still renovate your bathroom to perfection. I'll still negotiate your home sale with laser focus. But I might also include a cartoon baboon in the demo pics—because why not? If it makes you smile, it's already done its job.

In the end, homes are serious business—but they're also where life happens. And life, if we're doing it right, should include a few laughs along the way.

So if you're thinking of selling, buying, renovating, or just need to tile over a meme disaster, you know who to call. I'm Julien Laurion—real estate agent, contractor, and part-time meme whisperer.

Because around here, it's always All About Homes… and occasionally baboons with crowbars.

Julien Laurion
Realtor. Contractor. Local Dad.
All About Homes.
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I've got your back from start to finish.
I'm a local Realtor who has lived in Aurora for more than 30 years and know it inside and out.
With A LOT of home construction experience, I have an eye that will help you make informed decisions re: home concerns and renovations.
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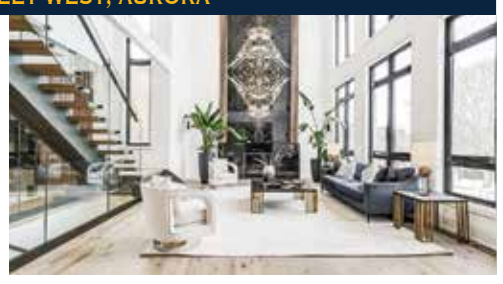
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211 KENNEDY STREET WEST, AURORA





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3300 SF AURORA SHOW STOPPER W/FIN WALK-UP BSMT!





Wow Simply Sensational new build! Soaring 11 ft ceiling ground floor! 10 ft 2nd floor & bsmt! Hwd plank! 'Open concept' plan! Main floor den! 'Gourmet' Chef's centre island kitchen w/quartz counters & butler's pantry! Huge fam room w/ custom gas fp & palatial wdws. Primary br w/enticing ensuite & organized his & hers w/i closet! Ensuite baths & organized w/i in all bedrooms! Bright prof fin 'open concept' lower level w/u bsmt with inlaw potential! $2,998,888

3700 SF 99 BIRCH AVENUE, RICHMOND HILL 1.33 ACRE





1.33 acre one of a kind ravine home in exclusive area of Richmond Hill. ***Property CANNOT be severed*** Elevator to all 3 floors. 3722 sf stone home. Bright finished lower level inlaw suite. Picturesque property. Gated interlock driveway with parking for 6 cars! Entertaining-sized principal rooms. $2,798,888

PICTURESQUE PRIVACY 3.1 ACRE 3105 SF 'MANOR' HOME AURORA

OPEN HOUSE ON SUN, JUNE 22 2-4 PM
231 RIDGE ROAD, AURORA

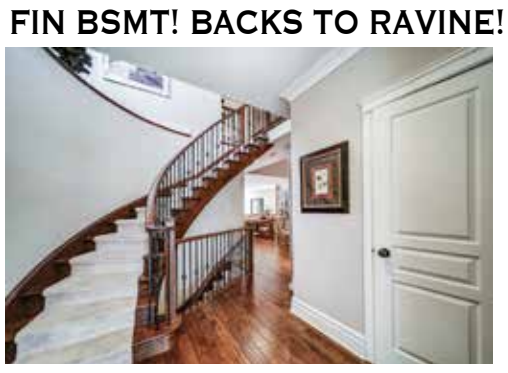




Scenic private at the end of an exclusive court in demand southwest aurora! 4 car garage 3+1 parking or gardeners delight detached building! Hardwood floors! 2 stone fireplaces! Huge principal rooms! 4 spacious bedrooms! Bright prof fin w/o lower level could be inlaw suite with big rec room, 3pc bath, sauna and more! $2,398,888

"GATED" PRIVACY! END SUITE! FIN BSMT! BACKS TO RAVINE!





Aurora's sought after exclusive gated community 'Stonebridge Estates'! Stone & Brick! 'Open Concept' plan! 9ft-22ft ceilings! Vaulted ceilings! Plank floors ground and second floor! 'Gourmet' centre island kitchen 'open' to entertaining sized dining & great room with custom fireplace all overlooking ravine! Professionally finished 'open concept' lower level and much more! $1,498,888

EXECUTIVE 1870 SF 'BEAUTY' JUST MOVE IN TOWNHOME





Overlooking St. Andrews Golf Course with 2 balconies and breathtaking sunsets. Spacious, open-concept layout with updated kitchen, breakfast bar, fireplace, and custom décor. Luxurious primary suite with 5-pc spa-style ensuite and 2 walk-in closets with built-ins. 3 Bedrooms! Quiet, private, and beautifully maintained—must be seen! $998,888

RESALE HOMES COLLECTIONS

Garden glow-up: 5 tips to improve the look of your yard

(NC) Spring brings sunshine and warmth, motivating us to get outdoors, start new projects and improve our yards, which typically look less than stellar after the winter. Give your garden the refresh it deserves with these simple steps.

TIDY UP THE YARD

The very first step is to remove dead leaves, trim overgrown bushes and prune any plants that need a little extra care. This simple clean-up will immediately make your garden look more inviting. If your gardening tools need an update, online marketplaces like Temu offer a wide range of affordable, high-quality products.

ADD FLOWERS

Consider adding seasonal flowers such as dahlias, snapdragons and cosmos that bloom at different times throughout the season for continuous colour. For a lower-commitment gardening option, try adding potted plants and arrangements strategically around the yard to brighten up the space.

MULCH AND EDGE GARDEN BEDS

Edging creates a clean and visually appealing boundary between the lawn and garden. Adding mulch polishes off the look while also helping to retain moisture and suppress weeds.

ADD OUTDOOR DÉCOR

Touches of décor around the yard will elevate the overall look. From solar-powered lights to decorative planters, metal wall art, patio signs and furniture, small touches can make a big difference in the ambiance of your garden. If you're looking to keep up with the latest trends in home and garden décor for a high-end look at a fraction of the price, try searching online on marketplaces like Temu.

ADD A FRESH COAT OF PAINT

Don't underestimate the power of paint. A fresh coat of paint on fences, garden furniture and planters can instantly rejuvenate your outdoor space. Choose colours that complement your garden and create a cohesive look.

With a little bit of effort and some smart shopping, you can give your yard a beautiful spring clean-up without spending a fortune.

www.newscanada.com





Signs a home exterior needs updating

Renovations are a great way for homeowners to reshape their homes. Some may aspire to renovate so their home is more reflective of their personal taste, while others may do so in an effort to make their homes better align with modern styles and sensibilities.

Regardless of why a homeowner chooses to renovate, the need to do so is often evident to the naked eye, especially when the time comes to update home exteriors.

Curb appeal is often discussed in regard to the effects it can have when selling a home. But curb appeal is equally important for homeowners who aren't putting their homes on the market. A well-maintained, aesthetically appealing home is a source of pride, while a home with fading curb appeal can make homeowners feel a little sheepish. Homeowners who want their homes to maintain their curb appeal can look for signs that it's time to update their home exteriors.

CURLING SHINGLES

The roof may not be the first thing people think of when pondering curb appeal, but a damaged roof can contribute to problems that ultimately affect the exterior and interior of the home. Multiple curling shingles indicate it's time to replace the roof. The sight of curling shingles is not pretty, but the larger issue in such instances is the potential for costly water damage when water gets in through the affected shingles.

DATED ENTRY DOOR

Many home improvement experts insist they can determine when a home was built or most recently renovated simply by looking at the front door. Steel and glass doors are popular in modern homes, so homeowners with front doors with ornate designs and oval glass inserts can likely benefit from an upgrade to their entryway. A modern front door can make a statement, and real estate experts note how popular updated front doors are among buyers.

UNSIGHTLY LANDSCAPING

It's not only the physical components of the home that may suggest an update is necessary. Homeowners without a green thumb may have exterior landscaping that has seen better days. If a spring or summer day spent tending to your landscaping is not your ideal weekend pastime, then consider replacing unsightly landscaping with low-maintenance plants or hardscaping. These alternatives to more needy plants can create curb appeal without requiring any extra work for homeowners.

CRACKED DRIVEWAYS/WALKWAYS

If the driveway looks like a busy road at the end of snow plowing season, chances are that's adversely affecting the impression people have of your home. In addition, cracked walkways indicate a need for renovations, as these areas are front and center when welcoming guests.

Updating a home's exterior can restore curb appeal and help homeowners feel better about their properties.



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RESALE HOMES COLLECTIONS



What first-time homeowners should know about fertilizing a lawn

Shortly after buying a home, many first-time homeowners recognize how challenging it can be to maintain a property. Many embrace that challenge and refashion their homes to reflect their personalities, interests and tastes.

First-time homeowners may direct the bulk of their attention to decorating the interiors of their homes upon moving in, but the work extends outside as well. Tending to a lawn is a responsibility worth taking seriously, as the American Society of Landscape Architects reports that a well-groomed landscape can increase resale value by anywhere from 15 to 20 percent. First-time homeowners may not be thinking about resale value, but it's never too early to prioritize lawn care, which should include routine fertilization. Fertilizing can ensure a lawn grows in lush, green and healthy, but first-time homeowners may want to know a few things prior to taking a spreader for a spin for the first time.

IDENTIFY WHAT THE LAWN NEEDS BEFORE PURCHASING FERTILIZER

No two lawns are the same, and that's something to keep in mind when shopping for fertilizer. Even neighbouring properties may have different soil needs, so it's imperative that homeowners identify any nutrient deficiencies prior to fertilizing. A simple, inexpensive soil test can reveal what a lawn needs, and such results can help homeowners pick the right fertilizer for their properties.

GET A HANDLE ON NITROGEN NEEDS

First-time homeowners will undoubtedly come across fertilizers promising to address nitrogen needs in a lawn, but it's important to avoid over-fertilizing with nitrogen. Nitrogen is absorbed quickly, particularly when homeowners remember to water each day after fertilizing. So it's easy to add too much nitrogen, which can lead to the development of thatch that ultimately blocks sunlight, nutrients and water, thus leading to weaker roots and a lawn that looks nothing like the lush, green carpet homeowners are aiming for. Homeowners concerned about overdoing it with nitrogen can utilize a slow-release fertilizer that gives the lawn time to absorb nutrients and break them down.

APPLY EVENLY

Even application is an important component of successful fertilizing. Many find it easier to apply fertilizer evenly when using a spreader with a granule fertilization product. Spray fertilizers can work as well, but first-timers may find it difficult to apply products evenly when spraying. When using a spreader, read the fertilizing packaging instructions carefully to ensure the spreader is on the right setting when starting. If the setting is not correct, you may end up spreading too much or too little fertilizer.

FERTILIZE MORE THAN ONCE

The lawn care experts at Lawn Doctor® note that strategic applications across the seasons will increase the chances of a lawn coming in lush and green. Fertilizing more than once between spring and fall is a necessity no matter which type of grass is in the yard, but the timing may vary depending on grass type and local climate. Consult with a local lawn care professional to determine when and how often to fertilize.

Fertilizing a lawn can produce a home exterior that homeowners can be proud of, even if they have little or no experience with lawn maintenance.

Air conditioning maintenance tips

There is no denying the relief cool air provides when the temperatures outdoors are particularly steamy.

Certainly, running the air conditioning can be costly, but regular maintenance helps a system work more efficiently. It also enables homeowners to recognize issues that can lead to expensive repairs if left unchecked.

Here are some air conditioning maintenance tips to keep a system in top condition.

• **CHANGE THE FILTERS.** Dirty, clogged filters can cause a system to work harder to cool down rooms, compromising efficiency. Check the HVAC system's manufacturer recommendation for how frequently to change the filters. Some may benefit from monthly replacement if the air is running constantly.

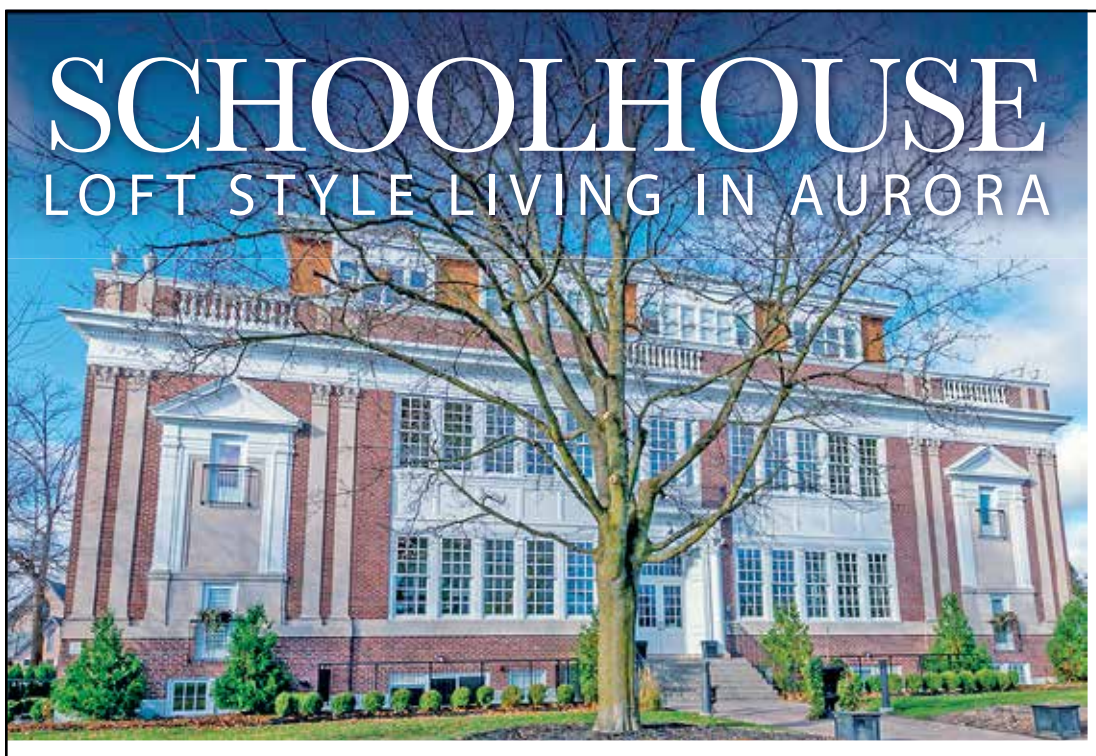
• **CONSIDER THE MERV RATING.** The filter will have a minimum efficiency reporting value, or MERV, according to This Old House. The higher the number, the better the filtration. But a higher MERV rating requires more energy to pull air through the filter. Therefore, choose a balance of filtration and energy cost requirements.

• **MAINTAIN THE OUTDOOR UNIT.** Clean the AC unit with a soft-bristle brush and vacuum the fins at the start of the season, and if the unit becomes dirty from weather, pollen and other elements. Bent condenser or evaporator fins can restrict air flow that would normally pass through the air conditioning system. Gently straighten them to improve air flow.

• **CHECK AND REPAIR LEAKS.** Airflow leaks through ductwork and, with window AC units, can reduce efficiency. Hold an incense stick or another smouldering item to check for leaks. If the smoke blows around, there is leakage. Use foil tape to seal small gaps and duct mastic for large ones. Stuff foam around a window unit and use taping as necessary.

• **SUPPLEMENT WITH A WHOLE-HOUSE FAN.** The Family Handyman says an attic-mounted fan pushes hot air out through the attic vents and draws cooler, outside air through open windows and doors. The whole-house fan can be used to draw out most of the hot air before turning on the AC, or as a substitute on cooler days when having the AC on may not be crucial.

• **SCHEDULE ANNUAL MAINTENANCE.** Homeowners may be able to handle various maintenance tasks, or they may want to have an HVAC technician come out and do the following: clean and inspect coils; adjust and replace fan belts; lubricate motors and bearings; inspect controls and safeties, check refrigerant; and determine if the unit is large enough for the home.





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Set on over an acre backing onto protected Phillips Lake, this unique property offers stunning year-round views. Main home features bright, spacious living areas and a grand family room with lake views. Separate suite with elevator is perfect for multigenerational living. Enjoy a 6-car garage, greenhouse, and private observation deck.



This spacious residence offers over 5,000 sq. ft. above grade with soaring ceilings, a grand family room, chef's kitchen, and main floor office. Enjoy a finished basement with separate entrance, and a private backyard with decks, gardens, fire pit, and cabin—perfect for entertaining.



Set on a lot backing onto a ravine and natural pond, this elegant home features two offices, a spa-like primary suite, heated floors, home theater, wet bar, sauna and a gym. Outdoors, enjoy multi-level patios, space for pool and cabana, plus a triple garage. Close to top rated schools and incredible amenities.



Set on 2.11 acres, this house features 13,000+ sq.ft. of living space + forested trails, spring-fed pond and an in-ground pool. Highlights include grand entrance, great room with 21-ft dome ceiling, gourmet kitchen with walk-in fridge, and 8 bedrooms—2 primary suites with ensuites, sitting areas, and walk-ins. Enjoy gazebo with TVs and playhouse.



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RESALE HOMES COLLECTIONS



DIY

DECK RESURFACING IN 8 EASY STEPS

(NC) Did you know that for the same amount of time and energy required to strip, sand and stain a wooden deck, you can replace the boards with high-performance, low-maintenance composite decking?

Resurfacing a deck is a doable DIY project that can be completed in just a weekend or two. Here are the main steps:

REMOVE OLD DECK BOARDS

Start by removing any railing and prying up the existing deck boards. Leave the substructure and framing in place.

CLEAN THE FRAME

Ensure that all fasteners and hardware have been removed from the top of the deck frame. If nails can't be removed, bend the tips over so they lie flat on the wood for safety. Remove any debris from the bays between joists to allow air to flow beneath the frame.

INSPECT THE SUBSTRUCTURE

Check the beams and joists of the framing to ensure these foundational components are free of rot and decay. Use a flathead screwdriver to probe for soft spots. Repair or replace any decayed or rotting framing before continuing.

PROTECT JOISTS AND BEAMS

To extend the life of your deck, apply waterproof flashing tape, such as Trex Protect, to the joists and beams of the substructure. This self-adhesive tape helps to safeguard wood and metal fasteners from moisture that can lead to rot, rust and decay.

INSTALL NEW DECK BOARDS

Lay out the new composite deck boards starting with the board farthest away from the home. Be sure to follow the manufacturer's instructions for spacing to ensure proper ventilation.

SHUFFLE THE DECK

Composite decking is designed with random variation in hue from board to board. For a more natural look, shuffle the order of the boards and do a visual preview before installing.

FRAME AND FINISH

Once the deck boards are in place, use a circular saw to trim any overhang for clean edges. Then reattach railing components or add new railing, paying close attention to the manufacturer's installation guide and local building codes.

DECORATE AND ENJOY

Finish things off with furnishings and decorative elements. Then, step back and admire your work.

Learn more tips for DIY backyard projects at trexprotect.com.



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RESALE HOMES COLLECTIONS



5 ways to embrace the space beneath your deck

(NC) Many of us don't realize that the space under our backyard decks can offer tremendous potential. With a little creativity and the simple addition of an under-deck drainage system, the area can be used for anything from additional living space to waterproof storage.

Here are five different ways to embrace the space beneath your home's deck:

DINE AL FRESCO

An al fresco dining area takes any meal from ordinary to extraordinary. Think beyond the traditional grill and patio furnishings to create an elegant, open-air gathering spot below the deck, complete with a large dining table and cozy area for post-meal stargazing. Incorporate soffit lights into the ceiling to enhance ambiance and extend the usability of the space.

GRILL IN THE GREAT OUTDOORS

From block parties to birthday barbecues, there's no need to miss a moment of fun with a fully equipped outdoor kitchen. With an under-deck drainage system like Trex RainEscape, which uniquely installs above the joists of the deck, gas lines and electrical wiring can be run safely and discreetly between the surface and a soffit ceiling to accommodate whatever may be on the menu.

WEATHERPROOF WATCHING

Outdoor fun is no longer at the will of the weather forecast. Whether you're looking to catch a big game or catch up on the latest bingeable show, nothing beats an open-air entertainment area outfitted with all the comforts of home, just steps away from refreshment refills and bio-break facilities.

STORE WITH STYLE

When properly shielded from the elements, the space beneath a deck is ideal for year-round storage. Seasonal items such as pool equipment, patio furniture and yard games can be safely tucked away—protected from animals, insects and moisture. Depending on size, this area can even be used to house grills, lawnmowers, bicycles and recreational vehicles.

YEAR-ROUND RETREAT

With a deck drainage system in place, you can outfit this outdoor space just like you would any interior room. Add walls, windows, a ceiling fan and comfortable upholstered furnishings to create a stunning all-seasons room where you can watch Mother Nature's ever-changing beauty year-round.

Find more outdoor inspiration at trexrainescape.com.

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CHATEAU-INSPIRED LUXURY WITH POOL

Nestled on a premium lot in the prestigious Fontainbleau community of Oak Ridges/Lake Wilcox, this chateau-inspired executive home features a 3-car garage, 10-ft ceilings, and a gourmet kitchen. Enjoy a private backyard oasis with a heated saltwater pool. Luxurious finishes, expansive living spaces, and thoughtful upgrades make this home truly extraordinary.



LUXURY CUSTOM HOME ON 1.98 ACRES

Nestled on a private 1.98-acre lot with over 300 ft frontage, this stunning custom bungalow loft offers over 7,500 sq ft of luxurious living space. Surrounded by mature trees, it features soaring ceilings, a chef's kitchen, spa-like primary suite, renovated baths, heated 6-car garage, and a finished basement with bar, sauna, gym, movie room, and more.



SUN-FILLED BUNGALOW NEAR LAKE WILCOX

Beautifully updated home on a 72x138ft treed lot with 2-car garage, cathedral ceilings, hardwood floors, and chef's kitchen. Private terrace, separate-entry finished lower level ideal for multigenerational living, plus Swarovski crystal chandeliers. Walk to Lake Wilcox, trails, parks, top schools, transit, and Hwy 404.



LUXURY LIVING IN THE HEART OF OAK RIDGES

Custom-built executive home on a premium 96′ x 126′ lot in Richmond Hill. Features include 10′ ceilings, Bosch appliances, quartz counters, elegant finishes, spa-like ensuite, walk-in closets, double-height garage, main floor den, and a 38′ wide side easement for added potential



NEW EXECUTIVE "GREEN" & "SMART" HOME

Architectural masterpiece on a premium lot backing conservation in South Aurora's exclusive Royal Hill. Luxurious finishes, chef's kitchen, spa-like ensuite, and sunlit open layout. Private office, hardwood floors, and surrounded by trails. Steps to Yonge, transit, schools, and more.



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Nestled in Nobleton's coveted enclave, this 4-bed, 4-bath home offers elegance and comfort on a rare 3/4-acre pie-shaped lot. Featuring soaring 18-ft ceilings, a chef's kitchen, private office, and cozy family room with fireplace, it's an entertainer's dream. Relax by the saltwater pool, unwind in the hot tub, or host in the charming cabana. A 3-car garage and separate basement entrance complete this exceptional home!



2 NEW CUSTOM HOMES IN RICHMOND HILL

Brand new custom executive home being built, proudly situated on a 150′ lot in the sought-after Lake Wilcox community. Offering 4+1 bedrooms, 5 baths, and a chef's kitchen with quartz counters, custom cabinetry, Jennair appliances, plus a finished basement with gym, wine cellar, and more. Walk to Lake Wilcox Park & trails.



SERENE LIVING NEAR MUSSELMANS LAKE

Explore this sophisticated brick house in Ballantrae! Boasting 4 bedrooms, 2 baths, a double garage, and oversized windows, this home offers a bright, open layout. Enjoy a functional kitchen, spacious living areas, a cozy family room with a fireplace, and a landscaped yard with balcony views. Conveniently close to schools, parks, golf, and Musselmans Lake!



ELEGANT EXECUTIVE HOME IN PRIME LOCATION

Welcome to this immaculate executive home with a 3-car garage and EV port on a premium fenced lot. Enjoy a chef's kitchen, coffered-ceiling living room, main-floor office, and a spa-like primary suite. The finished walkout lower level features a gym, rec room with fireplace, second office, and ample storage. Prime location near top amenities!



YOUR PRIVATE ESCAPE IN AURORA ESTATES

Discover this elegant 3-storey home backing onto lush conservation! With 4+1 bedrooms, 4 baths, and 4,300+ sq ft of space, it's perfect for family life and entertaining. Enjoy a bright open foyer, hardwood floors, a chef's kitchen with built-ins and bar fridge, plus a sunroom with serene backyard views. Relax in the saltwater pool or work from home in the vaulted-ceiling office. Close to parks and schools!



YOUR URBAN OASIS IN BAYVIEW VILLAGE

Rare end-unit condo in Bayview Village with 1,200+ sq ft, large terrace & private balcony with city views. This 2-bed, 2-bath home offers 9ft ceilings, galley kitchen with granite counters, built-ins, bright living area with fireplace, and a master suite with walk-in closet & 4-piece ensuite. Enjoy 24-hour concierge, pool, gym & more. Includes parking & locker. Steps to shopping, dining, transit, parks & major highways!

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SCAN ME

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