RESALE HOMES COLLECTIONS

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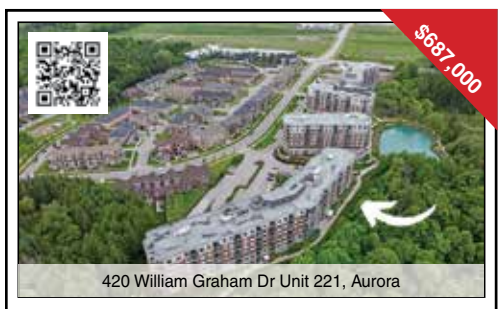
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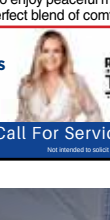


$687,000

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Discover carefree living- a rare 55+ forest-south facing gem! This 2-bed, 2-bath suite offers scenic pond views, modern finishes, a bonus flex space, and a private balcony to enjoy peaceful mornings with nature. Resort-style amenities make this the perfect blend of comfort, community, and convenience.

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THE DI MATTEO TEAM:
A trusted name in Real Estate, proudly representing Engel & Völkers York Region



In York Region real estate, the difference between a good experience and a great one often comes down to who's in your corner.

AT the Di Matteo Team, we've spent decades proving that experience matters, but so does reputation. With more than 40 years of combined expertise and a track record built across King, Aurora, and the surrounding communities, we've become the team people turn to when they expect more from their real estate journey. Our clients know us for professionalism, consistency, and the kind of care that continues long after the deal is done. For us, each transaction is part of a much bigger relationship.

As Engel & Völkers York Region, we bring together the best of both worlds: the reach and prestige of a global luxury brand paired with the familiarity of a local team that knows the market inside and out. Engel & Völkers operates in more than 30 countries, giving our listings access to a truly international audience. But what matters most is how that translates here at home - higher-quality marketing, greater visibility, and connections that open doors for our clients. Aligning with a brand that shares our values simply means the standard is set higher in everything we do.



This summer, we were proud to sponsor the Gran Fondo King cycling event, a celebration of health, local business, and community spirit. Set against the backdrop of King's scenic countryside, the event brought cyclists from all over Ontario. We spent the day handing out jumbo freezies, water bottles, and raffle tickets for a $250 gift card in partnership with Hogan's Restaurant. The best part wasn't the giveaways, it was the conversations. We caught up with familiar faces, met new neighbours, and felt once again how strong the King community truly is.

Our involvement in the community goes far beyond a single summer event. Over the years, we've supported local sports teams, contributed to school fundraisers, and helped out with causes close to home. Andrew's roots in the area run deep, from his days at Holy Name to graduating from Villanova College just minutes from our office. Robert still calls King City home, continuing a tradition of being both a neighbour and a trusted advisor. This isn't just a market we serve; it's the place we live, raise families, and stay connected.

Summer in York Region is a season people look forward to: neighbourhood barbecues, weekend festivals, bike rides on the trails, and getaways to the cottage. It's also when homes and gardens show at their best. If you've been thinking about making a move this fall or later in the year, now is the time to start planning.

One of the ways we help is by offering complimentary home evaluations. While we're there, we'll take magazine-quality exterior photos so that, if and when you decide to sell, you'll have your home captured at its seasonal peak. It's a simple step that can make a big difference when your listing goes live.



The fall market in York Region tends to bring motivated buyers, people who've been searching all summer and want to secure a home before the year ends. Inventory can be tight, and well-presented properties in desirable neighbourhoods often attract serious attention quickly. By starting the process now, you can be ready to take advantage of that momentum.

Our office at 1700 King Road, on the corner of King and Dufferin, is always open for a conversation. Clients stop by to ask questions, review their options, or just get an honest opinion. Whether you're buying your first home, upgrading, downsizing, or adding to your investment portfolio, our goal is the same: to help you make the right decision for your situation, with the right information at the right time.

We're proud to stand as both Engel & Völkers advisors and long-standing members of the King community. That combination allows us to offer something rare, the sophistication and global reach of an international brand, paired with the trust and familiarity that comes from knowing the local streets, schools, and market conditions firsthand.

If you're curious about your home's value or you're starting to plan your next move, we'd be happy to connect. There's no pressure, no obligation, just straightforward advice from a team that knows how to listen. In real estate, as in life, the right people make all the difference. The Di Matteo Team is here to be in your corner every step of the way.

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HOT NEWMARKET TOWNHOME LISTING!



$1,088,000

Absolutely stunning bungaloft townhome w/many special & unique features including gorgeous reno'd gourmet kitchen (2025) w/island & quartz counters w/ walkout to your BBQ & private patio!!! Main floor primary suite w/modern 4 piece ensuite & large his/hers closets + main floor laundry! Large open concept living/dining rooms w/soaring high ceilings & hardwood floors! Upstairs is a lovely family room w/fireplace, 2nd bedroom, 4 piece bathroom & office!! Beautifully finished basement too - WOW!!

JUST LISTED NEWMARKET DETACHED BUNGALOW!



$899,000

Don't miss this opportunity to own this great family bungalow in a prime Newmarket location, walking distance to shops, parks, and schools! Open concept living room and dining room and kitchen overlooks backyard and has a walkout to enclosed porch. Three bedrooms all with closets. Basement has finished rec room and workshop and storage space as well as laundry. Lovely private treed back yard too!

JUST LISTED IN SUTTON!!



$1,150,000

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!



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RESALE HOMES COLLECTIONS



WHAT MAKES A KING CITY PROPERTY A SMART INVESTMENT?

It's no secret—King City is one of the most desirable places to live in York Region. But beyond lifestyle, many homeowners and investors want to know: Is buying here still a smart investment?

The short answer? Yes—when you focus on the right property, in the right location, with the right strategy.

THE LAND FACTOR

In King City, the value is often in the land. Large lots, mature trees, and privacy are features that can't be reproduced in most newer subdivisions across the GTA. Even in a shifting market, well-located properties on generous parcels tend to hold their value and recover faster when conditions improve.

QUALITY AND CHARACTER

Many King City homes are custom-built, with quality craftsmanship that stands the test of time. Unlike cookie-cutter developments, these properties offer unique floor plans, high-end finishes, and architectural details that appeal to discerning buyers—both now and in the future.

LOCATION, LOCATION... AND LIFESTYLE

The town's combination of rural charm and urban convenience is a rare find. Top-rated schools, GO Train access, and proximity to major highways make King City a practical choice for commuters, while its trails, parks, and community events create a strong lifestyle appeal. Homes in areas that offer both accessibility and a sense of retreat are especially attractive to buyers.

RESILIENCE IN THE MARKET

Like everywhere, King City is not immune to economic cycles. Right now, higher inventory and a more cautious buyer pool mean sellers must be strategic. But historically, properties here have shown strong appreciation over time—particularly those that are move-in ready, updated, or have unique features like income potential, home offices, or multigenerational layouts.

SMART BUYING TIPS IN KING CITY

- Focus on neighbourhoods with proven sales history.
- Look for properties with flexible layouts to adapt to future needs.
- Consider long-term livability as much as short-term return.
- Work with a local realtor who understands micro-market trends street by street.

THE BOTTOM LINE

Buying in King City isn't just about owning a beautiful home—it's about investing in a lifestyle and a community that continues to attract buyers. With careful selection and expert guidance, your property here can be both a place to live well and a cornerstone of your long-term financial plan.

If you're thinking about buying—or want advice on making your King City property more appealing to today's buyers—our team is here to help with local insight and proven strategies.

Written by: The Michele Denniston Real Estate Team

Michele DENNISTON REAL ESTATE GROUP



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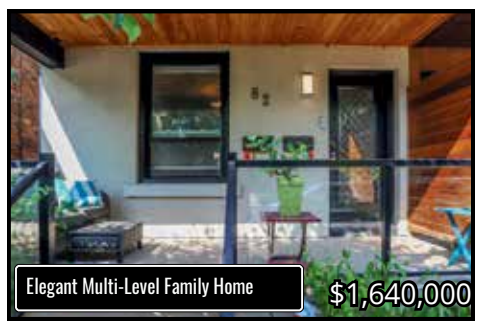
Set along the Humber River, this 6,000 sq ft home features a floating staircase, double-height great room, and chef's kitchen opening to a Muskoka-inspired backyard with stone walkways and cabana. The main-floor study, luxe primary suite with fireplace, and walkout lower level make it perfect for both family living and entertaining.



Set on 1 acre in prestigious Woodland Acres, this custom estate offers a grand foyer and a gourmet kitchen with Sub-Zero and Miele appliances. The lush backyard features an inground pool, cabana with full kitchen, and multi-level stone patios. A luxe primary suite with balcony and spa ensuite plus a walkout lower level with sauna make this home an entertainer's dream.



Overlooking Philips Lake, this gated Richmond Hill home offers a Muskoka-like setting with flagstone patios, garden paths, and sunset views. Inside, a gourmet kitchen opens to a sunlit dining area and cathedral sunroom, while the main-floor office features custom built-ins. The primary suite enjoys lake views, and the walkout lower level offers separate living quarters, wine cellar, and heated floors—perfect for year-round luxury living.



This elegant home offers hardwood floors, crown moulding, and an open-concept main floor with chef's kitchen, premium appliances, and rear-facing office. The primary suite features custom closets and a luxe ensuite, while two additional bedrooms share a stylish bath. A private lower-level suite with full kitchen, laundry, and separate entrance makes it perfect for multi-generational living or rental income.



In a quiet, family-friendly area, this 2,026 sq ft home features hardwood floors, an open-concept layout, and a gourmet kitchen with backyard walkout. The primary suite offers two walk-in closets and a 5-piece ensuite. With $36K in upgrades, a bright basement, and close access to parks, trails, golf, and Barrie's waterfront, it's a perfect mix of style and convenience.



This half of a freestanding building offers executive offices with soaring ceilings, natural light, and private washrooms, plus a main-floor president's office with ensuite. The upper-level 3,679 sq ft warehouse features 13'5" ceilings, A/C, lunchroom, and two bathrooms. Three truck-level docks, one drive-in dock, 30 parking spaces, and easy access to Hwy 410 and 407 complete the package.

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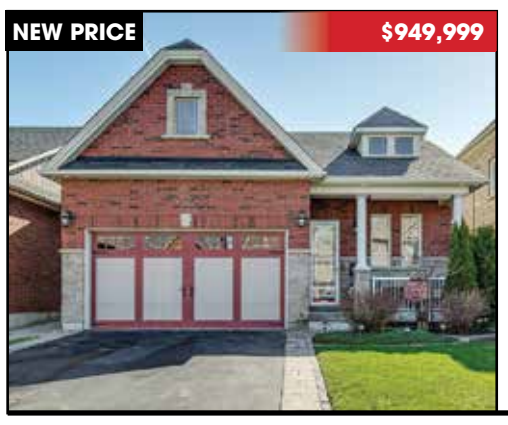
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NEW PRICE $949,999



A custom finished inside and out 2100 sq ft total living space bungalow in Alliston Shows 10+ and is a walk-in ready home has a legal apartment in the basement. Within walking distance to 2 schools, churches and west Alliston shopping complexes.

SCAN FOR MORE INFO

$1,299,900



In the TreeTops area of New Tecumseth rare custom finished by builder 2940 sq ft total finished living space two storey home with an in-law suite in basement with walkout to private patio area 4+1 bed, 4 bath is a must see. TreeTops features activity park. Elementary school, walking paths and nearby golfing.

SCAN FOR MORE INFO

NEW PRICE $839,999



Located in the POTL community of Kingsmere this 2115 sq ft toal finished living space Bungaloft has 5 bedroom 3 bath bungaloft has a Primary bedroom suite and open concept kitchen, Family room, laundry and den on main floor. the Kingsmere pond with walking path and benches is a value added extra.

SCAN FOR MORE INFO

$849,000



A well maintained detached 3+1-bedroom, 2 Bathroom Family Ready Back Split priced at $849,000. The Kitchen dining area has a vaulted ceiling and overlooks the lower family room. The newly constructed composite deck connects the side yard to the fully fenced back yard for maintenance free living.

SCAN FOR MORE INFO

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RESALE HOMES COLLECTIONS



Budget-friendly bathroom upgrades

(NC) Looking for inexpensive ways to bring your bathroom back to life? Here are seven tips from Donna Fraser, bath merchant at The Home Depot Canada, to make your bathroom feel new without breaking the bank.

DON'T RELOCATE

Running new pipes or moving existing ones can drive up your renovation cost. If possible, keep toilets, sinks and showers as close to their original locations as you can. If you must move something, sinks are generally the least expensive to reposition.

CHOOSE A SINGLE SPLURGE ITEM

If you plan to renovate around one stunning main focal point, you'll be able to get away with using lower-cost items elsewhere. If you want to make a statement with a mosaic floor tile, for example, use a more economical tile on the shower walls.

SWAP YOUR VANITY

Your cabinet is one of the main focal points of your bathroom. Replacing an older-looking model with a modern one, like a fluted Gluckstein Elements vanity, is a great way to easily update the look of the room. You can also paint a past-its-prime vanity and add new pulls to bring new life to your bathroom.

USE CONTRASTING TILES

A wall – or floor – of inexpensive tile looks rich in two-tone contrasting or complementary shades. A warm-tone checkerboard floor is a bold look that's trendy right now. You could even make it counter height so it becomes a casual backsplash to accent a simple pedestal sink.

PACK A PUNCH WITH PAINT

Paint is an inexpensive way to add drama. Popular this season is "paint drenching" which gives your entire room a cohesive and monochromatic look by painting the walls, ceiling and baseboards all the same colour. The technique has a sophisticated feel that gives low-cost, high-impact results – especially in a space like a small powder room.

LOOK FOR DEALS ON FAUCETS

You may love the look of nickel, but chrome offers a similarly modern accent at a much lower cost. Try not to focus on one specific brand either; provided you choose faucets in the same finish you can pick from different product lines and price points.

ACCESSORIZE

Stacking white towels is an economical way to get that boutique-hotel look, while pillar candles accented with a few fragrant soaps and fresh-cut flowers lend an air of tranquility without the spa price tag. Updating and upgrading low-cost items like towel bars, mirrors and the hardware on drawers and doors can breathe new life into an old bathroom, for a fraction of the cost of a full renovation.

Update your kitchen without a reno

(NC) When it comes to home improvement on a budget, the kitchen can feel like a non-starter. Appliances, flooring and countertops are all expensive to switch out, and the amount of work is basically a renovation. But take a second look—you have kitchen DIY options that won't break your back or your budget. Try wallet- and work-friendly updates to these areas:

CABINET COLOUR

Replacing your cabinets is pricey and messy. But you'll amaze yourself with how much personality a fresh coat of paint can add to your kitchen. Brighten up dark doors to create a bright, clean and airy feel. Take plain white cabinets and drawers, and paint on a layer of mahogany sophistication. Feeling bold? Paint with a bright accent colour like red or blue to really let that part of your kitchen pop. Switch out the hardware to a new metal and you'll end up with completely new cabinetry.

THE LIGHTING

The great thing about swapping your lighting setup is that it will enhance all your other DIY choices. Go with a central hanging light for a classic feel, or a set of track lights to put the spotlight exactly where you want it. Many kitchens have an unused light fixture in the ceiling, so you can even add a second set of lights without having to worry about rewiring or tearing into the ceiling.

YOUR FAUCET

DIY that makes an impact doesn't have to mean everything but the kitchen sink. A new faucet is easy to install, and it can make a surprising difference to the feel of your kitchen. Look for one that matches form with function: a pull-down faucet will let you more easily keep the sink pristine, and if it uses Delta's Touch2O, you can turn it on with a tap anywhere on the faucet and avoid messy handles during meal prep. A timeless design with a modern feel can fit into just about any kitchen.

Find more information at deltafaucet.ca.





197 SHERWOOD PLACE, NEWMARKET
$4,990,000



1754 PAPPY GILL LANE, SEVERN
$3,680,000



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



24 MURDOCK AVENUE, AURORA
$1,329,000



28 WYATT LANE, AURORA
$910,000



RESALE HOMES COLLECTIONS



What to know before renewing your mortgage

(NC) Becoming a homeowner can be equal parts empowering and daunting. It comes with increased independence and the opportunity to build equity, as well as responsibility for the property and managing your mortgage.

Even though a mortgage might have a 25 or 30 year total term, you'll still need to make decisions on it periodically. That's because your contract lasts for a shorter term, that can range from a few months to five years, or longer, before it has to be renewed. Renewal is also an opportunity to review your mortgage needs and make sure you have the right product for you.

To help you find the right mortgage, consider if:

- Your budget has room for increasing your payments to pay off your mortgage sooner, which helps save on interest.
- You're likely to make additional payments.
- You're satisfied with the services offered by your current lender.

You don't have to renew your mortgage with the same lender. If you find an option that better suits your needs, you can switch. Start shopping around with various lenders and brokers a few months before the end of your term, to know what they offer. If you're considering switching, make sure you find out about any fees or costs that come with going elsewhere.

If you decide to keep your current lender, you may want to renegotiate a new interest rate. Tell them about any offers you've received from other financial institutions or mortgage brokers—your lender may ask for proof, so make sure you have the information on hand.

If interest rates are lower than they were at the start of your term, it could be a good opportunity to switch to a fixed rate. Locking in your payments at a lower rate can save you a lot of money in the long run.

Banks are required to offer products that are appropriate for you, so take the time to accurately describe your financial situation. Don't hesitate to ask questions, and make sure you understand the mortgage you want.

The Financial Consumer Agency of Canada has more information, tools and resources to help you make informed financial decisions when it comes time to renew. Learn more at canada.ca/housing.

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RESALE HOMES COLLECTIONS



Multigenerational housing:
share costs, responsibilities and time

(NC) The rising cost of housing and the responsibility of caring for children and aging parents are common challenges many of us are facing.

Some families are choosing to live as a multigenerational household to help provide some relief.

It's a way to share household costs and responsibilities with more family members. It's also a chance to bring your family closer.

When each generation has their own space – maybe it's a separate suite in your backyard, an apartment unit in your basement or a more private area in your house – it can make the situation even better.

However, if saving money is one of the reasons you're sharing your home, you might be concerned about renovation costs.

There's good news – you may be able to use the Multigenerational home renovation tax credit to help make that home a reality. With this tax credit, you can claim up to $50,000 in eligible renovation expenses and receive a refundable credit of up to 15 per cent of these expenses, up to $7,500.

It's not just about changing a house; it's about creating a welcoming space to keep your loved ones near, so you can provide them with support they need if they're eligible for the disability tax credit or are 65 years or older.

This could mean having your kids visit their grandparents for a movie night without leaving the yard, having weekly family dinners or dropping off groceries for each other.

Learn more and find out if you would qualify at canada.ca/cra-mhrtc.

www.newscanada.com

MARKET UPDATE – JULY 2025

AURORA	KING
AVERAGE SALES PRICE	AVERAGE SALES PRICE
$1,481,109	$2,166,063
AVERAGE 41 DAYS ON MARKET	AVERAGE 32 DAYS ON MARKET
NUMBER OF SALES	NUMBER OF SALES
47	16
201 NEW LISTINGS	86 NEW LISTINGS
SALE TO LIST RATIO	SALE TO LIST RATIO
95%	96%
YEAR OVER YEAR % CHANGE	YEAR OVER YEAR % CHANGE
-9.63%	-7.78%

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

We saw the most robust July market we have in a long time, after one of the historically slowest spring markets. Home sales are up, but so are active listings by 26.6%. Properties are taking about 13% longer to sell. Homes that are well appointed and competitively priced are still experiencing multiple offers — pricing is not typically going over list, but just resulting in fair market value. It is a great time for buyers to be moving up with pricing stabilized. We are expecting the market to stay status quo for the remainder of 2025. If you're considering buying or selling, connect with your Key Advantage advisors, who can help you navigate the market, make informed decisions, and position you for success in today's ever-changing conditions.

– Provided by Key Advantage Team Royal LePage RCR Realty
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DETACHED BUNGALOW 'BEAUTY' 55+ NEWMARKET





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EXECUTIVE 1870 SF 'BEAUTY' JUST MOVE IN TOWNHOME





Motivated Seller!! 3 BR Condo Overlooking St. Andrews Golf with 2 balconies and gorgeous sunsets. Spacious open concept layout with updated kitchen, fireplace and custom décor! Luxurious primary suite with 5pc spa-like ensuite! $898,888

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"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! Inquire

PICTURESQUE PRIVACY 3.1 ACRE 3105 SF 'MANOR' HOME AURORA





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KING HOBBY HORSE FARM! ARENA W/12 STALL STABLE! 4+1BR DUPLEXED HOME! 7+ ACRES

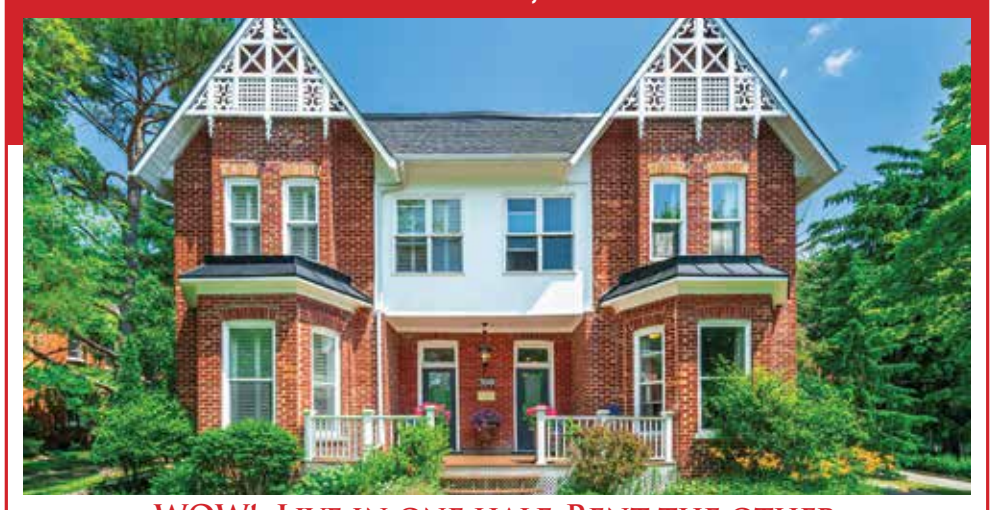




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JUST LISTED!

390 MAIN STREET, SCHOMBERG



WOW! Live in one half, Rent the other, Multi family, or use as One Large Family Home!

Over 1 Acre Majestic Lot, 4 Car Separate Garage, Lots of Parking , 7 Bedrooms, 5 Bathrooms, 2 Kitchens, 2 Dining, 2 Living Rooms, 2 Main Floor Laundry Rooms, Walk to Restaurants/Pub, Groceries, 2 Plazas, LCBO, McDonalds, shops and more! Mins to Hwy 400. Call me to have a look! Google 390 Main Street Schomberg, to see the virtual tour!

FOR SALE



One of King City most sought after quiet family cres., Offers Peace & Tranquility with no heavy traffic!

King's top rated schools! Mature trees Large lot no homes behind, Kitchen updated walk out to yard, Hardwood flooring throughout. Large bay window at the front of the home allows for a bright sun filled living room, walk to GO train, min to Hwy 400, 407. Enjoy all of King's amenities, min to fine Restaurants, shops, upscale grocery stores, bakeries, coffee shops, parks, walking trails, King City's equestrian facilities, Library and more...Call me to view this home!



Julianne Boileau

SALES REPRESENTATIVE

DIRECT: 416-418-6683
OFFICE: 905-727-1941
JulianneBoileau@hotmail.com
Time2Buy-Sell.com

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RESALE HOMES COLLECTIONS

PROS AND CONS

of a home equity line of credit



(NC) With the warm weather finally here, maybe you're considering installing a pool or doing those home renovations you've been dreaming about. Perhaps you want to get away and an RV or a cottage are at the top of your wish list.

A home equity line of credit (HELOC) is a quick and easy way to pay for such big expenses. But the long-term risks of HELOCs can outweigh their up-front benefits if you don't manage the loan well.

How do HELOCs work? HELOCs are secured by your home as a guarantee that you'll pay back the money you borrow. With a HELOC you can borrow money, pay it back and borrow it again up to a maximum credit limit. They use a variable interest rate, which means your payment amounts will change as the lender's prime interest rate goes up or down.

ADVANTAGES OF HELOCS:

- They offer easy access to credit.
- They have lower interest rates than other types of credit, especially unsecured loans and credit cards.
- You can pay back the money you borrow at any time without a penalty.
- You can borrow as much as you want, up to your available credit limit.

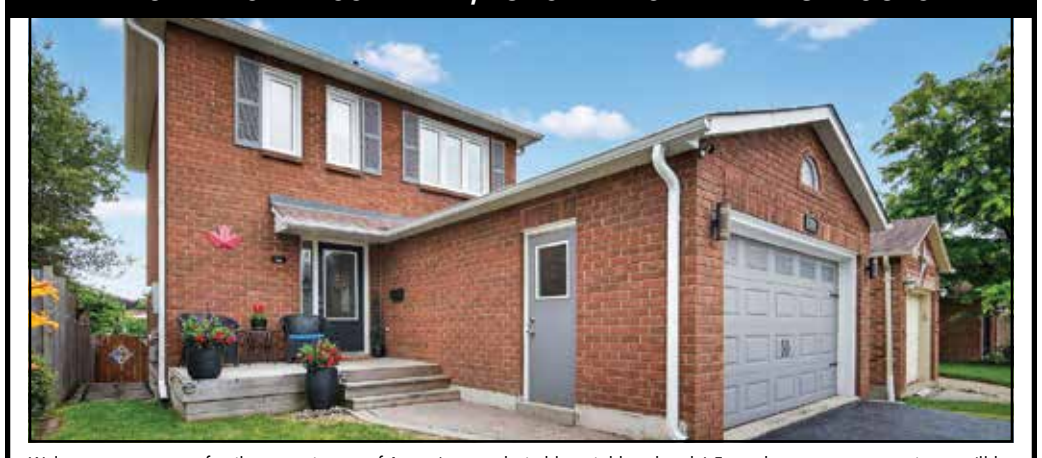
DISADVANTAGES OF HELOCS:

- It takes discipline to pay off a HELOC because you're usually only required to pay the monthly interest charges.
- Large amounts of available credit can make it easier to over-spend and carry debt for a long time.
- You will have to pay off your entire HELOC if you sell your home or want to switch your mortgage to another lender.
- The amount you owe on your HELOC reduces the equity in your home.
- Your bank could take possession of your home if you miss payments.

Before you take out a HELOC, make sure you consider the risks and have a repayment plan. If your lender is a federally regulated bank, they must offer and sell you products and services that are appropriate for you, based on your circumstances and financial needs. They must also tell you if they assess that a product or service isn't appropriate for you. Don't hesitate to ask questions and make sure you understand the product offered to you.

Find more information at canada.ca/money.

22 CRAWFORD ROSE DRIVE, AURORA *NO REAR NEIGHBOURS*



Welcome to your next family retreat in one of Aurora's most desirable neighbourhoods! From the moment you arrive, you'll be drawn in by this warm and welcoming home. A charming front deck, perfect for your morning coffee or relaxing evenings, complements the double attached garage and lovely curb appeal. Step inside to a bright, open-concept living space featuring a stylish accent wall and seamless flow into the dining area, which overlooks the backyard and above-ground pool. Ideal for entertaining or casual family meals. The eat-in kitchen is both practical and stylish, complete with stainless steel appliances, a handy pantry, and direct access to a private side deck and back yard access. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bath, offering plenty of space for the whole family. Out back, enjoy a spacious, entertainment-ready deck and your own above-ground pool, all set in a fully fenced yard with no rear neighbours for added privacy. The finished basement expands your living space with a cozy rec room perfect for movie nights, a 3-piece bath, a cold room, and ample storage. With 200-amp service, the home is ready for modern needs. Ideally located near top-rated schools, parks, shopping, restaurants, community centres, trails, and major highways. This is the perfect blend of comfort, style, and convenience. Move in and start making memories today! **$1,038,000**

10 DONALDSON ROAD, HOLLAND LANDING *OVER 1/3 OF AN ACRE*



Craving an escape from the hustle and bustle of city life? Welcome to this beautifully renovated sidesplit tucked away in the hidden gem of Holland Landing. A perfect blend of comfort, space, and modern family living. Step through the elegant double-door entry into a spacious foyer that opens into a bright, open-concept living and dining area, ideal for both relaxed family time and effortless entertaining. At the heart of the home is the stunning brand-new kitchen, complete with a large centre island, sleek new appliances, pot lights, a walkout to a brand-new deck and expansive backyard. Upstairs, you'll find three generous bedrooms, including a private primary retreat with its own 3-piece ensuite. The lower level features a warm and cozy family room with large above-grade windows and a wood-burning fireplace, perfect for movie nights or quiet evenings. Two additional bedrooms on this level provide versatility for guests, teens, or a dedicated home office. An unfinished basement offers even more potential, ideal for a gym, games room, or a future in-law suite. Additional highlights include two laundry areas, newer windows throughout, ample storage, new front porch and a rare triple car garage with direct walk-up access from the basement. Set on an oversized 98 x 182 lot (widening to over 111 at the back), the outdoor space is just as impressive. A pool-sized yard, garden shed, treehouse, and new deck offer plenty of room for fun, relaxation, and future dreams. Located in a peaceful, family-friendly community with quick access to schools, parks, shops, marinas, and highways, this home offers the best of both worlds of peaceful suburban living just far enough from the city. **$1,378,000**



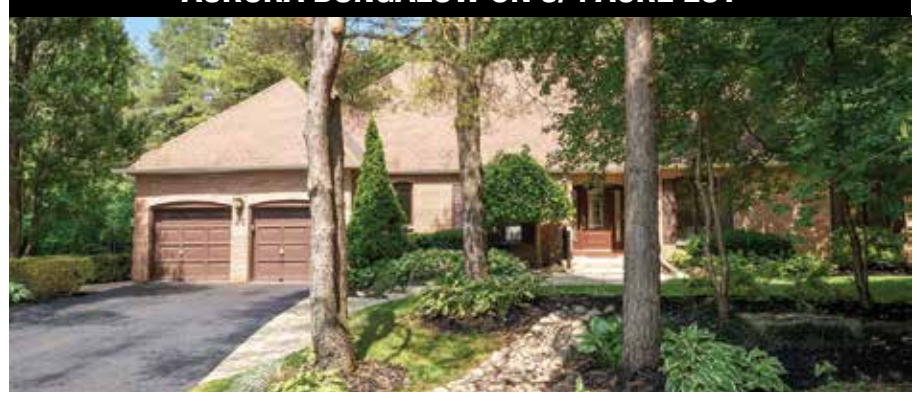
Helen Avraam Neophytou
Realtor, SRES

Paul Neophytou, Broker
905-251-8130

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AURORA BUNGALOW ON 3/4 ACRE LOT



Incredible opportunity to live in one of Aurora's finest neighbourhood within steps to prestigious St Andrew's and St Anne's private schools. Sought-after ranch bungalow nestled on a forested .8 acre lot in Barclay Estates backing onto nature trails & situated at the end of a cul de sac. 3 + 1 Bedrooms, finished walk-out basement, 2 tier deck & gazebo overlooking pool and lush perennial gardens! A tranquil nature lover's paradise + plenty of parking for the whole family. Don't miss this special property! **$2,288,000**

INNISFIL BUNGALOW



Beautiful 3 + 1 bedroom bungalow w/ dbl garage boasts hardwood flrs, 12x36" matte tile, new white chef's kitchen with quartz counter, subway tile backsplash & gas stove walks out to new deck w/ pergola. Open concept great rm w/ gas frpl, gorgeous renovated baths, finished bsmt features rec rm, billiards, 4th bdrm, bath & workshop. **$988,000**



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RESALE HOMES COLLECTIONS



The Great Canadian Square Foot Heist

(And How to Steal It Back – Legally)



By Julien Laurion
Real Estate

In Canada's wild world of property ownership, square footage is like gold dust. Everyone wants more, everyone thinks they have more, and some sellers… well, they get a little creative in their measuring tape adventures.

YOU'D BE AMAZED at the things I've seen: closets magically declared as "bedrooms," balconies advertised as "additional living space," and basements "finished" with nothing but a treadmill and a dream. I've even toured homes where the so-called "open concept living area" was just one giant hallway. This isn't just optimism — it's the great Canadian square foot heist, and buyers are the unwitting victims.

Here's the problem: every "missing" square foot can cost you thousands. The bigger the space, the higher the price tag — and when those inches don't add up, it's your wallet that gets pickpocketed. If you bought a condo thinking it was 700 square feet and it turns out to be 642, you've essentially paid for a ghost wing of your home that doesn't exist.

That's where my double life comes in. By day, I'm a realtor — I know the games, the glossy MLS photos, and the art of real estate wordsmithing. By… also day (and sometimes late night), I'm a contractor who's measured, re-measured, and then re-measured again — because tape measures don't lie (unless they're in the wrong hands). I can spot fake space faster than you can say "open concept."

I've had clients call me after viewing a "spacious 1,200-square-foot bungalow" only for me to walk through and realize the dimensions were more fairy tale than fact. Sometimes it's an honest mistake — maybe the seller included the garage, attic, or that triangular crawl space you can only access by army-crawling. Other times, well… let's just say creative math was involved.

THE LEGAL STEAL-BACK PLAN

If you're selling, I make sure your home's space is showcased properly — no fluff, no fibbing, just the kind of presentation that actually earns top dollar. Overstating square footage can backfire big time when appraisals come in, and I'd rather your deal close smoothly than have it collapse over a few missing inches.

If you're buying, I'm the guy who walks in, squints at that "700-square-foot condo," and says, "Nice… but this is 642." And when the numbers shrink, so does the price you pay. I've saved buyers tens of thousands simply by checking measurements — and no, the listing agent doesn't usually send me a thank-you card.

And if your home is smaller than you'd hoped? That's when my contractor side kicks in. I'll help you steal back square footage from dead space:

- Knocking out unnecessary walls to open up living areas.
- Turning wasted hallway zones into built-in storage.
- Converting unfinished attics or basements into livable rooms.
- Designing custom layouts so every inch works overtime.

It's not about adding fake space — it's about creating real, livable, valuable square footage that pays you back in comfort and resale value.

REAL-LIFE HEIST BUSTS

I once had a client who bought a "four-bedroom" home. When I saw it, two of those "bedrooms" were legally… well, not bedrooms at all. One had no closet, the other had a window the size of a shoebox — neither met building code. We reworked the floor plan, added proper egress, and created actual bedrooms. The value jumped overnight.

Another time, a seller thought the "three-season sunroom" counted as part of the interior space. Spoiler: it doesn't. We didn't just correct the measurements — we insulated it, ran proper HVAC, and turned it into a four-season room. That small change added true square footage and gave the next owner a warm, bright space year-round.

DON'T GET MEASURED OUT

Before you let someone "sell" you a balcony as a bedroom, call me. I'm Julien Laurion — realtor, contractor, and professional square foot bounty hunter. I'll protect your purchase, protect your price, and, if needed, help you make your home bigger without touching your lot lines.

Your square footage is worth fighting for — and I'm ready for the heist.

Julien Laurion – All About Homes
Call me before you buy or sell — I'll protect your square feet like they're my own.

If you'd like, I can now drop this into a formatted Word doc so it's newspaper-ready. This expanded draft is sitting right around 650 words. Would you like me to create that file?

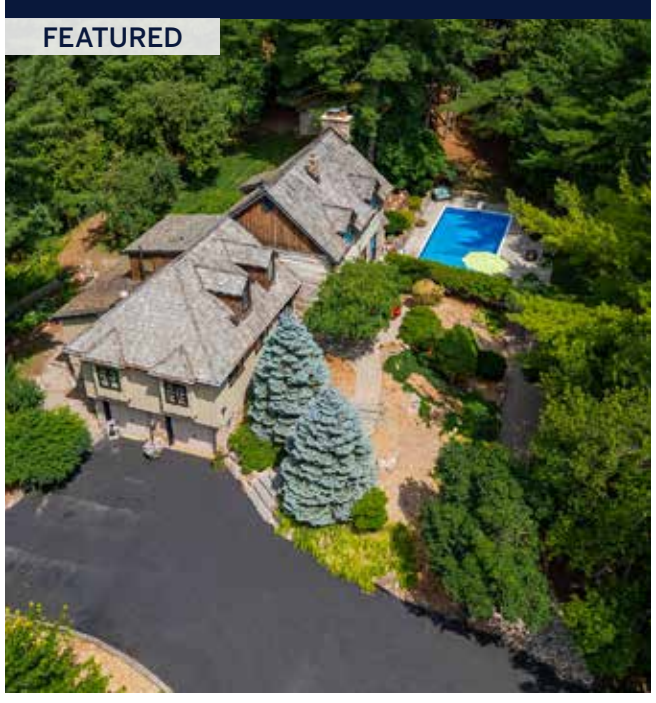
Julien Laurion
Realtor. Contractor. Local Dad.
All About Homes.
Serving Aurora, King City, and the communities in between.
I've got your back from start to finish.
I'm a local Realtor who has lived in Aurora for more than 30 years and know it inside and out.
With A LOT of home construction experience, I have an eye that will help you make informed decisions re: home concerns and renovations.
Let me help you with your next big purchase/move.
Please feel free to call or email me directly at 416-402-5530 or julien@bigtuna.ca
or check out my socials at @bigtunarealty

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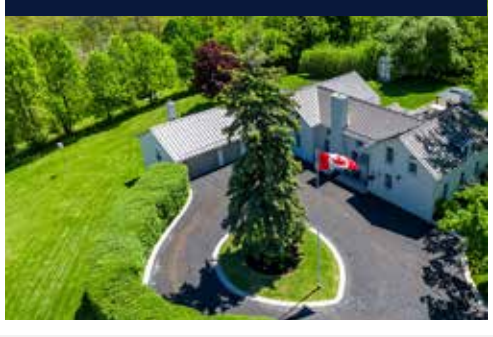
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80 Centre St, Schomberg
$1,335,000
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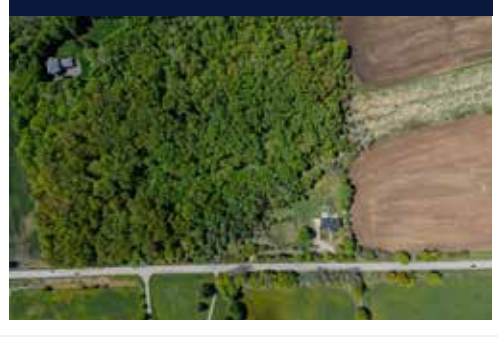
220 Old Yonge St, Aurora
$3,480,000



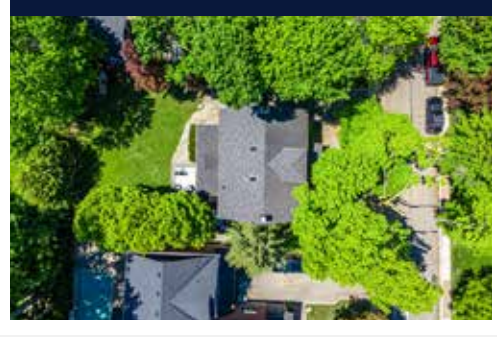
5512 3rd Line, New Tecumseth
$2,995,000



15206 Bramalea Rd, Caledon
$2,900,0000



77 Catherine Ave, Aurora
$2,350,000





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KEELE ST / BURTON GROVE
3 + 1 BED | 3 BATH | 4 LEVEL BACKSPLIT



KEELE ST / KING RD
3 + 1 BED | 2 BATH | FINISHED BASEMENT



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