RESALE HOMES COLLECTIONS

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ANITA KOTSOVOS

An experienced, knowledgeable and trusted realtor

Buying or Selling your home will likely be the biggest investment you make in your lifetime.

WHEN IT'S TIME TO BUY, you want a real estate agent who has the knowledge, experience, and expertise to help you get through the entire transaction with confidence knowing they are guiding you along the way.

Anita Kotsovos, a trusted realtor with RE/MAX Realtron Realty Inc., in Newmarket, has had a long and successful career in real estate and has the dedication and genuine interest in her clients to help ensure their path to homeownership is as easy and stress-free as possible.

Anita's passion for real estate began at a young age when she was employed at a real estate office when she was just a teenager.

After taking positions in other companies, she knew the real estate industry was her true calling. She obtained her real estate license and began her career as a full-time realtor over 35 years ago.

Anita is a visible real estate presence in all of York Region, Simcoe County, as well as Toronto.

Her clients, many of whom have been referred by other clients and family who have had a wonderful experience with Anita, describe her as warm, genuine, professional, reliable, and knowledgeable. They have found that working with her is a pleasant and rewarding experience.

"I love the interaction with people every day," Anita said of why she likes her job. "Every day is different. I'm always in a different area. I do everything from vacant land to high-end luxury homes and properties. I truly enjoy the diversity and every day brings new opportunities to help new and existing Clients."

When buying a home, there are many things to consider when you are searching for the right location where you will be happy and enjoy your new property.

Anita is knowledgeable of the neighbourhoods and nearby amenities that you may want and she can help guide you to a home that will be near those things that are important to you.

She knows the schools, restaurants, and recreation facilities in the area as well as other important services like pharmacies, clubs, and sports groups that may be important to both families as well as individuals.

Anita is a skilled negotiator – an important part of every real estate deal – and she knows how to achieve the best results for her clients.

When you decide to sell your home, there's a lot more involved than putting a 'for sale' sign on the front lawn and hoping people take notice.

Anita will advise you on the current market trends in your town or city and neighbourhood based on many factors and can help establish a fair and reasonable price that will get your home sold. She can offer advice on what you can do to improve the appearance of your home both on the inside and on the exterior that will provide the 'curb appeal' that will impress potential buyers.

Anita has a unique and extensive full-service marketing package and strategy, fully customized to suit your property for the ultimate SOLD results.

...I do everything from vacant land to high-end luxury homes and properties. I truly enjoy the diversity and every day brings new opportunities to help new and existing Clients...

Anita incorporates a professional marketing campaign that includes local, national, and worldwide media exposure.

Anita Kotsovos is an award-winning realtor with the experience and knowledge to help guide you through any real estate transaction while providing superior customer service with a genuine interest in achieving the best results.

Anita's office is located at 1140 Stellar Drive in Newmarket.

You can call the office at 905-898-1211 or reach Anita directly at 416-520-3651.

For more information and to see a listing of current properties, visit online at www.anitakotsovos.com.

WRITTEN BY: Brian Lockhart

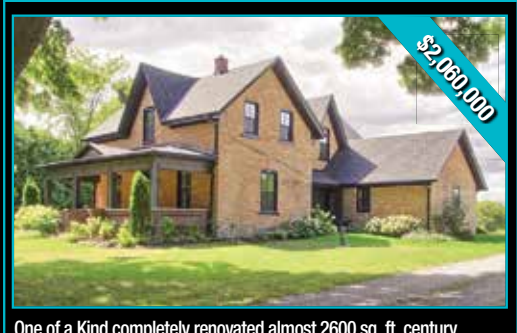
JUST LISTED IN SHARON!



$1,698,000

Gorgeous 4 + 1 bedroom home w/many luxury upgrades on an exceptional 3/4 acre lot with mature landscaping for ultimate privacy & enjoyment. 9' ceilings, Elegant front entry, spacious family room w/ fireplace, large modern gourmet kitchen w/big breakfast area, formal living & dining rooms! Lovely master suite w/modern 5 pc ensuite, jetted tub & separate shower. Hardwood Floors + bonus finished w/o basement!!

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$2,060,000

One of a Kind completely renovated almost 2600 sq. ft. century home on approx. 4.66 acres within walking distance to "downtown" Mt. Albert! Features a 2 car garage + bonus 40 x 80 foot workshop! Absolutely stunning room after room w/so many unique & special features like cathedral beamed ceiling in spectacular kitchen, custom entry room w/high end cabinetry, 4 spacious bedrooms, 3 reno'd bathrooms, large new laundry plus 3 amazing covered porches!

JUST LISTED NEWMARKET DETACHED BUNGALOW!



$868,000

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!



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RESALE HOMES COLLECTIONS



ASK THE REALTOR:
Which King Township neighbourhoods are the best for long-term investment?

Last month, we talked about what makes a King property a smart investment. This month, we're diving deeper into one of the most common follow-up questions we get: "Which neighbourhoods should I focus on if I want long-term value?"

WHILE EVERY PROPERTY IS UNIQUE, certain pockets in King have a history of strong performance—and for good reason.

1 THE KINGSCROSS ESTATES
Known for its large, private lots and winding, tree-lined streets, Kingscross is one of the most sought-after areas in King. Properties here are rarely "average" and often feature custom architecture. Buyers love the privacy, natural beauty, and prestige—making it a safe bet for long-term appreciation.

2 HERITAGE & VILLAGE CORE (KING CITY, KETTLEBY, SCHOMBERG & POTTAGEVILLE)
The heart of King offers a mix of historic homes, charming streets, and walking access to shops, schools, and the GO Station. This combination of convenience and character attracts both families and downsizers. Updated heritage homes in this area often generate strong interest.

3 NOBLETON & SURROUNDING AREAS
While technically blending into the edges of King Township, properties here tend to offer the best of both worlds—space and rural feel with easy access to amenities. These larger parcels appeal to buyers looking for privacy and future development potential.

4 NEWER LUXURY ENCLAVES
Recent developments near Keele and King Road have attracted families looking for newer builds with modern layouts while still enjoying the King name and lifestyle. These homes offer immediate liveability with the upside of being in a growing, improving community.

WHY LOCATION STILL MATTERS MOST
The strongest investment properties in King share three things:
1. Proximity to schools, transit, and amenities.
2. Desirability of the lot (size, setting, and privacy).
3. Uniqueness—whether in architecture, layout, or features.

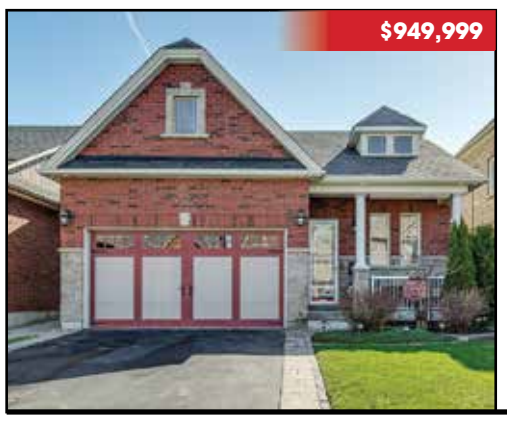
FINAL THOUGHTS
While certain neighbourhoods have a track record of performing well, the best investment is always the one that fits your budget, goals, and lifestyle. Our team tracks sales data and buyer trends street by street, so when you're ready to invest, you'll have the full picture.

If you'd like to explore which parts of King align with your investment goals, we're here with local knowledge and expert guidance to help you make the right move. Contact Michele Denniston, Broker, at 416-433-8316 or michele@micheledenniston.com.

WRITTEN BY: The Michele Denniston Real Estate Team

Michele DENNISTON REAL ESTATE GROUP




$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


$4,728,000

Farm property on the 7th of Innisfil just west of 5th side road and east of Thornton. Housing Development, Sewers, water, the improved 400 interchange at Innisfil Beach Road, the 1M sq. ft. DSV warehouse, all just around the corner, plus the new interchange announced for the 6th Line and 400 this property has investment potential. Looking for a property? Look no further.

SCAN FOR MORE INFO


NEW PRICE $830,000

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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A Hilltop Haven in Woodland Acres $2,998,000

Perched atop a hill in Woodland Acres, this 4,500+ sq ft home features soaring two-story ceilings, sun-filled living spaces, and a chef's kitchen opening to a sprawling deck with built-in seating. Four spacious bedrooms, a light-filled main floor, and a lower level with gym, games room, and recreation area make it perfect for family living and entertaining.


Lake Wilcox Waterfront Retreat $2,398,000

Set on over ½ acre backing onto a serene pond in Oak Ridges, this charming home offers bright, spacious principal rooms with hardwood floors, ceiling treatments, and a wood-burning fireplace. The eat-in kitchen and primary suite with balcony overlook the water, while additional bedrooms are flooded with light. Lower level awaits your finishing touches - an ideal opportunity to renovate or rebuild.


Château Elegance in Richmond Hill $4,690,000

Framed by scenic pond and ravine views, this modern Bordeaux-inspired estate offers seamless indoor-outdoor living with multiple entertainment terraces and room for a pool. Inside, discover sunlit open-concept design with soaring panels, smart kitchen, dual offices, and resort-like primary suite. A soundproof theater, wet bar, sauna, and gym complete the lower level, while triple garage and eco-ready systems enhance luxury living.


Modern Living in South Thornhill $579,000

Set in a vibrant community, this 1-bedroom plus den suite offers open-concept living with a quartz kitchen, premium appliances, and floor-to-ceiling windows opening to a private balcony. The primary retreat features a walk-in closet, while a flexible den and in-suite laundry add convenience. Residents enjoy exceptional amenities, including fitness, co-working spaces, and a landscaped terrace.


Philips Lake Muskoka Escape $4,900,000

Set on 1.014 acres backing Phillips Lake, this multigenerational estate offers breathtaking four-season lake views. The main home features sunlit principal rooms, a dream kitchen, and a spa-inspired primary suite, while the lower level and observation deck enhance family living. A self-contained secondary suite, six-car garage with elevator, and greenhouse complete this exceptional property near Richmond Hill and Aurora.


Family Living in Aurora Heights $1,548,000

Nestled in desirable Aurora Heights, this home offers sunlit open-concept living with hardwood floors, crown moulding, and a cozy gas fireplace. The kitchen flows to a multi-level deck and family room, while the primary suite features a custom closet and ensuite. Additional bedrooms, a finished lower level with recreation space, office, and exercise room, and a private landscaped backyard complete this ideal family residence.

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RESALE HOMES COLLECTIONS



Easy home updates to help you chill out this fall

(NC) With the change in season, it's time to tackle your home maintenance checklist. From safety precautions to appliance upkeep, here are tips to help you breeze into fall.

CLEAN YOUR FURNACE FILTER

Dirty filters mean your furnace must work harder. Regularly changing the filters in your central air and heating system can significantly improve their efficiency and longevity. Change filters monthly throughout the heating and cooling seasons, and have your furnace serviced annually by a professional to ensure it's working properly.

INSTALL HOME SAFETY

The Canadian National Fire Information Database reports that 80 per cent of fire deaths occur in homes without working smoke alarms, often due to missing batteries or expired alarms. Proper smoke alarm placement, regular maintenance and alarm replacement are essential to keeping everybody protected, so be sure to install alarms on every level of your home, including the basement, and in every bedroom. Replace batteries at least every six months, or make maintenance easier with a 2-in-1 smoke and carbon monoxide alarm such as the First Alert 10-Year Battery Combination alarm, which also eliminates battery chirps and replacements for a decade.

CHECK YOUR ROOF AND CLEAN YOUR GUTTERS

Rapidly changing temperatures and humidity can wreak havoc on roofs. Water damage can cause deterioration to insulation, wood and drywall, making electrical, plumbing and HVAC systems vulnerable to damage. Inspect for missing and loose shingles, replacing them as needed, or have a licensed, certified roofing professional check the condition of your roof. Clear your gutters of leaves and debris, flush them with water and make repairs if necessary. You may also consider replacing old or damaged gutters with new ones that have built-in leaf guards.

TEST FOR RADON

Radon is an invisible, odourless gas that can seep from the soil through cracks in the foundation. After smoking, radon is the second-leading cause of lung cancer, according to Statistics Canada. A simple DIY test kit can be purchased from most hardware stores to determine

Boost curb appeal with winter-friendly updates

(NC) Let's face it, winter can be dark and dreary. Whether you're setting up your house for sale in the colder months, want to impress your guests or you simply want a more cheerful place to come home to, here are some upgrades you can tackle any time of year.

BRING LIGHT TO THE DARK

Outdoor lighting serves as a safety precaution to prevent falls and discourage thieves, but it also adds undeniable flair and drama to your home's exterior. Go for classic warm white to be most inviting – though fun holiday décor is also encouraged. There are plenty of solar-powered lighting options you can find in your local hardware store or go for battery-operated lanterns or a fully integrated system for corners short on sunshine.

PLANT WINTER-READY GREENERY

Nothing spruces up a front yard quite like some eye-catching landscaping. It may be too cold and inhospitable to plant directly in the ground, but some rich and colourful greenery in pots on your porch or lining the walkway can add instant impact. Go for miniature potted evergreens, elegant winter roses, red-berried wintergreen, or hearty decorative grasses. Consider planting them in your garden come spring to enjoy them for winters to come.

REVAMP THE FAÇADE

It may not be the first update you think of, but with the right materials you can update your faded siding safely in colder weather – and get it done before guests arrive for Christmas, Hanukkah, or Lunar New Year. Stylish and long-lasting mortar-free stone veneer such as Fusion Stone offers a high-impact DIY exterior that won't succumb to freeze-thaw cracks or require time to dry, so you can apply it rain or shine.

Find more information at fusionstone.ca.





197 SHERWOOD PLACE, NEWMARKET
$4,990,000



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



142 REGATTA AVENUE, RICHMOND HILL
$1,799,000



65 ANCHUSA DRIVE, RICHMOND HILL
$1,328,000



28 WYATT LANE, AURORA
$910,000



RESALE HOMES COLLECTIONS



3 cost effective ways to help protect your home from floods

(NC) Flooding is Canada's most common natural disaster, affecting hundreds of thousands across the country. With the increase of frequent and severe rainfalls, the government of Canada cautions that flooding can happen anywhere, at any time—and the results can be costly.

Research from the Intact Centre on Climate Adaptation at the University of Waterloo shows the average price to repair a flooded basement is $53,000. There are preventative maintenance steps you can take to reduce the risk of flooding in your home, and many can usually be completed in less than a day. The centre offers many tips to help protect your home from flooding.

REGULAR MAINTENANCE

The first place to start is with simple maintenance. At least twice a year, remove debris from around storm drains and culverts and clean out your eavestroughs. This keeps the way clear for water to flow freely. Inside your home, test your sump pump, clean out the backwater valve and remove obstructions from around floor drains.

SIMPLE UPGRADES

Outside of the house, simple changes will help direct water away from your home. Start by disconnecting downspouts and capping the foundation drains. Then, extend the downspouts and sump discharge pipes to direct water at least two metres away from the foundation, about the length of a standard dining table. Next, consider installing window wells that sit 10 to 15 centimetres above ground, about the height of a smartphone, along with window well covers where fire escape requirements allow.

For inside your home, store valuables and hazardous materials that are kept in the basement in water-tight containers. These items should be kept at least 30 centimetres off the floor, or the height of a standard ruler. A flood alarm is another low-cost item that can be installed to notify you quickly of any issues that could be missed while at work or on vacation.

HOME PROJECTS

Whether it's planting a rain garden to collecting stormwater or converting paved areas into vegetation to absorb more water, investing a little extra time and money in flood protection can help save you more in the long run. Check with your local municipality to find out if they offer subsidies and rebates for flood protection measures.

Learn more ways to reduce your home's risk at intact.ca/protection.

www.newscanada.com



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RESALE HOMES COLLECTIONS



Minor bathroom upgrades for a BIG IMPACT

(NC) A beautiful bathroom can transform a utilitarian space into a little slice of luxury. All you need are a few strategic updates to make your bathroom feel like a relaxing spa you want to spend all day pampering yourself in. Here are a few suggestions to help you get the best value for your money:

TOP-OF-THE-LINE TEXTILES

Never underestimate the power of fresh, fluffy towels to create those resort hotel or Scandinavian spa vibes. So, invest in quality hand and bath towels in soothing tones and soft textures. While you're at it, pick up a fabric shower curtain in a pretty pattern and use a curtain liner to protect it from splashes.

ATTRACTIVE ARTWORK

Many of us forget to accessorize our bathrooms, but artwork can help define the style of the whole space. Think black-and-white photos of a sandy beach or cute and colourful prints by a local artist. Just make sure the pieces are framed with a sealed back to avoid mildew and warping. Modern ceramic or glass sculptures are also interesting and durable options.

SPLURGE-WORTHY SINKS

A sleek sink can elevate the look and feel of your entire bathroom, without an investment in an expensive and disruptive renovation. The colours and styles you choose can also have a major impact. For example, a matte black is great for a farmhouse aesthetic, while a trendy bronze feels more chic. You'll find excellent sink options in the versatile Delta Saylor bath collection, which features both traditional and contemporary design elements.

Find more information at deltafaucet.ca.

DID YOU KNOW?

WOOD could be having a moment among modern home buyers. According to the real estate experts at Zillow, the term "cozy" appeared in 35 percent more real estate listings in 2024 than in 2023. Though various components can help to create a cozy vibe inside a home, wood has long been a go-to material when interior designers attempt to add warmth to a property. The home renovation experts at Houzz also cite wood-infused architectural warmth among its 10 most popular home trends in the coming year. Homeowners who want to capitalize on this trend before putting their homes on the market or those who simply love the idea of adding more wood-based warmth in their homes can consider installing ceiling beams, wood wall paneling or even wood trim throughout their homes.



MARKET UPDATE – AUGUST 2025

AURORA	KING
AVERAGE SALES PRICE	AVERAGE SALES PRICE
$1,358,974	$2,198,734
AVERAGE 39 DAYS ON MARKET	AVERAGE 43 DAYS ON MARKET
NUMBER OF SALES	NUMBER OF SALES
55	16
130 NEW LISTINGS	68 NEW LISTINGS
SALE TO LIST RATIO	SALE TO LIST RATIO
96%	93%
YEAR OVER YEAR % CHANGE	YEAR OVER YEAR % CHANGE
-7.67%	-6.64%

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

The York Region market saw average sale prices, the number of sales, and new listings all decline compared to July. Days on market increased marginally month over month. York Region continues to show balanced conditions, offering opportunities for both buyers and sellers. Buyers now have more options and slightly greater negotiating power. Homes are still selling close to list price, often within a few weeks, but success for sellers depends heavily on strategic pricing, strong marketing, and proper presentation. In an evolving market, partnering strategically with your real estate advisor remains imperative to achieving the best results. Key Advantage is always here to connect and talk strategy.

– Provided by Key Advantage Team Royal LePage RCR Realty
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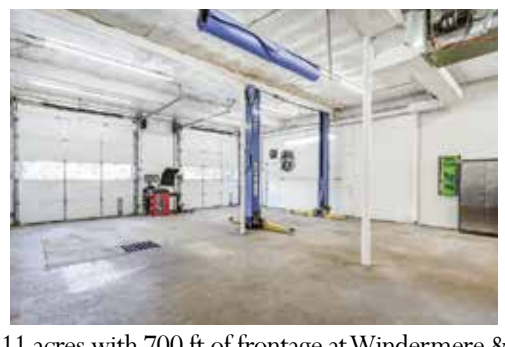
DETACHED BUNGALOW 'BEAUTY' 55+ NEWMARKET
OPEN HOUSE ON SAT SEPT 20 & SUN 21 2-4PM
272 JEFF SMITH COURT, NEWMARKET





Shows to perfection! "Open Concept" plan! Hardwood strip floor throughout! Spacious great room w/picture window & massive updated centre island kitchen w/bkfst bar and loads of custom cabinetry! Big solarium dining W/O to oversized composite deck! Prim w/his&hers closets! Ample sized secondary bedroom too! 'Unspoiled" lower level waiting for your ideas! Quiet exclusive court with shared greenspace! 5 mins to downtown, Riverwalk Commons, hospital and all amenities! $659,900

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11 acres with 700 ft of frontage at Windermere & Raymond Rd intersection (Muskoka Lakes) High visibility. Year-round traffic! Includes 3000 sq ft commercial building, 1000 sq ft 2-bay auto repair with 2023 clean ESA parking for 35 cars! Plus 1000 sq ft renovated 3-bedroom bungalow! Endless possibilities. Zoning allows for multiple uses including Cannabis shop! $1,098,888

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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

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Soaring 10 ft smooth and vaulted ceilings! Hardwood floors throughout! Solid core doors - 9ft openings! 'Gourmet' centre island kitchen with ceramic counters and top of the line appliances 'open' to great room w/vaulted ceiling! Main floor primary bedroom with enticing updated ensuite! Main floor den with custom cabinetry! Professionally finished lower level w/rec room - games room - 5BR - 3pc bath! $2,188,888

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

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





Have it all just 5 minutes to aurora! Great potential income or move out to the country and fulfil your horse lovers dream! Well kept 2600 SF 4+1 BR 4 Bath country home w/one bedroom lower level 'inlaw suite' w/ separate entrance! 60x130 Ft Arena - 5 Run-in Sheds - 3 paddocks - 2 Fields - small riding ring - lounge - viewing area - Loads of parking! 568 ft frontage on Dufferin Street paved road access. $2,998,888

RESALE HOMES COLLECTIONS



More homeowners tightening budgets ahead of mortgage renewals

(NC) Affordable housing isn't just a problem for those trying to get into the housing market. It's a challenge for homeowners too.

A new survey from TD Bank Group revealed some of the challenges homeowners will face when renewing a mortgage this year. Nearly half of those renewing in the next year expect higher monthly payments, with 73 per cent of them saying they'll need to cut back on spending to keep up.

"From what I've seen, most of those preparing to renew their mortgage this year are leaning towards a fixed instead of a variable rate mortgage, but it's important to remember that there isn't a one-size-fits-all approach to choosing what can work for you," said Patrick Smith, vice president, product management, Real Estate Secured Lending at TD.

"There's support available for Canadians who want quick and valuable mortgage advice. A mortgage specialist can provide context to help you understand your options, and advice to help you create your strategy."

Here are some things to consider when you're facing possible higher mortgage payments on renewal:

• KNOW YOUR NUMBERS

Get clear on your current budget and spending. Take an honest inventory of your expenses and triage between the must-haves and nice-to-haves. Look at where you can cut back and direct that money to your mortgage.

• SEEK ADVICE EARLY

Speak to a mortgage specialist sooner rather than later. They can help you understand all your options to feel more confident heading into the mortgage renewal process. For example, knowing the difference between a fixed vs. variable interest rate can help you decide if you prefer your current rate type, or if you'd rather switch.

...There's support available for Canadians who want quick and valuable mortgage advice...

• FOCUS ON YOUR PRINCIPAL

Bringing down your mortgage principal can help lower your future payments from what they would otherwise be. This is especially helpful in a higher interest rate environment. If you have room in your budget, you might be able to start a more accelerated payment schedule, which could help pay off your mortgage faster.

Rates go up and down, and life circumstances can change—you can't always know what the future will hold. But by getting advice and having a strategy in place to manage rate increases, you can be better prepared to meet it.



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RESALE HOMES COLLECTIONS

REAL ESTATE TIME TRAVELERS:

Touring homes through the decades



By Julien Laurion
Real Estate

If you've ever walked into a home for sale and felt like you stepped into a time machine, you're not alone. As a realtor *and* contractor, I get front-row seats to the great historical tour of Canadian real estate. From avocado-green appliances to wall-to-wall shag carpeting, houses tell stories — sometimes ones we'd rather not repeat.

BUT HERE'S THE THING: while styles change, the value of smart renovations and the right selling strategy never go out of fashion. So, buckle up, because we're about to hop into the "Laurion Realty Renovator DeLorean" and take a quick trip through real estate history.

THE GROOVY 70S: SHAG, WOOD PANELING, AND DISCO DREAMS

Step into a 1970s home and you'll likely be greeted by wood paneling that could survive a nuclear blast, harvest-gold appliances, and maybe even a sunken conversation pit. Back then, open concept meant a wide doorway between the kitchen and dining room.



Buyers today? They see dollar signs for demo. That's where my contractor side kicks in. We take out those walls, brighten the space, and suddenly the "dated dungeon" becomes a modern open-concept beauty buyers will actually fight over.

THE RADICAL 80S & 90S: PASTELS, WALLPAPER, AND TOO MUCH CARPET

Ah, the 80s and 90s — when wallpaper borders with ducks or ivy vines were considered classy and carpeted bathrooms somehow made sense. (Spoiler alert: they don't.)

When I show homes like these, I remind clients: don't get scared off by a little time-travel fatigue. With the right updates — think hardwood floors, sleek tile, and neutral paint — we can transform a "Saved by the Bell" set into a home straight out of HGTV.

THE 2000S: GREY EVERYTHING AND POT LIGHTS GALORE

Fast forward to the early 2000s: suddenly every builder decided that grey was the new beige, and pot lights became the default lighting solution. While these homes aren't exactly relics, they often lack personality.

That's where renovations shine. Adding custom features — built-ins, accent walls, or a refreshed kitchen — can make a cookie-cutter house stand out in today's competitive market. And as your realtor, I know exactly which upgrades will actually bring you a return, not just a Pinterest board of regrets.

TODAY: SMART HOMES, SPA BATHROOMS, AND OUTDOOR LIVING

Now we're in the 2020s, where homes are more connected than ever. Smart thermostats, voice-controlled lighting, and spa-inspired bathrooms are the rage. Outdoor living spaces aren't just "nice-to-haves" — they're essential.

The best part? Buyers are willing to pay a premium for homes that feel move-in ready and modern. That's why my two businesses work hand-in-hand. We identify what updates will maximize your home's value, then my team actually gets the work done — no guessing, no wasted dollars.

THE TAKEAWAY: THE FUTURE IS NOW

Every home has its decade stamped into its walls, but that doesn't mean it's stuck there. With the right vision and execution, yesterday's avocado-green nightmare becomes today's dream home.

As your realtor, I'll help you buy smart and sell for top dollar. As your contractor, I'll make sure the renos are done right — so whether you're buying, selling, or just upgrading, you're never stuck in the wrong decade.

So, if your home still thinks disco is cool, give me a call. Together, we'll time-travel your property straight into the present — and make sure buyers are lining up for the ride.

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.
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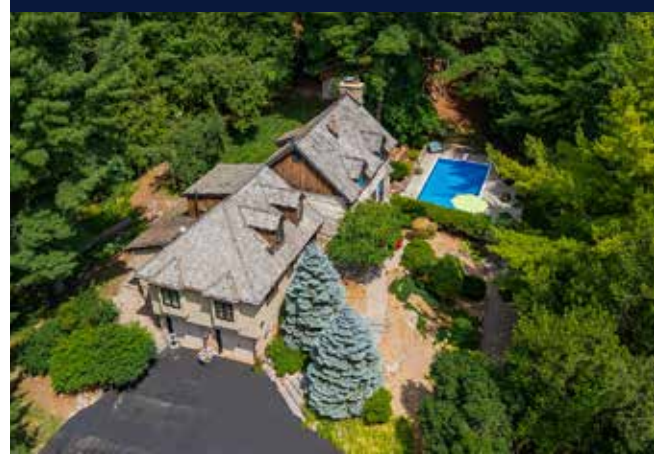
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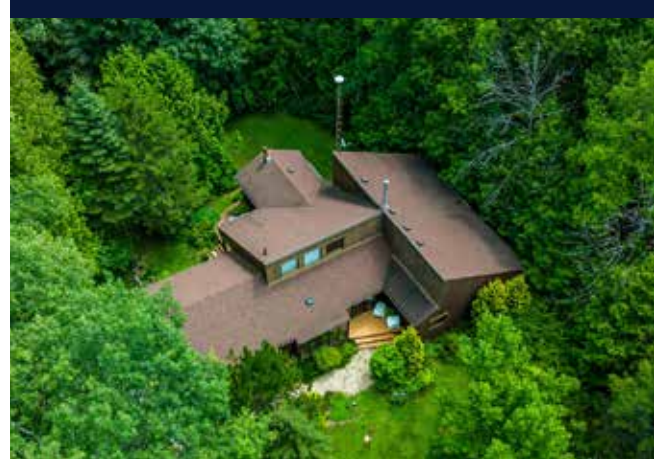
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