RESALE HOMES COLLECTIONS

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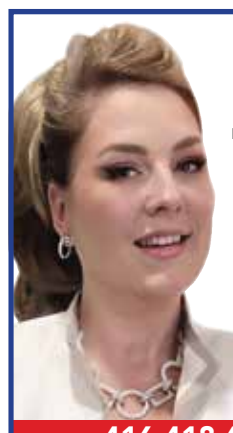
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A season of change... falling leaves, rising opportunities!

Life cycles & Real Estate cycles… Something Monica Stohr knows well after 37 years in this fascinating industry.

This past year has been one of the most challenging yet rewarding years for her personally. In the Spring, she lost her first love, her Father, to Alzheimers. "As we celebrated his incredible life of service, generosity and the imprint he has left on my family, we joyfully welcomed my first grandchild into the world! The reflection and the miracle of birth completed the 'circle of life' in that special moment."

The balance in life we strive for closely mirrored the 2025 real estate market. The year began slowly with Buyer's exercising extreme caution with high interest rates and uncertainty across the border. Yet, as flowers bloomed & summer unfolded, momentum built. The market once again demonstrated its resilience in the face of shifting & challenging economic conditions.

The Bank of Canada's September interest rate cut was welcome news for homebuyers. With lower borrowing costs, more households are now able to afford monthly mortgage payments on a home that meets their needs. September 2025, TRREB announced sales were up by 8.5% for a total of 5,592 homes compared to September 2024.

With the Fall market upon us, both Buyers and Sellers remain active, drawn by strong demand for quality housing and the continued allure of York Region's diverse communities. "It remains one of the most attractive regions in the GTA, offering the perfect blend of urban conveniences, suburban lifestyle, world class schools and access to nature."

"The market is 'correcting' or 'balancing' itself after a long period of rapid appreciation. Affordability is key to home ownership. A more tempered pace gives Buyers time to make decisions, while Sellers remain motivated but realistic," Monica observes. "It's not about frenzied bidding wars - it's about thoughtful negotiation. For the most part, that is how most Buyers & Sellers would prefer to deal with large purchases when selling and buying in the same market."

In today's market, where navigating offers, financing, and shifting market conditions can feel overwhelming - Monica Stohr's leadership provides confidence and clarity. Her name has become synonymous with trust, expertise and results. Recognized among Canada's Elite Top Tier Realtors, she has earned a reputation as one of York Region's most trusted advisors having achieved the #3 Individual Realtor in Ontario & the #7 Individual Realtor across Canada for all of Royal Lepage!*

Monica's success is built not just on her outstanding sales, but also on long term relationships & their referred clientele. With her deep understanding of the local market and her attention to detail prove a hallmark of her success! She ensures every property she represents stands out with proper preparation & staging delivering exceptional outcomes regardless of market conditions. Sellers benefit from her ability to position homes for maximum exposure, while buyers value her candid advice and strong advocacy. As she reflects on her own journey, Monica continues to honour her father's legacy - striving to make him proud while leaving her own imprint on the many families & clients she has guided for almost four decades. While following in his footsteps and quietly donating to those causes that remain closest to her heart - The Alzheimer's Society, Sick Kids Hospital, Canadian Cancer Society, Terry Fox Foundation and The Shelter Foundation. "To be able to support these causes is a true honour and privilege for me."

...The market is 'correcting' or 'balancing' itself after a long period of rapid appreciation. Affordability is key to home ownership. A more tempered pace gives Buyers time to make decisions, while Sellers remain motivated but realistic...

She concludes: "Enjoy the quiet moments and the joyful celebrations - the circle of life continues…

As the leaves change and the season slows, I'm reminded how much there is to be thankful for…

- My incredible clients who trust me with their most important moves.
- The kind referrals and words that mean the world.
- Amazing colleagues, partners & friends who make this journey so rewarding.
- And the simple joy of helping people find a place to call home.

❤ Home is where the heart is."

WRITTEN BY: Monica Stohr

*ROYAL LEPAGE GCI 2018

HOT NEW LISTING!!



Exceptional renovated executive home on almost half an acre w/saltwater inground pool/waterfall and 3 car heated garage! Absolutely gorgeous designer gourmet kitchen w/island, spacious family room w/custom fireplace & extra high ceilings! Main floor office, high quality hardwood & travertine flooring, all bedrooms have Ensuite Bathrooms & Prime Bedroom has 2 way fireplace & stunning spa like ensuite bathroom! Fabulous finished basement w/ rec rm, gorgeous B/I bar, exercise room, 2 bedrooms & 3 pc bathrm! So many special features, upgrades & luxurious renos!!

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Meticulously Renovated 3 Bedroom Bungalow On A Fabulous 75 x 200' Lot W/ Mature Trees & Hedge! Gorgeous Renovated Open Concept Kitchen & Spacious Living Room, Stunning Renovated 4 PC Bath & Perfect Finished Basement W/ Large Rec Room, Modern Laundry, Renovated 3 PC Bath And 2 Bedrooms! Lovely Upgraded Hardwood T/out Main Level, New Roof Shingles/Soffits/Facia/Eavestroughs (2018)! Beautiful Landscaping - Custom Stonework/Patio/Walkways!

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NAVIGATING UNCERTAIN TIMES:
Why experience matters more than ever in Real Estate

There's no sugar-coating it — the real estate market is challenging right now.

ACROSS KING TOWNSHIP and much of Ontario, homes are sitting longer, inventory is high, and buyers are hesitant. Global uncertainty and shifting political winds — particularly south of the border — are adding another layer of anxiety to already fragile confidence.

So what can homeowners and buyers do when the market feels stuck? The answer isn't to retreat — it's to plan strategically, stay informed, and lean on experience.

THE POWER OF PERSPECTIVE

Markets are cyclical. While today's conditions feel discouraging, they're not permanent. Experienced realtors have seen these cycles before — and know how to work within them. The key is understanding that in every market, there are opportunities. They just look different when times are tough.

FOR SELLERS: STRATEGY IS EVERYTHING

In a high-inventory market, standing out matters more than ever. Homes that sell today are those that are:

- **Priced right** — based on today's data, not last year's headlines.
- **Presented beautifully** — staged, photographed, and marketed with precision.
- **Promoted intelligently** — with targeted exposure beyond the local market to attract serious buyers.

An experienced real estate team doesn't just list your home; they position it. They know how to tell your property's story in a way that resonates even when buyers are cautious.

FOR BUYERS: OPPORTUNITY BENEATH THE HEADLINES

While the uncertainty can be unsettling, it also creates openings. Buyers who act strategically now may find greater negotiating power, less competition, and the chance to secure long-term value at prices that were unthinkable a few years ago. The market may be tough, but so are the people willing to look ahead.

REAL ESTATE AS A LONG-TERM ANCHOR

In uncertain times, tangible assets like real estate continue to serve as a cornerstone of personal wealth. Unlike stocks or currencies that can swing overnight, a home provides both stability and utility — a place to live, raise a family, or generate income.

WHY EXPERIENCE MATTERS NOW

When the market is easy, almost anyone can sell a home. But when it's challenging, experience becomes the difference between sitting on the market and moving forward. A skilled realtor understands pricing psychology, buyer behaviour, and how to adapt strategies to shifting conditions.

At the Michele Denniston Real Estate Team, we believe this is a time not for panic, but for planning. We help clients make smart, informed decisions — whether that means preparing a home for sale, exploring a new purchase, or simply understanding where they stand in today's market.

The headlines may be grim, but real estate remains one of the most resilient investments you can make. With experience, strategy, and steady guidance, you can navigate these difficult times — and come out stronger on the other side.

Contact us today to start planning for your future — with clear guidance, trusted experience, and a strategy built for changing times. Michele Denniston 416-433-8316 or michele@micheledenniston.com

WRITTEN BY: The Michele Denniston Real Estate Team

Michele DENNISTON REAL ESTATE GROUP

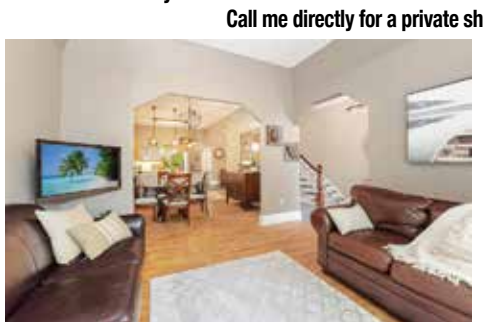


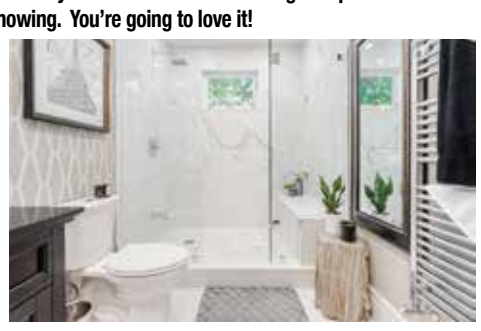
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WOW Over an acre on Main Street! Quaint Schomberg.

This grand home is perched high atop Main Street, featuring 13 Foot Ceilings, 7 Bedrooms, 5 Bathrooms, 2 Main Floor Kitchens, Living Rooms, Dining Rooms, and Main floor Laundry Rooms! Separate 4 Car Garage, Tons of Parking. Beautiful Private Picturesque Patio, surrounded by mature trees, perfect for Entertaining. No homes behind as property backs onto protected land. Walk to shops, Restaurants, Patios, Bakery, Groceries and More. Min to Hwy 400, 25 min to Airport. Over 3500 sq ft. Current owners using the entire home. You may want to rent one side or use as a multifamily home as this home is a Legal Duplex. Call me directly for a private showing. You're going to love it!







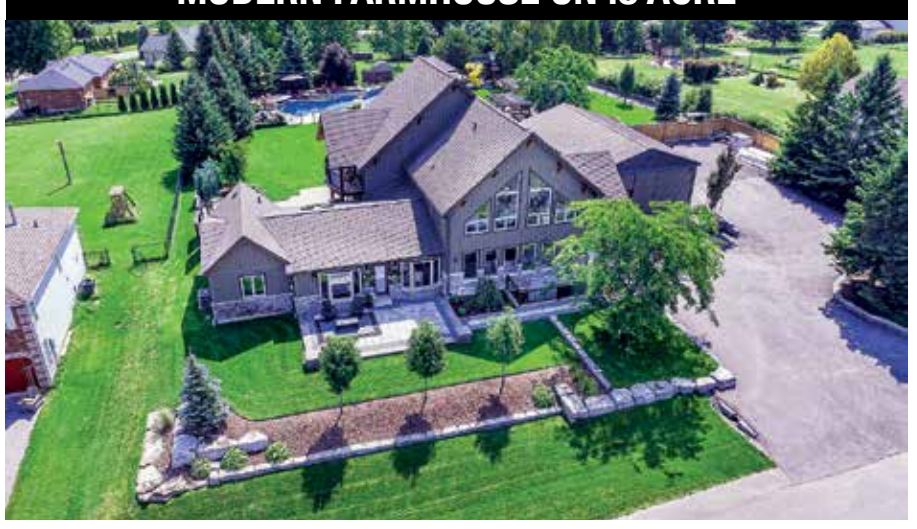


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What to ask before renewing your mortgage this year

(NC) Roughly 1.2 million Canadian mortgages are up for renewal in 2025, according to the Canada Mortgage and Housing Corporation (CMHC).

85 PER CENT OF THESE MORTGAGES were opened when the Bank of Canada's key lending rate was at or below one per cent.

As many Canadians prepare to renew in a higher-rate environment, a recent survey found that more than a quarter of respondents don't have a strong understanding of how to make their mortgage more affordable.

Here are some questions to think about if your mortgage is up for renewal this year:

SHOULD I CHOOSE FIXED OR VARIABLE?

A closer look at your financial situation and any changes to your income can help you determine which type of interest rate is best for you ahead of renewal.

If you're carrying a lot of debt or your income is inconsistent, a fixed rate mortgage could be a good fit. A fixed interest rate won't change throughout the term of the mortgage, and neither will the payments. "It really comes down to the amount of flexibility in your debt service ability," says Gino Caputo, a senior real estate lending VP at TD. "But if a homeowner has increased their income, they might be open to choosing a variable rate mortgage and managing higher monthly payments or a longer amortization period if interest rates go up in the future."

AM I INTERESTED IN A MORTGAGE RENEWAL OR REFINANCE?

Renewing a mortgage isn't the only option. If you're looking to access more funds from the equity in your home, or thinking about consolidating debts, you might choose to refinance your mortgage instead of renewing it.

If you're planning to sell the home soon, it could mean choosing a shorter term and an open mortgage. Having flexibility with your mortgage products can be important when considering a sale.

WHEN SHOULD I ASK FOR ADVICE ON MY MORTGAGE RENEWAL?

To access trusted advice about mortgage costs, be proactive, start early and don't leave the process until the last minute.

It's a good idea to reach out to your bank or other lenders six months in advance to start the discussion, take stock of your personal circumstances and help inform your decision-making.

www.newscanada.com

Surprising hidden costs of home ownership

The following are some of the unexpected expenses that come with living the homeowner dream.

• **PROPERTY TAXES:** Depending on where you live, property taxes can comprise a large portion of monthly expenses. Some people pay their property taxes separately from their mortgage payments. Others wrap the tax burden into their mortgage bill. Zoocasa reports that annual property taxes in Canada can cost anywhere from $2,500 to $10,000, depending on the province's property tax rate and average cost of homes.

• **HOME INSURANCE:** CNN Business reports that home insurance premiums have surged in recent years, in large part due to extreme weather. In the U.S., insurance rates jumped 11.3 percent nationally last year, according to S&P Global. Severe storms, including hurricanes and wildfires, cost homeowners insurance agencies nearly $101.3 billion last year, and those losses have been passed on to policy-holders through higher prices.

• **MORTGAGE INSURANCE:** Many people do not have the standard 20 percent down payment necessary to buy a home. To circumvent this, lenders will require borrowers to take out mortgage insurance, also called PMI, to offset their risk. Credit Karma says PMI depends on factors such as down payment and borrowers' credit scores, but typically it's around 0.2 to 2 percent of the loan amount per year. You can remove PMI from your monthly payment once you have 20 percent equity in your home.

• **MAINTENANCE:** Even a brand-new home will require some measure of maintenance and routine upkeep. Bankrate indicates that one of the biggest costs of owning a home is maintenance, coming in at roughly $3,018 a year and an additional $3,300 for improvements. Lawn care, home cleaning, pest prevention, replacing smoke alarms and batteries, roof repair, and clearing rain gutters are some of those costs.

• **HOA AND CDD FEES:** Some communities impose homeowners association fees on those who live within the neighbourhood. Such fees cover items like maintenance in and around the community and snow removal. A Community Development District Fee is imposed by the developer of a neighbourhood or subdivision to finance the cost of amenities in a neighbourhood. Homeowners should be aware of these fees before buying in an HOA community.

Apart from these expenses, annual utility payments can be quite expensive. Utilizing utility plans that offer a fixed cost per month can help homeowners budget for utility expenses more readily.



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



80 CRANBERRY LANE, AURORA
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15 MCDONALD DRIVE, AURORA
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13 MCDONALD DRIVE, AURORA
$749,000



RESALE HOMES COLLECTIONS



Home maintenance tasks to tackle before the winter arrives

(NC) Canadian winter weather can be unpredictable. That's why it's good practice to ensure that you and your home are ready for whatever rolls in with the cold temperatures.

1 MAKE SURE YOUR FURNACE IS IN GOOD WORKING ORDER

Book a furnace inspection before winter hits. Wait times can be longer as we get deeper into the season, and that's the worst time to make do without. Regular maintenance and inspections can also save you money in the long run.

2 CHECK YOUR CHIMNEYS AND WOOD BURNING EQUIPMENT

They should be cleaned and inspected by a qualified professional, preferably Wood Energy Technology Transfer (WETT) certified, at least annually or after burning two cords of wood.

3 CHECK FOR DRAFTS AND EXTRA SPACE

Look around your windows and doors where you can feel cold air and apply weather-stripping or sealant. Heat rises, so start with the basement. Let in natural heat and sunlight by opening curtains and blinds in the morning and closing them in the evening to trap warmth.

4 PROTECT YOUR PIPES

Water expands when it freezes, so severe cold snaps can put your pipes at risk of bursting. As part of your winter prep, turn off the water supply to all outdoor taps and faucets, then open the taps to drain them completely. Leave the taps in the open position until spring. Disconnect garden hoses and drain them completely. Store them in a warm location so any residual water won't freeze.

5 PUT AWAY SEASONAL ITEMS

If you haven't already, put away your patio tables and chairs, as well as your barbecue, if you're not planning to use it through the winter. Wash them with soapy water and dry them before storing. To avoid rust on barbecue grills, brush them with vegetable oil and place a grill protecter over them.

6 PREP YOUR LAWN SYSTEM

Before the frost hits, you'll want to drain your lawn sprinkler or irrigation system and have a professional complete any required repairs. Make sure sprinkler heads are appropriately marked to avoid any costly mistakes during snow removal.

With these tips, you're well on your way to weatherproofing your home this winter. But if anything happens, insurance providers like Belairdirect can help support you along the way with 24/7 claims service and digital tools that make submitting and tracking a claim easier. Learn more at belairdirect.com.

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Home updates that look great and save you time

(NC) Are you considering making some changes at home?

Whether you're looking to swap out that old fridge or your renovation plans are a little bit bigger, this is a chance for you to make your home work better for you, as well as updating its look. Give your home a makeover that also makes your day easier to manage with these home upgrades:

MAKE THE SMART HOME LEAP

When it comes to saving time around the house and making your day more efficient, it's hard to do better than upgrading to a smart home system. It means that your appliances can get to know you and your routine, doing their jobs with less input from you.

Some smart home products, like Samsung's Bespoke AI lineup, connect with each other to create a home space that intuitively responds to your needs and movements. When your fridge can help you plan meals and send recipes to your oven so it can preheat, and your laundry machine can sense what kind of clothes you've loaded and what cycle needs to run, life at home becomes so much simpler.

CONSIDER CUTTING THE CARPET

Hard surface floors, like tile and hardwood, help save time because they're much easier to maintain. Carpet fibres seem to hold onto every bit of dirt or dust that finds its way into your home and can require intensive steam cleaning. For spaces where you want a softer feel underfoot, add a rug for a comfortable and stylish accent. If you're concerned about cold mornings, your flooring upgrade could be a perfect opportunity to add heated tiles. Take one step onto your heated bathroom floor, and you'll never want to go back.

DON'T JUST RENOVATE, REORGANIZE

When considering home upgrades, look at the functional spaces in your home with a critical eye. Take your kitchen as an example: Look for shelving, drawers and pantry setups with lots of divisions. That lets each item in your kitchen have its own specific space. When you're cooking, you'll know exactly where everything you need is and avoid rattling around cluttered drawers while a pot boils over. Your smarter storage will clear up counter space, giving you a streamlined kitchen that's easier to clean and looks beautiful.

You don't have to choose between form and function. When you make smart upgrades to your home, you'll find that they both come together, giving you more time back to enjoy the space you've made.

Find out more about making your home smarter at samsung.com/bespoke-home.

www.newscanada.com

DID YOU KNOW?

HOMEOWNERS with an eye on home improvement projects should know that kitchens and bathrooms tend to be the most costly rooms to renovate. An affiliate of the National Kitchen and Bath Association told Architectural Digest in 2023 that kitchens and bathrooms require the most labor-intensive renovations, which contributes significantly to the high costs of such projects. Labor is indeed a significant cost when renovating a home, as the Construction Labor Market Analyzer indicates labor cost percentages in construction are between 20 and 40 percent of the total budget of a given project. The final cost of any renovation project will depend on a host of variables unique to each home, including the square footage of the room being remodelled and the materials homeowners choose. However, homeowners looking for less costly renovations may want to consider revamping their dining rooms and closets, each of which are projects that can make a difference and tend to require a less significant financial commitment than projects like kitchen and bath remodels.



MARKET UPDATE – SEPTEMBER 2025

AURORA	KING
AVERAGE SALES PRICE	AVERAGE SALES PRICE
$1,183,116	$1,766,475
AVERAGE 32 DAYS ON MARKET	AVERAGE 72 DAYS ON MARKET
NUMBER OF SALES	NUMBER OF SALES
69	21
222 NEW LISTINGS	138 NEW LISTINGS
SALE TO LIST RATIO	SALE TO LIST RATIO
97%	96%
YEAR OVER YEAR % CHANGE	YEAR OVER YEAR % CHANGE
-5.29%	-4.34%

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

September was a slow start from a physical sales perspective, but as we neared the end of the month, things started to pick up, both in terms of new listing inventory and showing activity from buyers. The rate drop did not seem to change much in the market or in the stance of consumers. It remains an excellent time for real estate opportunities, as we have a stable market. Buyers have more time for due diligence, more negotiating power and the opportunity for conditional time periods. For those downsizing in the same market, it is a lateral shift in pricing, and for those Sellers downsizing out of the area, there are tremendous opportunities financially in the auxiliary and recreational markets. As always, it is imperative to work closely with your trusted advisor in an evolving market. Key Advantage is always here to help you make informed decisions.

– Provided by Key Advantage Team Royal LePage RCR Realty
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DETACHED RAISED BUNGALOW! VALUE! AURORA!

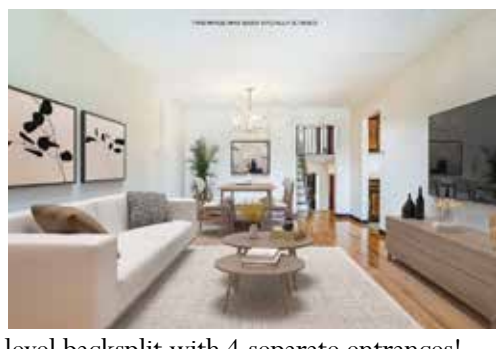




Full brick duplexed raised bungalow on 72 ft frontage private lot with 6 car parking on big Dbl driveway! Upper 2 BRs each with ensuite bath - large LR/DR combo and updated kitchen! Lower level one or 2 bedroom each w/ensuite bath and eat-in kitchen! Updated furnace - CA - Windows and shingles! No representations or warranties! **$798,888**

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Multi Generation Potential Here! 1962 SF 5 level backsplit with 4 separate entrances! Attached garage plus 3 car driveway parking! Hardwood floors! 3 bathrooms! Two kitchens! High eff furnace – CA – updated shingles -= updated windows! Transit two minute walk! Parks and schools in area! Fenced yard! **$999,888**

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Set on 1.15 acres in prestigious Woodland Acres, this custom-built home blends elegance and comfort. The grand foyer with 17-ft ceilings opens to bright, open-concept living areas with hardwood floors, marble accents, and a chef's kitchen with granite counters and a six-burner stove. Enjoy a private office, luxurious primary suite, finished lower level, workshop, and resort-style backyard with pool and entertainment areas.



Experience Muskoka-style tranquility in the city with this one-of-a-kind estate overlooking Philips Lake. Set on a double lot with sunset views, manicured pathways, and flagstone patios, it offers a true park-like retreat. Inside, luxury meets comfort with a gourmet kitchen, sunlit living spaces, elevator access, private suites, a wine cellar, and a fully equipped lower level — perfection for refined lakeside living.



This extraordinary estate offers the ultimate in privacy, luxury, and year-round entertaining. Set on landscaped grounds with mature trees, granite walkways, and dramatic lighting, the outdoor oasis features a saltwater pool, hot tub, cabanas, pavilion, and full kitchen. Inside, cathedral ceilings, skylights, a chef's kitchen, family and living areas, spa-inspired primary suite, lower-level theatre, and recreation spaces create a true resort experience at home.



Nestled on 4.43 acres in a prestigious estate community, this custom-built home blends luxury and comfort. Featuring a Jane Lockhart-designed kitchen, family room, and primary suite, it offers multiple walk-outs, fireplaces, and panoramic views. Entertain in the sunlit Muskoka room, finished lower level, or landscaped grounds with pool and patios, creating a private retreat perfect for year-round enjoyment.



Set on 1.01 acres in prestigious Woodland Acres, this custom-built estate blends privacy, luxury, and breathtaking views. Featuring a landscaped front, backyard oasis with pool, cabana, multi-level patios, and gardens, it's perfect for entertaining. Inside, grand principal rooms, a gourmet kitchen, sunlit family spaces, spa-like primary suite, and a walk-out lower level with rec room and sauna create an unparalleled, one-of-a-kind retreat.



Two extraordinary lots in the heart of Woodland Acres offer an unmatched opportunity to create a bespoke family retreat. The first lot spans 1.285 acres of serene landscaped grounds with excellent table space, while the second, larger 1.895-acre lot boasts a ravine setting with privacy and shade. Both provide endless possibilities for modern living, effortless entertaining, and proximity to top schools, golf courses, parks, and major highways.

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RESALE HOMES COLLECTIONS



4 Cool home upgrades you didn't know about

(NC) Everyone has their idea of a dream home. For some of us, that might mean having to look for a place in a new community or part of the country. But what if you can have the dream right where you are? Take your living space to the next level with these upgrades:

1 PUT IN SOME HANGING CHAIRS

This is one quick upgrade for your living area that takes hanging out to a whole new level. The trick with these chairs is to pick the right spot and leave enough space between them so that if a few folks are using them, nobody feels crowded. They can really transform your space and give any room a stylish, eye-catching look.

2 SWITCH TO A ZERO-THRESHOLD SHOWER

Also called a curbless shower, this design can transform your bathroom. It uses a trench drain and a slight slope to contain water in the shower area without the need for a curtain, shower door or lip to enter it. It has the advantage of being more accessible than other types of showers, while also giving your bathroom a clean, minimalist look.

3 CONVERT TO A HEATED DRIVEWAY

Never want to shovel snow again? The next time you have your driveway resurfaced, consider having a heating element added below it. As an extra upside, it also means cutting down on pouring road salt all over your driveway and avoiding all that salty runoff into the grass or sewer.

4 MAKE THE LEAP TO SMART HOME APPLIANCES

Smart appliances have been growing in popularity thanks to their ability to work effectively with less input. The technology is getting even better—think laundry machines that can tell what type of load you've put in and set themselves automatically. Or other appliances, like Samsung's Bespoke AI line, that can connect the smart devices in your home together to create a home environment that intuitively responds to you. They adapt to your routines and habits, anticipating what you need and can even alert you when they notice something unusual.

When you're upgrading your home, remember it's not just about the look. Go with the updates that make your home feel modern, make life easier and truly make the space your own.

Find out more at samsung.com/bespoke-home.

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RESALE HOMES COLLECTIONS

Turkey, Tools, and Real Estate Truths

A Thanksgiving Tale

ALL ABOUT HOMES
JULIEN LAURION



By Julien Laurion
Real Estate

Thanksgiving — that magical weekend when families gather to eat, laugh, argue about cranberry sauce, and silently judge whoever volunteered to host. It's the one time of year when your dining table becomes a war zone of gravy, opinions, and unsolicited home advice.

And every year, there's that one relative who looks around your kitchen mid-meal and says, "You know, if you opened this wall, it would really open up the space." Thanks, Uncle Bob — I'm sure your YouTube diploma in home design makes you the next Mike Holmes.

As both a realtor and contractor, I can confirm: nothing tests a house — or a homeowner — quite like Thanksgiving weekend. It's when the plumbing gets pushed to its emotional limits, the oven decides to retire mid-turkey, and everyone realizes that "open concept" also means "no place to hide from your in-laws."

THE PRE-TURKEY PANIC

A week before Thanksgiving, I start getting calls from clients who suddenly need their kitchen "completely redone before company arrives." Because, naturally, nothing says gratitude like replacing your countertops three days before roasting a 25-pound bird.

One client told me, "Julien, if my backsplash isn't up by Friday, I'm serving dinner at Swiss Chalet." Fair. But here's the thing — real renovation timelines aren't measured in gravy boats and pumpkin pies. They're measured in planning, prep, and a little thing called patience.

And as I often remind my clients, a good contractor can do it right, or do it fast — but rarely both. Especially if you also want it clean, level, and Instagram-worthy.

THE REAL ESTATE REALITY CHECK

Meanwhile, on the real estate side, I get a different type of Thanksgiving stress call:

"Julien, should I list my house now or wait until after the holidays?"

Here's the truth: homes show beautifully in the fall. Warm lighting, cozy vibes, the smell of pie — it all adds up to serious buyer emotion. Just make sure that when potential buyers walk in, it smells like cinnamon and home… not turkey smoke and family tension.

If you're thinking about selling, Thanksgiving is actually the perfect time to reflect (in between bites of stuffing) on whether your home still fits your lifestyle. If you're feeling cramped while hosting dinner, maybe that's a sign. If you can't find space for everyone, maybe it's time for a bigger home — or a smarter layout.

And lucky for you, I just happen to specialize in both.

WHEN RENOVATIONS MEET REAL LIFE

Renovations during the holidays can be like carving a turkey with a butter knife — doable, but unnecessarily stressful. I've seen it all:

- Families eating dinner off sawhorses because the dining table was covered in drywall dust.
- Someone's "quick kitchen update" turning into a Thanksgiving potluck in the garage.
- A cousin who decided to help by "fixing the sink" and flooded the powder room instead.

If you've ever hosted Thanksgiving mid-reno, you've probably had that moment where you wonder why you didn't just rent a hall. But here's the upside — a renovation is a lot like Thanksgiving dinner. It's messy, chaotic, takes longer than expected, but in the end, when it all comes together, you're proud of what you created.

GRATITUDE AND GRAVY

Despite the chaos, there's always a moment at the end of the weekend when the house quiets down. The leftovers are packed away, the kids are in a turkey coma, and you realize that, actually, this is what it's all about — home.

Whether it's brand-new or lovingly lived-in, a home is where memories happen — even the messy ones. And if you ever need help finding your next home, fixing your current one, or just making sure your kitchen survives next Thanksgiving, well… that's kind of my specialty.

Because for me, it's always been All About Homes — whether I'm helping you buy, sell, or transform yours into something you'll be thankful for every day of the year.

THE FINAL SLICE

So, this Thanksgiving, remember:

- The gravy may clump, the walls may not be perfectly square, and the turkey might be a little dry.
- But if your house is filled with laughter, love, and maybe a few new renovation ideas — you're doing just fine.

And if Uncle Bob starts talking about knocking down a wall again… hand him a butter knife and tell him to start with the mashed potatoes.

Happy Thanksgiving, everyone.

— Julien Laurion
All About Homes. Realtor. Contractor.
Turkey-day crisis manager.

Julien Laurion
Realtor. Contractor. Local Dad.
All About Homes.
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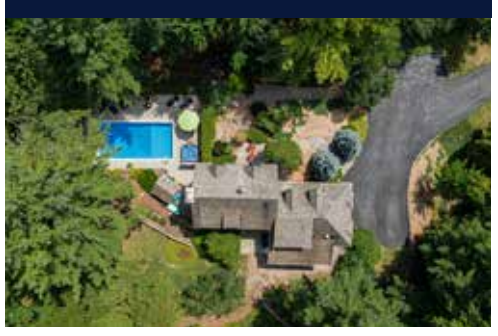
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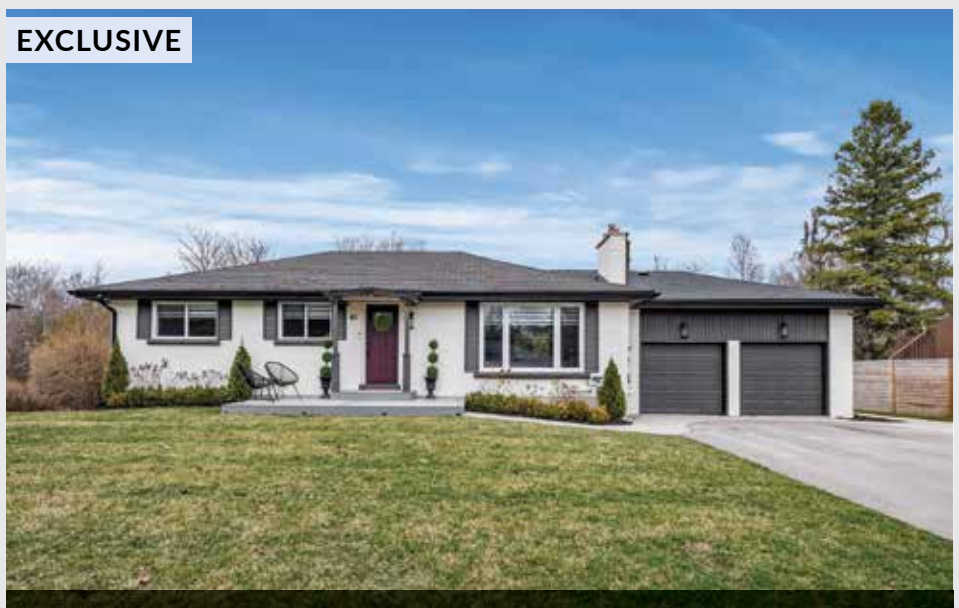


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