RESALE HOMES COLLECTIONS

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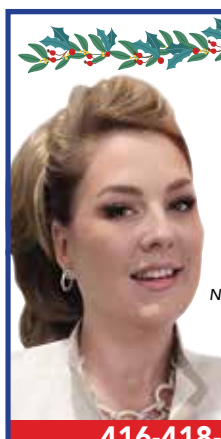
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Ways to give back to your community this season

(NC) The holiday season, with its longer, colder nights, often highlights the need in our communities.

With that awareness comes a desire to help, but it can be tough to know where to start. Here are some simple ways to spread kindness:

DONATE NEW, AS WELL AS USED ITEMS.
Odds are, you have things at home that aren't being used, and that could make a difference to someone else. Cleaning out your home and giving your things a second life is a great feeling. But you might also consider buying things to donate. Clothing drives often collect plenty of outerwear, but essentials like socks and underwear are typically in short supply. By purchasing new items to donate, you can help fill some critical gaps.

LOOK FOR VOLUNTEER OPPORTUNITIES.
Volunteering can provide a sense of accomplishment and the chance to make a real impact in your community. Community organizations and charities offer support in a wide range of areas–from housing to food and medical support, among others. Some, like The Period Purse, make a difference both directly, by donating menstrual supplies to those who can't afford them, and indirectly, by providing free education to reduce period stigma. By looking around your community, you can find an organization that aligns with your values.

OFFER SUPPORT TO THOSE AROUND YOU.
Community organizations are one way to give back, but you can also make a difference even closer to home. Simple acts– clearing snow for a neighbour, helping someone to carry their groceries or simply listening to a friend going through a tough time–can foster a sense of belonging and strengthen community connections. Sometimes, all it takes is showing someone that they're not alone, and that it's safe to be open about what they're going through.

Small gestures of support can have a much greater impact than you might realize, even if you never see the outcome for yourself. Whether it's donating your time, your resources or simply offering a listening ear, you can make a real difference for someone in need. Learn more about making a community impact at theperiodpurse.com

www.newscanada.com



I open doors to your dreams…
Together, we lift up the charities I proudly support.
Sick Kids Hospital, Terry Fox Foundation, Royal Lepage Shelter Foundation, Rose of Sharon Services for Young Mothers, The Princess Margaret Cancer Foundation, Alzheimer's Society.
– Monica Stohr



Project Warmth is a community-driven initiative in Aurora and Newmarket, run with @kitchentableceos, that provides new winter essentials (coats, boots, hats, etc.) and groceries to local kids and families in need.
– Meredith • Nichols, Refined Country Living



Throughout the year my team and I are so grateful to our wonderful clients for the privilege of working with them, and in return we like to give back a little to the community through the following charities that we donate to: 100 Women Who Care York Region, Children's Miracle Network for Sick Kids Foundation, Women's Centre of York Region, Water Ambassadors Canada, Holiday Heroes for the York Regional Police.
– Anita Kotsovos

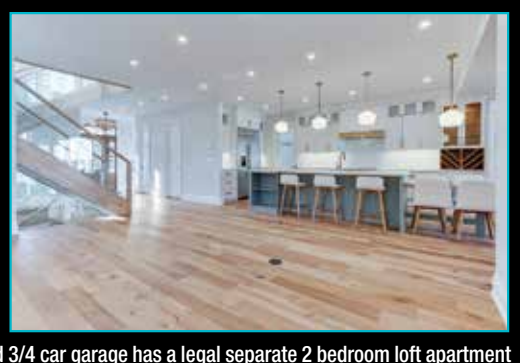


The Key Advantage Team is once again leading its annual Key Needs Challenge, partnering with local businesses to create a ripple effect of kindness and make a meaningful impact in the community this holiday season. Rooted in our commitment to giving back, the initiative identifies a specific community need and works collectively to fulfill it—most recently supporting women and children through Yellow Brick House over the past three years. This year, by collaborating with local businesses, we are amplifying that impact at home and reinforcing our belief that no act of kindness is too small.
– Key Advantage

WOW!! UNIQUE ONE-OF-A-KIND PROPERTY IDEAL FOR EXTENDED FAMILIES OR LIVE HERE WITH 2 EXTRA POTENTIAL INCOMES OR FOR INVESTORS!!







Everything is brand new - the gorgeous main house features a separate legal 2 bedroom basement apartment + the detached 3/4 car garage has a legal separate 2 bedroom loft apartment above! Absolutely spectacular newly built 4 + 1 bedroom 2851 square-foot luxury residence has all the bells and whistles! Top quality materials throughout including high-end appliances! Stunning designer gourmet kitchen w/huge island & deluxe quartz countertops open to spacious living room w/beautiful fireplace & large sliding glass door walk out to the huge partially covered deck. Generously sized dining room w/picture window & custom built-in cabinetry! Adjacent to the kitchen is a very large walk-in pantry, which is open to the cloak room and has a rear exit to the deck. Also, an office or 5th bedroom on main level. 9 foot ceiling heights and lots of pot lights plus glass railings on the open staircase add a touch of elegance!

Merry Christmas & Happy Holidays!



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RESALE HOMES COLLECTIONS



WHERE HOME MEANS THE MOST:

The heart of the holidays in King Township

As the year winds down and the first signs of winter settle across King Township, something special begins to happen. Lights go up, traditions return, and our community slows just enough to appreciate the small moments that often get lost in the busyness of everyday life. December has a way of reminding us that home is more than the place we live — it's where we gather, reconnect, and create the memories that carry us into a new year.

For many families, the holiday season is the one time when life pulls everyone back to the same table. Whether it's a lively gathering of loved ones, a quiet evening by the fireplace, or the simple comfort of familiar routines, home becomes the backdrop to the moments that matter most. As a real estate team, we're privileged to see firsthand how deeply these spaces shape people's lives. Every home tells a story — of new beginnings, of traditions passed down, and of the dreams families build within their walls.

King Township is uniquely suited to this season. The rolling landscapes, charming villages, and strong sense of community make it a place where the holidays feel especially meaningful. From local markets and festive events to the simple joy of walking through neighbourhoods lined with decorations, there is an undeniable warmth that brings residents closer together.

This time of year also inspires reflection. Many homeowners spend the winter months considering their next chapter — whether that's upsizing, downsizing, investing, or simply refreshing the space they already love. While the market tends to quiet in December, thoughtful planning now can set the stage for confident decisions in the new year. Understanding your home's value, exploring future options, or preparing for a spring move are all smart steps that start well before the snow melts.

At the Michele Denniston Real Estate Group, we believe that real estate is ultimately about people — their stories, their goals, and the place they call home. The holidays are a reminder of why we do this work and why it matters. Helping families find a space where they feel safe, connected, and inspired is a privilege we never take for granted.

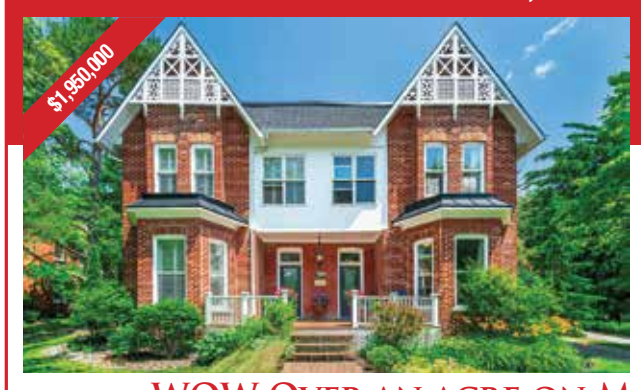
As we look ahead to a new year, we want to extend our heartfelt thanks to the King community. Your trust, your support, and your ongoing partnership mean the world to us. From our team to your family, we wish you a warm, peaceful, and joy-filled holiday season — and a home that continues to bring comfort and happiness all year long.

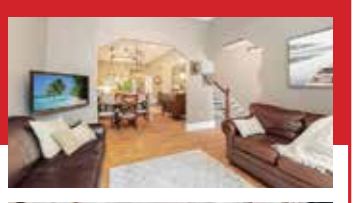
WRITTEN BY: The Michele Denniston Real Estate Team

Michele DENNISTON REAL ESTATE GROUP

MUST BE SEEN!

390 MAIN STREET, SCHOMBERG





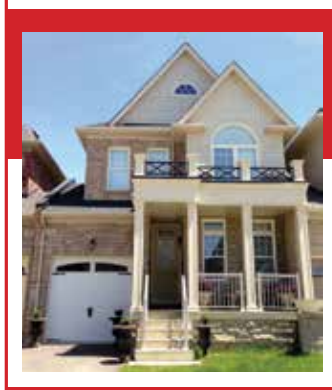


WOW OVER AN ACRE ON MAIN STREET! QUAINT SCHOMBERG.

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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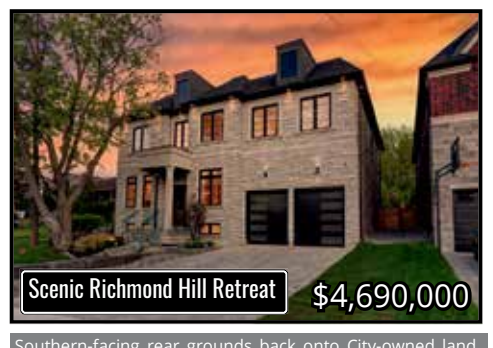


Previously featured on Million Dollar Listing, this residence has gained international exposure for its design, location, and architectural appeal. It is set on 2.11 acres with 13,000 sq. ft., and offers forested trails, a spring-fed pond, pool, gazebo, and play areas. Inside, a grand entrance leads to a chef's kitchen, bedroom suites, and a versatile walk-out lower level perfect for entertaining or multi-generational living, all finished with remarkable craftsmanship.

To everyone celebrating this season, we wish you joy, warmth, and memorable moments with family and friends. From all of us at the Avenue Realty Team, may your holidays be bright and your New Year filled with health, happiness, and exciting possibilities!



Stylish family home minutes from Barrie's waterfront and trails. This 2,026 sq. ft. residence offers $21,000 in builder upgrades and $15,000 in post-closing improvements. Bright open-concept living features hardwood floors, a beautiful kitchen, and a backyard walkout. Upper level includes a primary suite, second-floor laundry, and two bedrooms. An unfinished lower level offering endless potential and Sorso water system complete this home.



Southern-facing rear grounds back onto City-owned land, with a front view of a natural pond. Outdoor spaces feature armour rock, concrete walkways, and upper and lower entertainment areas, with room for a pool and cabana. Inside, Bordeaux-inspired elegance meets modern design with smart home features and luxurious suites. The lower level is designed for both entertaining and wellness, featuring a private movie theatre, wet bar, gym, and sauna.







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RESALE HOMES COLLECTIONS



Ways to slow down this holiday season

(NC) The holidays can be a joyful but stressful time. It feels like there's always somewhere to be, something to do, pressure to do it all and not enough time to do it in. But sometimes the best thing to do is to stop, take a breath and take things slower. Here are some ways you and your family can ease up this season:

Take stock of your schedules. Everyone has commitments and activities that can fill up the entire week. While it's important to socialize and to have fulfilling experiences, a schedule that is too full can leave you feeling like there's no time left to breathe.

One way to reset is to sit down, preferably as a family, and go through everyone's commitments. Treat each item as already being off the schedule, and see if it would be a benefit to add it back in. It can help make sure your family's schedules are serving them, and clear out some valuable time.

MAKE TIME FOR FAMILY ACTIVITIES.

Family time is an important way to reconnect. Finding the time amid busy schedules can be a real challenge—families often have to consciously make the time. But it's worth the commitment.

EVEN TV TIME CAN BE FAMILY TIME.

Watching thoughtful or inspiring programs together can turn a simple routine into a shared experience. Public broadcasters such as TVO offer community-focused storytelling and educational programming that reflect Ontario's diverse voices, helping families connect while learning something new together.

SIMPLE ACTIVITIES CAN HELP FAMILIES BOND, CONNECT AND UNWIND.

Consider having some family game nights, perhaps letting the winner of a game pick the next activity. Taking a neighbourhood walk as a family can help everyone slow down together, take in some fresh air and explore the community.

It's easy to get swept up in the rush—slowing down often takes effort. But it's also worth that effort. By making the time to do simple, fulfilling things together, you and your family can reset, recharge and reconnect. You can learn more at tvo.org.

May the New Year bring you Peace, Joy and Happiness.

Wishing you and yours Health and Prosperity in the New Year!



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RESALE HOMES COLLECTIONS

MARKET UPDATE – NOVEMBER 2025

AURORA

AVERAGE SALES PRICE

$1,285,894

AVERAGE 35 DAYS ON MARKET

NUMBER OF SALES

50

131 NEW LISTINGS

SALE TO LIST RATIO

95%

YEAR OVER YEAR % CHANGE

-7.65%

KING

AVERAGE SALES PRICE

$3,030,957

AVERAGE 45 DAYS ON MARKET

NUMBER OF SALES

23

71 NEW LISTINGS

SALE TO LIST RATIO

95%

YEAR OVER YEAR % CHANGE

-4.46%

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

As we closed out November, the activity in the market remained modest. Detached homes commanded a premium, while semi and townhomes and condo options all showed more affordable alternative pricing. With increased inventory and more choice there are more options for Buyers out shopping. Despite the favourable lowering of borrowing costs and increase in inventory, many Buyers are still exercising caution. For those thinking of investing, it might be a good time to secure a home in the slower holiday months, with less competition and more motivation and the potential for better pricing. Well priced and well appointed homes are still attracting attention. It all feels to be signs of a maturing market in Aurora, as things are balancing. In an evolving market, it is always imperative to work closely with your real estate advisor. Key Advantage is always here to connect and discuss strategy.

– Provided by Key Advantage Team Royal LePage RCR Realty
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RESALE HOMES COLLECTIONS

THE GREAT AURORA *Christmas Crisis*

(and How I Ended Up Fixing It)



By Julien Laurion
Real Estate

You'd think that by now—after years of renovating houses, selling homes, rescuing kitchens that looked like they had personally given up on life, and convincing buyers that heated floors do, in fact, change your soul—I'd seen it all. But nothing, and I mean nothing, prepared me for the call I received last Tuesday morning.

It was Santa.

Not mall Santa. Not my dad in a red hat. I mean actual Santa. The big guy. The CEO of Christmas.

And he was calling from Aurora.

I was halfway through my coffee when my phone buzzed, and a panicked voice boomed: "Julien! I need help. It's an emergency. A Christmas emergency."

Naturally, I assumed this had something to do with someone wanting their house listed before the weekend, or maybe a last-minute reno request ("Julien, can you just add an ensuite before Christmas Eve?"). But no—this was bigger.

Santa had crash-landed in Aurora Heights, right between a beautifully renovated bungalow and a two-storey needing "a little love," as I would politely say on an MLS sheet.

Blitzen was fine. Cupid had eaten someone's bird feeder. Prancer was inspecting exterior grading like a seasoned contractor.

But the sleigh—oh boy—the sleigh was done. One ski was wedged into a snowbank, the runners were cracked, and the onboard gift-tracking system had fallen off the dash and was blinking in Morse code like R2-D2 having a meltdown.

"Julien," Santa said, "I heard you're the guy in town who fixes… well… everything."

And honestly? Fair.

Between being a Realtor who can walk into a home and see potential instantly, and being a contractor who can literally turn a disaster into a "wow factor," I guess word had gotten all the way to the North Pole.

So I grabbed my tool bag, my branded toque, and headed over.

THE SCENE OF THE SLEIGH-CCIDENT

You could not miss it. Reindeer footprints everywhere. A faint jingling echoing through the neighbourhood. A crowd forming faster than at a Costco sample station.

Santa was pacing near the sleigh like a man who had just been told the kitchen backsplash he ordered was discontinued.

"Alright, big guy," I said. "Let's assess this."

I did what I do best: inspect the structural elements, check the joints, test the runner stability, and ask if Mrs. Claus had ever considered heated seats (he perked right up).

It wasn't pretty. The sleigh needed more than a patch job—it needed a mini renovation.

"Can you do it?" Santa asked, hope in his eyes.

"Santa," I said, "I renovate entire homes in less time than most people choose a paint colour. Let's get to work."

ALL ABOUT HOMES: NORTH POLE EDITION

I'll admit, repairing a centuries-old magical sleigh was not on my December schedule. But I've rebuilt decks, re-insulated entire homes, installed enough speakers to qualify for a part-time DJ job, and renovated basements that previously looked like crime scenes.

A sleigh? Why not.
I reinforced the runners, repaired the cracked joints,



polished the dash, recalibrated the gift-tracking system, and upgraded the LED under-glow lighting because—let's be honest—if Santa's coming to Aurora, he deserves to shine like a freshly staged living room.

The big guy was thrilled.

"Julien, how do I repay you?" he boomed.

I shrugged. "Just keep bringing joy to kids… and maybe mention me when someone up there wants to relocate."

He laughed so hard Dasher had to calm him down.

And What Does This Have To Do With Real Estate?

Well, everything, actually.

This time of year, people imagine real estate slows down. But the truth? It's busy. Families want to move before school starts again, buyers want to snag something before the spring rush, and sellers want their homes looking as magical as the Aurora tree-lighting ceremony.

And just like Santa's sleigh, sometimes homes need a little tune-up before they're ready for the big night.

That's where I come in—both versions of me:

The Renovator: Fixing, improving, upgrading—turning "almost there" into "wow, is this even the same place?"

The Realtor: Marketing, staging, pricing, negotiating—making sure the final result flies as smoothly as Santa after eating gluten-free cookies.

When those two sides work together? Magic. Literal Christmas-level magic.

A CHRISTMAS ENDING IN TRUE AURORA STYLE

Once the sleigh was repaired and the reindeer were fed (by a neighbour who just happened to have carrots—Aurora folks are legends), Santa climbed aboard.

He looked down and said: "Julien, if I ever leave the North Pole… I'm calling you to find me a place in Aurora."

With a jingle, a "ho ho ho," and a fresh LED glow I was very proud of, he took off into the sky, leaving the neighbourhood sparkling.

So if your home needs help before the holidays, or you're thinking of making a move in the new year, remember:

Even Santa calls All About Homes. And he trusts me to guide him home.

I would like to wish all my readers, clients and all residents a truly fantastic holiday season. From my family to yours. Julien, Stephanie, Olivia and Sydney.

Julien Laurion
Realtor. Contractor. Local Dad.
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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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