RESALE HOMES COLLECTIONS

AURORA/KING
VOLUME 15, ISSUE 5

THE AURORAN • www.theauroran.com
King Weekly Sentinel • www.kingsentinel.com

Senior Account Executive
ZACH SHOUB
zach@lpcmedia.ca

Account Executive
KAREN NEMET
karen@lpcmedia.ca

Senior Account Executive
DIANE BUCHANAN
diane@auroran.com

Art Director
SARAH DIDYCZ

Published By:
LP LONDON PUBLISHING CORP.

MARCIA WALTER + ASSOCIATES

Marcia Walter | Broker

Mobile 416-707-5285
Office 905-939-2000
marcia@marciawalter.com

ROYAL LEPAGE
CARRIAGE TRADE
Royal LePage RCR Realty, Brokerage
independently owned and operated.

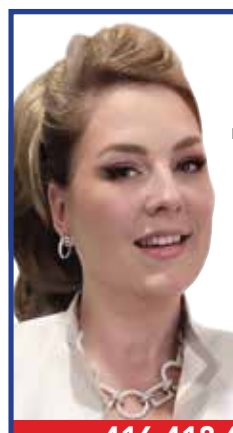
ENGEL&VÖLKERS®
dimatteoteam.com
REALTORS



Robert Di Matteo
416-738-4195

Andrew Di Matteo
416-886-0411

BUYING OR SELLING • CALL US FOR ALL YOUR REAL ESTATE NEEDS
Extensive • Domestic • Global • Exposure
Serving York Region with over 30 years of combined experience.



JULIANNE BOILEAU
PUT MY 38 YEARS OF SUCCESSFUL REAL ESTATE EXPERIENCE IN YOUR CORNER!
THE BEST IS THE LEAST I CAN DO.
CALL ME TODAY FOR A NO-OBLIGATION HOME EVALUATION!
RE/MAX
HALLMARK YORK GROUP REALTY LTD.
416-418-6683 DIRECT
TIME2BUY-SELL.COM

THE MORTGAGE GROUP
FSRA #10315
Mortgage Experts for Seniors
Helping senior homeowners live comfortably.
✓Access your home equity without selling.
✓Stay in the home you love.



Carol Cologna | Mortgage Broker - 905.953.6902 | Carol.Cologna@mortgagegroup.com
Gord Cologna | Mortage Agent L1 - 905.953.6990 | Gord.Cologna@mortgagegroup.com



Why Buyers will trade a transit pass for a tractor

Our two questions to buyers when we first meet are, "Where are they coming from?" and "What is their motivation?"

We are always curious and want to understand the "why" in making such a significant change in lifestyle. King Township is a sprawling municipality of rolling hills, horse farms, and quiet villages that has been steadily drawing city-dwellers seeking a different pace of life for as long as we can remember. In fact, that's what motivated both of us to move north from the city many years ago. While the Greater Toronto Area continues to expand in all directions, King has emerged as a particularly attractive destination for those ready to leave urban living behind. The reasons are as varied as the people making the move, but several themes consistently emerge.

SPACE TO BREATHE

The most immediate draw is the land itself. King Township covers over 330 square kilometres, yet its population hovers around 27,000, a stark contrast to Toronto's density of nearly 4,500 people per square kilometre. For families cramped into condos or semi-detached homes with postage-stamp backyards, the prospect of an acre or more of property feels transformative.

This space translates into possibilities that simply don't exist in the city: room for a proper garden, space for children to roam freely, or enough land to keep horses, build winter skating rinks, or even install your own putting green. The township's agricultural heritage means properties often come with barns, outbuildings, and mature trees that would take decades to establish elsewhere. These can be lifestyle game-changers.

THE PULL OF NATURE

King sits within the Oak Ridges Moraine, one of Ontario's most significant geological features. The landscape is defined by kettle lakes, forests, and the headwaters of several river systems. For outdoor enthusiasts, this isn't just scenery; it's a fascinating lifestyle.

The township offers extensive trail networks, conservation areas, and proximity to larger natural spaces like the Happy Valley Forest. Residents can hike, mountain bike, cross-country ski, and horseback ride without fighting weekend traffic to reach trailheads. For those who grew up with easy access to nature and lost it amid Toronto's concrete, King represents a return to something essential. Just look at the road cyclists on any given seasonal weekend as they line up at the local Schomberg coffee shop known by many as The Grackle.

ESCAPING THE URBAN GRIND

The pandemic shifted how many professionals think about their relationship to the office. With remote and hybrid work now the norm, where to live has fundamentally changed. A ninety-minute commute that once seemed impossible becomes manageable when it's only required two or three days a week or not at all. The GO Station has also been a game-changer for those looking to access the city's financial district or world-class medical hub.

This flexibility has made King viable for professionals who previously needed to be closer to downtown. They can maintain their Toronto careers while living in a community where the volume has a control button. The trade-off of occasional long drives feels worthwhile when daily life includes quiet mornings, dark night skies, and weekends unburdened by urban noise and congestion - or perhaps even a quick round of golf between Zoom meetings.

SMALL-TOWN COMMUNITY, BIG-CITY PROXIMITY

King's villages, Schomberg, Nobleton, King City and Kettleby, offer genuine small-town character. Local businesses know their customers by name. Community events draw neighbours together. Schools are smaller, and parents tend to know each other. For families who feel anonymous in Toronto's vastness, this sense of belonging matters. Speaking of schools, we find that many of the newly-planted are here because of the exceptional independent schools in and around King, Aurora and Newmarket.

INVESTMENT IN THE FUTURE

Real estate plays an undeniable role in the migration. Toronto's housing market has priced many families out of detached homes entirely, while King and Aurora offer properties that, while not inexpensive, represent better value per square foot. More importantly, land in King holds value. The township's Official Plan emphasizes preserving its rural character, limiting development and protecting green spaces. This scarcity, combined with consistent demand from affluent buyers, makes King real estate a sound long-term investment.

QUALITY OF LIFE REIMAGINED

Ultimately, the decision to leave Toronto for King comes down to priorities. Those who thrive on urban energy, walkable neighbourhoods, and constant stimulation will find King too quiet. But for those who've grown weary of traffic, noise, and the relentless pace of city life, King offers an alternative vision of success measured in sunsets watched from a back porch, in children who know their neighbours, in weekends spent outdoors rather than in lineups.

The migration reflects a broader cultural shift in how Canadians define the good life. After years of prioritizing career advancement and urban amenities, many are reconsidering what actually makes them happy. For a growing number, the answer lies in places like King Township—close enough to the city to remain connected, far enough to feel like an escape.

The township's population has grown steadily over the past decade, and that trend shows no signs of slowing. As Toronto continues to densify and housing becomes ever more competitive, King's appeal will only strengthen. For those ready to trade square footage measured in hundreds for square footage measured in thousands, the path north has never looked more inviting.

Khalen Meredith and Kim Nichols are local King and Aurora realtors affiliated with Sotheby's International Realty Canada. Their practice focuses on customized client care that often includes more than just real estate advice - everything from where to board a horse and the best place to tee off on a weekend to the ideal place to pick apples or have a Sunday morning latte. They know the wonderful benefits of rural and small-town living from personal experience.

WRITTEN BY Khalen Meredith
Broker, Senior Vice President, Sales
meredith•nichols
Sotheby's International Realty Canada



SUPER OPPORTUNITY IN MT. ALBERT!



Wonderful brick bungalow & gorgeous landscaped lot w/ spacious 2 car garage & lots of upgrades! Fabulous reno'd kitchen is open to dining room w/walkout to covered deck & private south exposure backyard. Large living room has crown moulding & a separate nook w/built-in office desk. Great finished basement w/very large bedroom, lovely recreation room, 3 pc bath & office area! Minutes to shopping, rec centre, parks, Hwy 404 & GO train! Renos: kitchen reno (2021), new windows (2014), new well (2012), 25 year shingles (2013), new main floor flooring (2024)!

HOT NEW SHARON LISTING!



Wonderful executive 4 bedroom family home with a beautifully renovated modern kitchen opened to overlook the generously sized family room, w/gas fireplace & walks out to a wonderful in-ground pool & private landscaped yard!! Fabulous 108 x 164 ft. lot & 3 car garage! Bonus feature is a large main floor office w/bay window, perfect for working from home. Demand Sharon area minutes to all amenities, GO train, shops and more!!

GREAT BUNGALOW IN SHARON!



Beautiful modern and renovated detached bungalow with a two car garage on a 75 x 200' private lot with mature trees! Truly stunning renovated white kitchen with centre island is open to the spacious living room with large picture window! Gorgeous dark hardwood floors throughout main level! Three spacious bedrooms and beautiful, renovated five piece bathroom as well! Don't miss this one!



RE/MAX Realtron Realty Inc., Brokerage
Independently Owned and Operated

ANITA KOTSOVOS
REAL ESTATE SALES REPRESENTATIVE
Over 30 years of award-winning real estate experience!
t:905.898.1211 c:416.520.3651
anitakotsovos@gmail.com
www.AnitaKotsovos.com

RESALE HOMES COLLECTIONS



DOWNSIZING IN KING:
How to right-size without feeling rushed

For many homeowners in King, downsizing isn't about "less." It's about simpler — fewer stairs, less upkeep, more freedom, and a home that fits the life you're living now. But even when the desire is clear, the timing can feel uncertain. People worry about making a mistake, selling too soon, or buying the wrong next step.

The good news is that a slower, more balanced market can actually be a healthier environment for downsizers — if you approach it with a clear plan.

WHY DOWNSIZING FEELS DIFFERENT THAN A REGULAR MOVE

Downsizing is emotional as much as it is practical. You're not just changing square footage; you're often leaving a home filled with years of memories. On top of that, downsizers face a unique challenge: you're usually selling a home that's in high demand, while buying a product that can feel limited — especially if you want to stay in the same community.

That's why the best downsizing decisions are made early and thoughtfully, not in the middle of a stressful timeline.

THE ADVANTAGE OF DOWNSIZING IN A SLOWER MARKET

In a fast market, downsizers often feel pressured to buy quickly or compete aggressively, sometimes compromising on layout, location, or budget just to "secure something." A calmer market can change that dynamic in your favour:

- **More time to choose the right next home.** You can be thoughtful about lifestyle, not reactive to urgency.
- **More negotiating room.** You may have more flexibility on price, closing dates, inclusions, or repairs.
- **Better coordination.** Sellers are often more open to longer closings or flexible possession, which can reduce the need for temporary housing.
- **Less emotional decision-making.** When the pace slows, it becomes easier to make decisions that support long-term comfort.

A slower market may require more strategy on the sale side, but it can also create a more manageable purchase experience — and that matters when the goal is a calmer, simpler lifestyle.

STEP ONE: define what "right-sizing" means

Downsizing works best when it's guided by function. Before you start touring homes, get specific:

- Do you need **one-level living** or is a few stairs fine?
- Is a **main-floor primary bedroom** important?
- Do you want space for visiting family — or prefer low-maintenance and lock-and-leave freedom?
- Are you staying close to certain amenities: shopping, healthcare, walking trails, community centres, or family nearby?

The more clearly you define your needs, the easier it is to avoid buying "another version of the same problem," just in a smaller footprint.

STEP TWO: understand the true costs — not just the price

Downsizing isn't always cheaper month to month, especially if you're moving to a smaller home with a newer price point, condo fees, or different property taxes. A good plan includes:

- realistic market value for your current home based on recent comparable sales
- estimated net proceeds after costs
- a clear picture of purchase costs (land transfer tax, legal, moving)
- an honest look at ongoing expenses (maintenance, utilities, condo fees, insurance)

This is where clarity creates confidence. When you know the real numbers, decisions become far less stressful.

STEP THREE: plan the timing so you stay in control

Downsizers often ask, "Should I buy first or sell first?" The right answer depends on your comfort level and the availability of what you want to buy.

Some prefer to sell first for certainty and a clear budget, often negotiating a longer closing to allow time to shop. Others may buy first if the right home is hard to find and financing supports it. In a calmer market, there may also be more flexibility around conditions and closing timelines than there was during peak frenzy.

The key is building a timeline that protects your peace of mind — not forcing a rushed decision.

THE BOTTOM LINE

Downsizing should feel like a positive life upgrade, not a stressful scramble. With the right plan, a slower market can offer downsizers something valuable: time to think, room to negotiate, and a smoother transition to the next chapter.

If you're considering a move and would like straightforward advice on your options in today's market, feel free to contact Michele Denniston at 416-433-8316 or michele@micheledenniston.com.

Real Advice. Real Options. Real Estate.

WRITTEN BY: The Michele Denniston Real Estate Team

Michele DENNISTON REAL ESTATE GROUP



Global Reach With Local Expertise

AVENUE REALTY TEAM SINCE 1987 KELLER WILLIAMS EMPOWERED REALTY, BROKERAGE

Experience the benefit of our boutique approach and worldwide reach that spans 5 continents and 50+ countries.



• OPEN-CONCEPT MAIN FLOOR LAYOUT
• CHEF'S KITCHEN • PRIVATE BACKYARD FOR ENTERTAINING



• BACKING ONTO PRIVATE PHILIPS LAKE
• MAIN HOME WITH COACH HOUSE • HEATED GARAGES



• SHOWPIECE KITCHEN WITH ISLAND AND BREAKFAST
• MULTI-LEVEL REAR DECK • OVER 5,000 SQ.FT.



• BRIGHT AND FUNCTIONAL OPEN-CONCEPT LAYOUT
• STEPS TO ST. LAWRENCE MARKET • 12-FOOT CEILINGS



• OPEN-CONCEPT DESIGN, BRIGHT INTERIORS
• QUARTZ KITCHEN ISLAND • CUSTOM CLOSETS



• LARGE PRIVATE BACKYARD WITH PERGOLA
• SPACIOUS MULTI-GENERATIONAL LIVING ON 1 ACRE



• OPEN-CONCEPT LIVING WITH LUXURY FINISHES
• ARMOUR ROCK WALKWAYS • WET BAR & SAUNA



• OPEN-CONCEPT LIVING AND DINING AREA
• EXPANSIVE TERRACE • STEPS TO PARKS AND TRAILS

PLANNING TO BUY OR SELL? CONTACT US FOR A TAILORED CONSULTATION BACKED BY 40+ YEARS OF EXPERIENCE AND EXCEPTIONAL RESULTS IN ANY MARKET.



Christopher Fusco
Broker of Record/Team Leader
416-301-4878
cfusco@avenuerealty.com

Connect with us for a personalized home evaluation.
905-737-6060

Emily B. Fusco
Broker/Team Leader
905-737-6060
efusco@avenuerealty.com



AVENUE REALTY TEAM SINCE 1987 KELLER WILLIAMS EMPOWERED REALTY, BROKERAGE
*Each Office Independently Owned and Operated

KELLERWILLIAMS Luxury

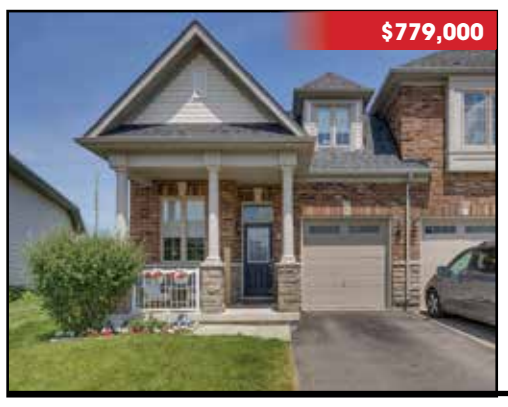
ONE GREAT COMMUNITY
4 SPECTACULAR HOMES



59 KINGSMERE CRES.
A one-level end unit POTL Condo townhouse with 1+1 bedrooms and 1+1 baths.
MLS N12997544
SCAN FOR MORE INFO



31 MCCAGUE CRES.
3-level side split on a large corner lot with 3 bedrooms and 1+1 bathrooms.
MLS N13102608
SCAN FOR MORE INFO



61 KINGSMERE CRES.
End-unit Bungaloft POTL Condo Townhouse with 3+2 Bedrooms and 3+1 Baths.
MLS N13059618
SCAN FOR MORE INFO



32 MICHAELIS ST.
2-storey, 4-bedroom home with a double garage and finished basement apartment.
MLS N12740020
SCAN FOR MORE INFO



KEN PRATT
Sales Representative
705.796.6753
Ken.Pratt@century21.ca

Let me be the first to assist you on all your Real Estate goals

Each office is independently owned and operated.

CENTURY 21 Heritage Group Ltd. BROKERAGE

RESALE HOMES COLLECTIONS



Simple ways to protect your home from water damage

(NC) No matter the season, a quick home check can make a big difference. A few easy steps can help protect against water damage and keep your mind at ease.

Here are some ways to get started:

MAINTAIN WHAT YOU HAVE

- Keep the area around your foundation clear and properly sloped so melt and rainwater drain away from your home.
- Remove debris from the nearest storm drain.
- Clean eavestroughs and window wells.
- Maintain plumbing, fixtures and appliances.
- Test your sump pump at least twice a year.
- Clean out your backwater valve.

Even well-maintained homes can experience water damage. Some insurance providers, including Belairdirect, offer optional coverage to help ensure the right level of protection is in place.

MAKE SIMPLE UPGRADES

- In your basement, keep valuables and moisture sensitive items in watertight containers, store them off the floor if possible or remove them from the basement altogether.
- Uncover your basement floor drain and remove any obstructions from inside the pipe.
- Make sure your downspouts extend so they discharge water at least two metres from your foundation.
- Install a flood alarm in your basement, near plumbing fixtures and appliances. Check it regularly to make sure it's working well.

While regular maintenance helps reduce the risk of water damage, understanding your home insurance coverage is just as important. Most policies cover sudden, accidental damage inside the home, but some situations, like sewer backups or ongoing maintenance issues, may not be included. Reviewing your policy can help you feel prepared and informed.

By taking your water damage protection one step at a time and being thorough, you can save yourself from expensive incidents down the road. Find more information and home safety tips at belairdirect.com.

www.newscanada.com



Did you know?

The market research experts at Business Research Insights report that the three-season sunroom market size is projected to nearly double between 2025 and 2035. BRI reports that 65 percent of homeowners prefer cost-effective sunrooms when seeking to extend their living space. The popularity of sunrooms can be traced to a number of variables, including year-round access to a home's surrounding landscape. That access might be hindered if the only spaces to experience nature is a patio, deck or another traditional type of outdoor living space. But sunrooms, particularly those equipped with heating and cooling, can bring homeowners in touch with nature during times of year when they might otherwise be compelled to steer clear of their outdoor living spaces due to less welcoming weather.

MARKET UPDATE – APRIL 2026

AURORA	KING
AVERAGE SALES PRICE	AVERAGE SALES PRICE
$1,153,153	$1,574,989
AVERAGE 26 DAYS ON MARKET	AVERAGE 35 DAYS ON MARKET
NUMBER OF SALES	NUMBER OF SALES
60	19
200 NEW LISTINGS	79 NEW LISTINGS
SALE TO LIST RATIO	SALE TO LIST RATIO
97%	96%
YEAR OVER YEAR % CHANGE	YEAR OVER YEAR % CHANGE
12.29%	9.57%

*The statistics provided were obtained from the Toronto Regional Real Estate Board's Market Watch APRIL 2026; Summary of Existing Home Transactions for All Home Types, APRIL 2026 + Focus on the MLS Home Price Index for Composite, APRIL 2026 for York Region's Aurora and King

Spring has arrived, and honestly, it's a pretty interesting time to be buying or selling in York Region. Here's what I'm seeing on the ground right now. We're still in a buyer-friendly market, but things are slowly shifting back toward balance. Home sales have picked up this spring, with buyers taking advantage of more affordable conditions. If you've been sitting on the fence, this window won't stay open forever. Here's some helpful context - in the 905 area, detached homes averaged around $1.67M in April, townhouses came in near $958K, and condo apartments around $850K. Prices are meaningfully lower than a year ago, which is genuinely good news if you're buying. If you're selling, the days of pricing high and hoping are behind us - getting the number right from day one is everything right now. Detached homes are still what most people want, and there simply aren't enough of them. Condo inventory has increased, while desirable single-family homes remain more limited — so if a well-priced detached home hits the market, it moves.

Neighbourhoods to watch: East Gwillimbury is a great option if affordability and GO Train access to the city matter to you. I'm also seeing steady interest in Newmarket, Aurora, and Stouffville from buyers who want more space without sacrificing convenience.

Whether you're buying or selling, the right move is to go in with a clear strategy. At Key Advantage, we'd love to help you figure out yours — reach out anytime.

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

KEY ADVANTAGE

ROYAL LEPAGE RCR Realty, Brokerage Independently Owned And Operated



435 KETTLEBY ROAD, KING
$1,675,000



16 BONNELL CRESCENT, AURORA
$1,599,000



369 KENNEDY STREET WEST, AURORA
$2,700,000



6 DANBROOK COURT, AURORA
$1,598,000



59 DAWLISH AVENUE, AURORA
$1,399,000



RESALE HOMES COLLECTIONS

Designer advice to celebrate vintage décor at home

(NC) Vintage furniture and décor are having a moment. The authentic, grounded appeal of vintage items suit a range of popular design aesthetics, and it's also a sustainable choice.

Benjamin Moore colour and design expert Sharon Grech shares three tips to help you bring out the beauty of vintage pieces in your home. Paint a complementary backdrop for vintage furniture- For wooden pieces, Grech suggests walls painted in cooler hues such as Yarmouth Blue HC-150 or even Bold Blue 2064-10 to bring out the beauty in naturally warm wood and let the nuances and patina of vintage furniture shine."

If you have vintage furniture in a modern esthetic, Grech says "consider a deep hue like Mink 2112-10 or a bold red like Flamenco CSP-1195 that will make a statement and complement the strong lines of modern furniture." Consider styling with "Shelfies"If you do not own vintage furniture but love a vintage vibe, consider a couple of accent pieces to help create styled vignettes or "Shelfies". Style tips include using a bust as a bookend, or a collection of glass bottles on top of a stack of books to style a coffee table.

DON'T REPLACE, REPAINT

Breathe new life into vintage pieces that don't fit your current décor by repainting them with Advance interior paint. For a weathered or aged look, consider a whitewash effect on clean, sanded wood furniture. This can be done with a white wood stain or by thinning down paint with glaze or water, using both a brush and rags to apply and then remove excess to achieve the desired effect. Don't forget to protect the surface after with an acrylic urethane such as Stays Clear.





Features that can redefine a living room

Spring is widely cherished as a season of rejuvenation.

As winter winds down, many people embrace the arrival of spring blooms and the regrowth of grass on the ground and leaves on the trees, which can breathe new life into landscapes that might have grown a bit stale in previous months.

That same staleness can affect a home's interior as well. Home interiors can benefit from periodic updates in much the same way a landscape benefits when spring blooms return. As homeowners seek to refresh their living spaces, they can consider these features to redefine their living rooms.

FIREPLACE: A wood-burning fireplace is undeniably a game changer when looking to redefine a living space. But such a project could be a significant undertaking in a home that does not already feature a wood-burning fireplace. Homeowners who want to add a wood-burning fireplace can reinvent a living room, but they will likely need to adhere to building codes, secure permits and even consult with an engineer to ensure such an addition does not affect the structural integrity of the home. A gas-powered fireplace is a less demanding project, but will also require some extra work if homeowners need to connect a gas line where no such line currently exists. A plug-in electric fireplace can create a new ambiance and will not require as much time, effort and money as the alternatives.

COFFERED CEILING: Coffered ceilings can immediately redefine the impression people get of a living space. Coffered ceilings feature a series of rectangular, square or octagonal grids that are typically accentuated by molding. Coffered ceilings provide a luxurious and even historic aesthetic, making them an ideal addition for homeowners looking to redefine an existing space.

WINDOWS: New windows are another option when homeowners are hoping to redefine a living room. Modern windows are energy-efficient, so replacing aging windows may help homeowners combat rising energy costs. If a yard is a notable feature of a home's exterior, new windows that accentuate the view from a living space can quickly redefine how residents and guests see the room. Permits may be necessary if you're expanding existing windows, but that can be worth it if you're able to design the space around the view. All that extra natural light also may reinvent the feeling people get upon entering the space.

WALLPAPER: Interior design specialists note that wallpaper is making a comeback. Wallpaper can be used to draw attention to a wall in much the same way bold colors are chosen for accent walls. Wallpaper on an accent wall can feature a bold pattern or a strong color to add a sense of personality to a room that might be lacking if the walls are currently painted in neutral colors.

Homeowners can consider any number of features when looking to give their living spaces a fresh look.

Home building centre
Your Community Hardware Store
Serving York Region



BUILT ON NEIGHBOURS.

More than just hardware.

When something needs fixing, building, or improving it helps to talk to someone who understands the homes in your community.

At Aurora Home Hardware, you'll find the right tools and practical advice for everything from quick repairs to weekend projects, with a team that's ready to help you get it right.

We're here to help with:

Expert Advice
Helpful, knowledgeable staff you can count on

Home Projects
Everything you need for DYI & renovation

Kitchen & Bath
Design, products, & installation

Windows & Doors
Sales, installation, and solutions

Delivery Available
We deliver to get your project moving

TWO CONVENIENT LOCATIONS TO SERVE YOU

Aurora
Home Hardware
Building Centre
289 Wellington St, E.
Aurora, ON L4G 6H6
905-727-4751

Schomberg
Home Hardware
17250 Hwy 27 Unit #1,
Schomberg, ON L0G 1T0
905-939-4663

RESALE HOMES COLLECTIONS

THE OPEN HOUSE OLYMPICS

Why spring Real Estate feels like a competitive sport



By Julien Laurion
Real Estate

There's something oddly athletic about real estate in the spring.

No really. Hear me out.

Every year around this time, Aurora transforms into what I can only describe as a suburban decathlon. Lawns get cut with Formula 1 precision. Mulch starts flying around neighbourhoods like confetti at a championship parade. Husbands suddenly remember they own pressure washers. Wives become staging coordinators worthy of Olympic committee status. And somewhere, in every garage across town, there's a man standing over a half-finished paint can whispering, "This was supposed to take twenty minutes."

Spring market season isn't just busy — it's competitive.

As both a Realtor and contractor, I get a front-row seat to the madness. And honestly, I kind of love it. Because this time of year separates the casual homeowners from the gold medal contenders.

You can always tell which homes are serious about competing. They've got the fresh front door colour, perfectly placed planters, and lighting that somehow makes every room feel like it belongs in a Netflix renovation show. These homes don't just hit the market — they enter it like athletes walking into an opening ceremony.

Then there are the other homes.

You know the ones.

The "we'll just sell it as-is" strategy.

The home where the bathroom fan sounds like a helicopter landing on the roof. The deck stain is peeling like sunburnt skin. The kitchen cabinet hinges are hanging on emotionally more than structurally. The listing photos somehow include a thumb over the camera lens. And the seller still says, "Someone can just update it themselves."

That's kind of like entering the Olympics wearing Crocs.

Possible? Technically.

Recommended? Absolutely not.

One thing I've noticed over the years is that buyers today aren't simply buying square footage anymore. They're buying emotional comfort. They want homes that feel easy, clean, finished, and move-in ready. They want to walk through the front door and imagine wine nights, family dinners, backyard BBQs, and relaxing weekends — not drywall dust, contractor delays, and twelve emergency trips to Home Depot.

And honestly, I get it.

Life is busy enough already.

That's why the renovation side of my business has become such a huge part of what I do. Sometimes the difference between a decent sale and a spectacular sale isn't the market itself — it's preparation.

I've seen relatively simple improvements completely change how buyers react emotionally to a property. Fresh paint. Updated lighting. Modern trim. Flooring refreshes. Bathroom upgrades. Better staging. Decluttering.

It's amazing what happens when a home stops feeling "lived in" and starts feeling "aspirational."

And no, that doesn't mean every house needs a $300,000 HGTV makeover complete with imported Italian stone and a waterfall island blessed by monks.

Sometimes it's just strategy.

Sometimes it's knowing where to spend money, where to save money, and what buyers actually notice first.

Because buyers notice everything.

Trust me.

I once watched a buyer reject an otherwise beautiful home because the furnace room "felt aggressive."

Aggressive.

To this day, I still don't fully know what that means.

But that's real estate.

It's emotional. Irrational. Competitive. Occasionally hilarious. Which is probably why I enjoy it so much.

Every home has a story. Every family has a reason. Every renovation has a vision. My job is helping connect all those pieces together while reducing stress along the way.

And yes, sometimes that means hanging shelves at 10 p.m. before photos. Sometimes it means coordinating trades while negotiating offers. Sometimes it means carrying a vacuum in my truck more often than tools.

The glamorous Realtor life.

But when it all comes together, it's worth it.

Because there's something incredibly satisfying about seeing a home transformed properly and watching buyers react the second they walk through the door.

That moment matters.

In today's market, presentation matters. Preparation matters. Strategy matters.

The homes winning right now aren't always the biggest or the fanciest. They're the ones that show up prepared.

So if you're thinking about making a move this year, maybe don't think of your home like a house.

Think of it like an athlete.

Train it properly.

Prepare it properly.

Present it properly.

And for the love of all things real estate — please put the toilet seat down before listing photos.

Trust me on that one.

Julien Laurion
Realtor • Renovation Mindset • "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@julienlaurion.com
or check out my socials at @julienlaurionrealesate





THE PINNACLE OF PRIVACY IN BARCLAY ESTATES

Situated within the prestigious enclave of Barclay Estates, this rare offering represents the height of secluded luxury. Positioned at the pinnacle of a quiet cul-de-sac on a magnificent near-acre lot, the property disappears into a backdrop of lush forest and winding nature trails. It is a true sanctuary where architectural elegance meets protected woodlands. Escape the world without leaving the city in this custom bungalow offering 3200 sq ft of sophisticated elegance highlighted by soaring 10 & 14 ft ceilings, 2 luxurious primary suites & a 3375 sq ft finished walk out lower level. Spectacular outdoor covered Muskoka room with vaulted ceiling overlooks your private retreat with pool, cabana/bar, pergola, hot tub & more! One of a kind offering whether you are seeking peace & tranquility or a premier venue for entertaining, the best of both worlds awaits! **$4,488,000**



ROYAL LEPAGE® EXECUTIVE CIRCLE™ AWARD 2025

RE/MAX Your Community Realty

Direct: 416-618-1714

107 Orchard Heights Blvd, Aurora



This beautifully renovated three-bedroom, 2 bathroom, family home is located in the heart of Aurora.
It's truly one-of-a-kind and ready for move-in.
$1,185,000
MLS#N12913306

4 Vata Court, Unit 16, Aurora



A prime industrial unit offers a 50/50 split. Half is office space, while the other half is unfinished industrial space featuring a large roll-up drive-through door. This is ideal for service-based businesses or business just starting out or investment.
$720,000
MLS# N12760990

105 Orchard Heights Blvd, Aurora



This meticulously renovated four-bedroom, three-bathroom home is move-in ready.
Located on a pristine corner lot, it offers ample outdoor space for kids to play, relax, and create lasting memories. The home also features a large outdoor heated workshop, perfect for an office or storage.
$1,190,000
MLS# N12833318

julien LAURION
All about homes.

Julien Laurion
direct 416-402-5530
office 905-727- 3154
Julien@julienlaurion.com
julienlaurion.com



RESALE HOMES COLLECTIONS



How to stain your deck

(NC) Your deck is the perfect place to enjoy your time as the weather gets warmer.

If it's starting to look a little worn out, staining your wooden deck can help you breathe new life into your outdoor space. Here's a step-by-step guide to help you get started.

CHOOSE THE RIGHT TIME

Sprinkle a small amount of water onto the deck. If it absorbs in less than 10 minutes, your deck needs urgent care. Choose a time of the year when the temperature is in the 10- to 30-degree Celsius range, and when no rain is in the forecast. It's also best to avoid applying stain in direct sunlight if possible, working in sections as the sun moves across your deck.

PREPARE THE DECK

Inspect your deck for damage. Sand any splintered areas with 80-grit sandpaper or a belt sander and replace any missing fasteners. You can also tighten any screws or hammer down nails that are sticking up. Sweep away dirt, dust and debris with a broom, and rinse your deck with water. You can also use a pressure washer on a light setting.

Next, use a deck cleaner product and a brush to deep clean the wood, and allow your deck to dry for two to three days before applying stain.

PICK THE BEST STAIN

Choosing the best deck stain for your project depends on a variety of factors unique to your deck. Look for a stain at your local hardware store, like The Home Depot, that's made for your deck's wood and matches your decking material. To keep your deck in great shape for longer, pick one that is designed to repel water and protect against UV rays.

You'll get the best results by using an oil-based stain over a deck previously finished with oil-based stains and water-based stain over a deck previously finished with a water-based ones.

START WITH THE RAILINGS

Sweep your deck again to remove any debris that may have accumulated after deep-cleaning. Make sure to sweep the railings with a broom as well to remove any dust. Protect your siding, door trim and any other parts of the home with painter's tape. Stir the stain thoroughly and transfer it to a paint tray to make things easier.

Begin staining your deck, working your way down from the highest points like posts and balusters. Use long, even strokes with your brush to ensure a consistent coating on your railings and try not to drip on the deck.

STAIN THE DECK BOARDS

Apply the stain to your deck using a brush about the width of your deck boards. Choose your starting and stopping points, like by your deck stairs or a back door to your home so you don't block yourself into a corner, and work in one direction. Apply your stain in long, even strokes along the length of the deck boards.

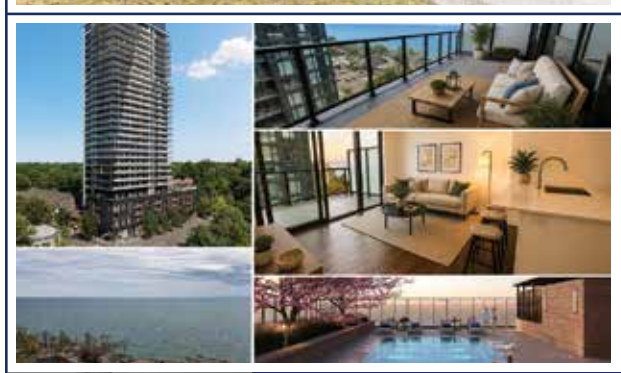
Use a smaller paintbrush to apply stain in cracks and hard to reach corners. You can also touch up areas between boards this way. One coat is generally enough when staining your deck boards.

ALLOW THE STAIN TO DRY

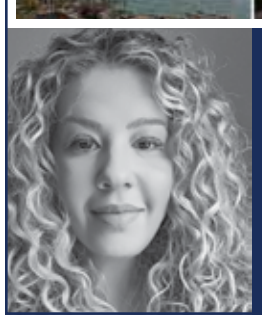
Let your stain dry for 24 to 48 hours before walking on your deck. Wait an extra day or two before putting heavy furniture back in to place.



23 Hill Farm Road-
Recently remodelled 5+1 Bedroom multi-generational home on a half acre lot in Nobleton. Large Basement apartment, 3 car garage + bonus detached 300 sq ft workshop equipped with electrical. Exceptional space, privacy & versatility. **A MUST SEE!**



2075 Lakeshore Blvd #13003
Brand new 2026 Beau Soleil Waterfront Condo for Lease in Burlington. 1 Bedroom + 1 Bath modern suite available for $2300/month. One of Burlington's newest luxury waterfront residences. Breathtaking lake views, premium amenities and an unbeatable location with a 95 walk score. Close to McMaster University & public transit.



Roberta Macri
Sales Representative
The Natasha Omrin Team
Sotheby's International Realty Canada
1867 Yonge Street, Suite 100, Toronto ON M4S 1Y5
o : 416.960.9995 | m : 416.894.6186
roberta.macri@sothebysrealty.ca
sothebysrealty.ca

Sotheby's INTERNATIONAL REALTY Canada
sothebysrealty.ca

Single Detached in Grand Valley
Starting in the High $600s



Grand Opening of Our New Models Saturday & Sunday from 1 to 4 PM
BRAND NEW PLANS AND PRICING, featuring a range of bungalow, bungaloft and two-storey detached designs on 38' & 42' lots.

Thomasfield.com

MAYBERRY HILL
Grand Valley

RESALE HOMES COLLECTIONS



How to maximize a real estate investment

Real estate has long been considered a good investment.

Whether people are buying a home they intend to live in or purchasing investment properties they hope to flip or rent out, real estate tends to provide a strong return on investment.

Maximizing the investment value of a property is wise regardless of how buyers intend to use it. With that in mind, buyers can consider these strategies to make the most of a real estate investment.

• RENOVATE WITH ROI IN MIND

Though no room of a home in need of work should be ignored, various studies have identified the rooms buyers emphasize most when looking for a new home. Kitchens and primary suites tend to make the most lasting impressions on home buyers, and that can offer a strong return on investment (ROI). And the good news for homeowners hoping to sell a property they currently own is that minor kitchen remodels, which require a smaller financial investment than major overhauls, offer stronger returns. According to the Cost vs. Value Report 2025 from the Journal of Light Construction, a minor kitchen remodel offers an average return of 113 percent compared to a 36 percent average return for a major upscale remodel.

• PRIORITIZE LOCATION

Real estate investors who aren't looking to sell but buy can maximize their investment by prioritizing location as they search for properties. Though the real estate market is ever-changing, the importance of location remains a constant. Investopedia notes that a "good" location for prospective buyers typically is near access to transportation (be it public transportation or highways that can help cut down on commute times), well-regarded schools, and community involvement. While the importance of location is a constant, Investopedia notes that a given neighborhood's reputation can go from "good" to "bad" or vice versa. Identifying an emerging "good" neighborhood can be a tall order, but prospective real estate investors are urged to consider a range of variables about each location in an effort to maximize their investments. Recent investment in local infrastructure and a growth in local employment opportunities are two variables that can help a given area quickly transform into a place people want to live.

• SELL AT THE RIGHT TIME

When selling a home with the intent of maximizing a real estate investment, it's important that owners recognize certain times of year are better for sellers than others. A 2024 report from the real estate curator ATTOM indicated that listing a property in May, February or April can yield the best returns for sellers. May is a particularly good time to sell, as the ATTOM analysis of 59 million home sales between 2011 and 2023 found that homes sold in May sold for 13.1 percent above market value, which was the highest of any month.

Real estate has long been considered a great investment, and various strategies can help investors bolster their returns.

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.

www.newscanada.com

Sotheby's INTERNATIONAL REALTY | Canada



meredith·nichols
REFINED COUNTRY LIVING


NEW

125 Bobby Locke Ln, Ballantrae
$1,095,000


Open House: May 23rd
Saturday 2 - 4 pm

77 Catherine Ave, Aurora
$1,825,000



463 Crossing Bridge Pl, Aurora
$1,298,000



80 Centre St, Schomberg
$1,199,000



220 Old Yonge St, Aurora
$2,989,000



216 -149 Church St, Schomberg
$699,000

Sotheby's International Realty Canada
416.913.7930 | meredithnichols@sothebysrealty.ca

Sotheby's International Realty Canada Brokerage, Independently Owned and Operated. E.&O.E.: This information is from sources which we deem reliable, but must be verified by prospective Purchasers and may be subject to change or withdrawal. Not intended to solicit properties already under agreement.
**Broker *Sales Representative



Khalen Meredith**



Kim Nichols*

Scan to subscribe to our monthly newsletter for exclusive real estate insights and local market updates.

LIST WITH ONE OF YORK REGION'S
TOP 50 AGENTS!

PROPERTIES NOW AVAILABLE!



Totally Renovated! $2,588,000
Situated on a premium pie shaped lot on a quiet court in prestigious neighbourhood with an inground pool. The home is renovated top to bottom. Outstanding kitchen. Call Rocco Today!



Brand New Bungaloft! $2,398,888
Aprox. 4,800 SQFT of Luxurious Living Space. Includes Finished Walkout Basement Situated on a 105 by 156 FT Lot.
Call Rocco Today!



Privacy Plus! $2,371,900
Aprox. 5,400 SQFT Bungalow Situated on Almost Half Acre Treed Lot.
Call Rocco Today!



New Home in Aurora! $2,399,900
Built in September 2025. Aprox 6,000 sqft of living space on pool sized lot. High ceilings, 11 ft on main & 10 ft on 2nd floor & basement.
Call Rocco Today!



PRIVATE Half Acre! $1,499,900
3,000 Sqft, Plus Basement Apartment with Separate Entrance.
Call Rocco Today!



Large in Town Lot! $1,499,900
Aprox 3,500 sqft 2 storey plus finished basement situated on a 60x200 ft South facing lot.
Call Rocco Today!



Backing onto Conservation! $1,488,000
Renovated open concept 2 storey. Situated on a desirable Court in Aurora with walkout basement.
Call Rocco Today!



Minutes to Highway 404! $1,438,000
Just under 4 Acres, 3,500 Sqft of Total Living Spaces, 3 Car garage.
Call Rocco Today!



Affordable Condo in Vaughan! $
Aprox. 3 Yr Old Aprox. 700 Sqft Unit.
Call Rocco Today!

RECENT SALES BY ROCCO!



870 Shadrach Dr.
Sold Just Under $1.5 Million
Call today for a Free Market Evaluation.



441 Heddle Cres.
Sold over $882,000 within 2 weeks.
Call today for a Free Market Evaluation.



26 Beckett Ave.
Sold for $925,000.
Call today for a Free Market Evaluation.

Rocco Racioppo
BROKER

RE/MAX REALTRON Realty Inc. Brokerage

REMEMBER... YOU GET
THE RIGHT RESULTS WITH ROCCO!

Call rocco today for a
FREE MARKET EVALUATION

905-841-4787
ROCCORACIOPPO.COM
OVER 40 YEARS OF AWARD WINNING SERVICE



OVER 40 YEARS OF AWARD WINNING SERVICE!