RESALE HOMES COLLECTIONS

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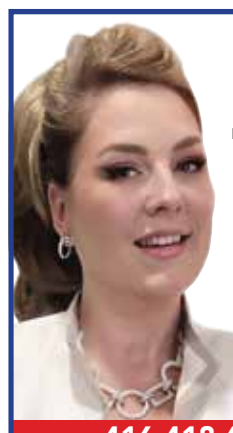
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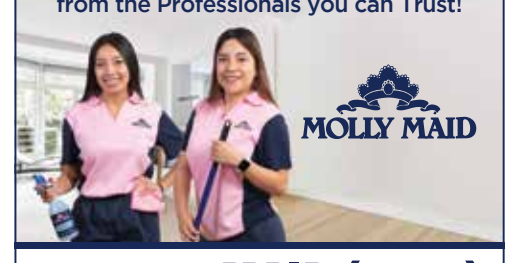
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HOW TO FIND THE RIGHT real estate professional

Buying and selling a home are multifaceted processes that often are made much easier with the help of a qualified real estate professional.

Indeed, the complexity of a housing transaction inspires the vast majority of buyers and sellers to seek expert assistance.

Data from the National Association of Realtors 2025 Profile of Home Buyers and Sellers indicates that 88 percent of buyers and 91 percent of sellers use a real estate agent to facilitate their transactions. However, one must first navigate the vast landscape of licensed professionals, and selection of the right professional is crucial. Here's how to do just that.

SEEK PERSONAL REFERRALS

One of the first places to start is with friends, neighbors or family members. Housingwire says about 40 percent of people find their agents through a referral. A personal referral typically offers insight about real estate pros that can inform if the person is communicative and reliable. Superior negotiation skills also might be best advertised by former clients than online profiles.

PRIORITIZE EXPERIENCE

A professional's level of experience is important. The market often is saturated with part-time or inexperienced intermediaries because the industry typically has low barriers to entry and relies on fixed commission structures. Although there are some anomalies, veteran real estate pros who have been active for many years tend to close sales more successfully than novices. HomeLight data suggests top-performing professionals can sell homes for up to 10 percent more than average.

LOOK THROUGH ONLINE PLATFORMS

Rely on platforms like Zillow, Realtor.com and others to review sales history, specialties and client feedback. Also read online biographies to narrow down prospects who seem like they will be the right fit.

PREPARE QUESTIONS

It's wise to interview a couple of professionals before settling on one. The NAR urges individuals to prioritize experience, honesty and trustworthiness. When interviewing, ask about current client load, marketing strategies, experience, and how a professional handles challenges like bidding wars or low inventory. Pay attention to details to determine if a pro has a handle on local market knowledge, including current trends.



TRUST YOUR INSTINCTS

Sometimes buyers and sellers ultimately go with what their gut is telling them. If a professional gives off the right vibes and seems to gel with your style and goals, then that may be the person for you.

Buying and selling a home is made more manageable with the guidance of a real estate professional who will be there every step of the way.

MARKET UPDATE – JUNE 2026

AURORA	KING
AVERAGE SALES PRICE	AVERAGE SALES PRICE
$1,239,892	$2,253,469
AVERAGE 46 DAYS ON MARKET	AVERAGE 61 DAYS ON MARKET
NUMBER OF SALES	NUMBER OF SALES
76	24
180 NEW LISTINGS	103 NEW LISTINGS
SALE TO LIST RATIO	SALE TO LIST RATIO
97%	95%
YEAR OVER YEAR % CHANGE	YEAR OVER YEAR % CHANGE
-7.56%	-7.51%

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

The York Region real estate market continued to gain momentum in June, with more buyers returning and showing increased activity. Across Aurora, pricing decreased 7.56% year over year for June, and in King, 7.51%, creating a more balanced environment. For buyers, opportunities still exist. While prices remain below last year's levels in many segments, increased competition for well-presented and accurately priced homes means hesitation can be costly. In a few instances, multiple offers were organically generated for homes priced appropriately and that were well aesthetically and technically renovated. Buyers are price aware so positioning is everything for Sellers. The market is rewarding realistic home pricing and strong presentation. As we head into summer, the market appears to be moving toward balance. Whether you're considering buying or selling, success in today's market comes down to strategy, timing, and understanding the conditions in your specific neighbourhood and price range. Key Advantage is always here as a trusted advisor to provide support, guidance and information.

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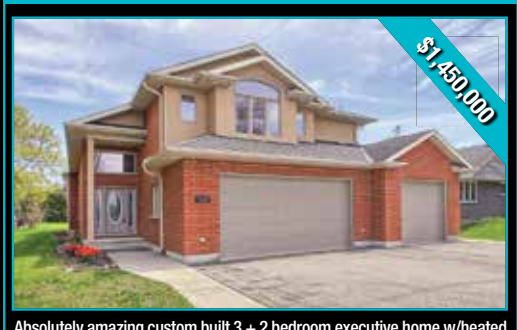
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RESALE HOMES COLLECTIONS

THE COST OF WAITING:

Why some homeowners are delaying the move they actually need

Many homeowners are waiting.

Waiting for rates to come down. Waiting for prices to "settle." Waiting for the market to feel more predictable. Waiting for the perfect moment to make a move.

That hesitation is understandable. Real estate decisions are significant, and no one wants to feel like they made the wrong move at the wrong time. But for some homeowners, waiting too long can come with its own cost — financially, emotionally, and practically.

Sometimes the question is not simply, "Is this the perfect market?" Sometimes the better question is, "Is our current home still working for the life we are living now?"

For families, the signs may be obvious. The house that once felt spacious now feels crowded. Bedrooms are shared longer than planned. Work-from-home space is improvised at the kitchen table. Sports equipment, school bags, pets, and busy schedules all compete for the same square footage.

For downsizers, the signs can be different but just as real. Too many stairs. Too much maintenance. Unused rooms. A yard that once brought joy now feels like a burden. The home may still be loved, but it may no longer be practical.



And for some homeowners, the issue is simply lifestyle. They want to be closer to family, closer to amenities, in a different community, or in a home that gives them more freedom and less upkeep.

These are not small things. They affect daily life.

WAITING CAN FEEL SAFE — BUT IT CAN ALSO CREATE PRESSURE

In uncertain markets, waiting often feels like the responsible choice. But waiting without a plan is different from waiting strategically.

A homeowner who says, "We are not moving this year, but we are preparing for next spring," is in a very different position than someone who says, "We'll just see what happens."

Strategic waiting gives you time to declutter, complete repairs, understand your home's current value, review financing options, and watch the market with purpose.

Passive waiting can lead to rushed decisions later.

For example, a family may delay moving until the space issue becomes unmanageable. Then suddenly every listing feels urgent. Or a downsizer may put off the conversation until maintaining the home becomes stressful, leaving less energy and flexibility to plan the next step properly.

The irony is that waiting to avoid stress can sometimes create more of it.

THE PERFECT MARKET RARELY ANNOUNCES ITSELF

Many people hope there will be a clear sign that it is finally the "right time" to move. But real estate markets rarely work that way.

When borrowing costs improve, buyer demand may increase. When prices adjust, competition can change. When more inventory appears, sellers may need to position more carefully. Every market has trade-offs.

That does not mean people should rush into a move. It means the decision should be based on both the market and your life.

If your current home no longer supports your needs, it is worth exploring your options before the situation becomes urgent. You may decide to move soon, or you may decide to wait. Either choice is better when it is based on real information.

THE COST OF WAITING IS NOT ALWAYS FINANCIAL

People often think about timing only in terms of price. Will I get more for my home later? Will the next home cost less? Will interest rates change?

Those are important questions, but they are not the only ones.

There is also the cost of time, comfort, convenience, and peace of mind.

What is the cost of another winter managing a property that feels too large? What is the cost of another year without enough room for your family? What is the cost of delaying a lifestyle that would make daily life easier?

For some homeowners, the answer may still be, "It's worth waiting." For others, the answer may be, "We need a plan now."

A SLOWER MARKET CAN CREATE PLANNING ADVANTAGES

While a slower market may feel intimidating, it can also offer opportunities. Buyers may have more time to make decisions, more room to negotiate, and more flexibility around closing dates and conditions. For sellers, success may require more preparation, sharper pricing, and stronger presentation — but homes are still selling when they are positioned properly.

This is where planning matters.

A good real estate strategy should look at your current home, your ideal next move, your budget, your timing, and your comfort level. It should also include honest advice about what needs to be done before listing and what can be avoided.

Not every homeowner needs to move right now. But every homeowner who is thinking about a move should understand their options.

THE BOTTOM LINE

Waiting is not automatically wrong. In many cases, it is the right decision. But waiting without information can leave homeowners feeling stuck — and sometimes puts them in a weaker position later.

If your home no longer fits your life, the first step does not have to be a sign on the lawn. It can simply be a conversation.

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.

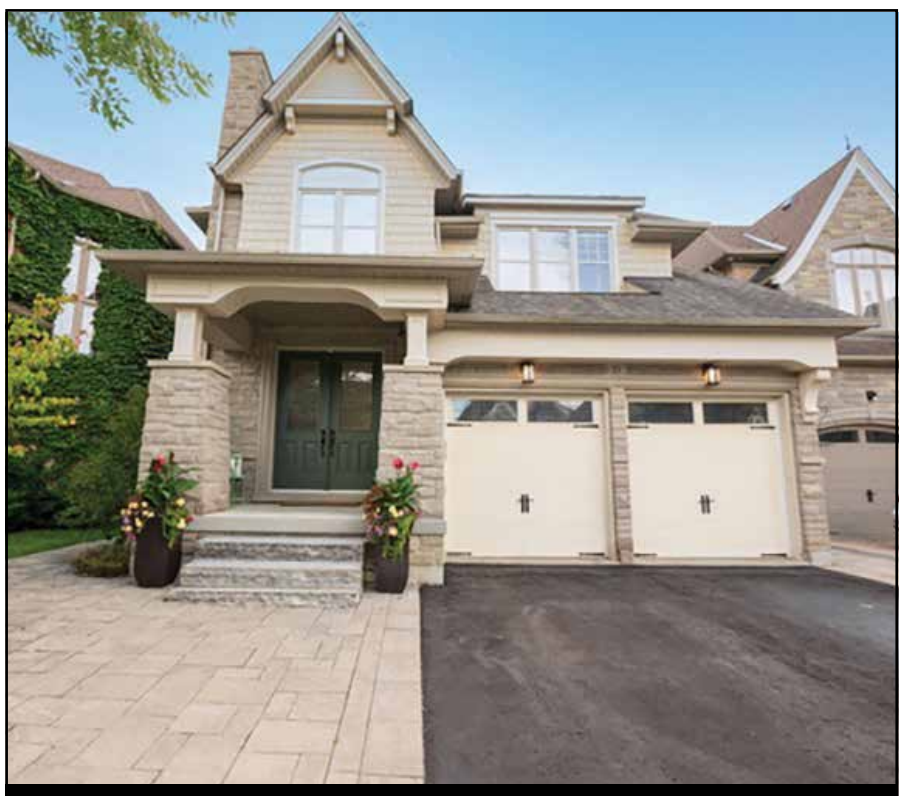
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WRITTEN BY: The Michele Denniston Real Estate Team

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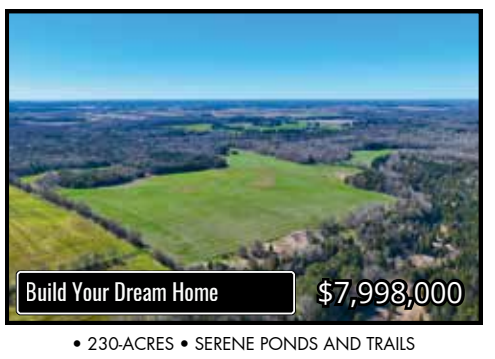
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RESALE HOMES COLLECTIONS

Key features for an outdoor TV room



AN outdoor living area can provide a welcome space for residents and guests to gather on beautiful days and nights. The appeal of outdoor living is undeniable, and homeowners working with a blank canvas in their backyards, or working with an aging area in need of a complete overhaul, can tailor their spaces to meet their own unique wants.

Many homeowners are building outdoor living spaces around a TV room where they can host movie nights and game watches under the stars. Data from the National Association of Realtors® indicates that such spaces are worth homeowners' investment, as a new patio can recoup as much as 95 percent at resale. When planning an outdoor TV room, homeowners can look to these features to make the space as enjoyable as possible.

OUTDOOR TV ENCLOSURE

The cost of an outdoor TV enclosure will depend on the size of the television, but it likely won't break the bank regardless of how large a television is. Many enclosures for televisions up to 65 inches can be had for less than $500. Enclosures are important because most are weather-resistant and some are shatterproof. In addition, an enclosure protects the television when no one is home or outside, ensuring windy or stormy afternoons when debris or branches might be flying near the television won't damage the device.

SOUND CAPABILITY

An outdoor TV room likely won't be used as frequently as indoor spaces, so a sizable investment in a sound system to accommodate outdoor viewing may not be necessary. But you may want to enhance the sound for outdoor movie nights or game watches. If you're mounting the television on an exterior wall, a pair of speakers can flank the TV on each side. If the television is going to be placed on an outdoor TV stand, a soundbar built for outdoor use should suffice.

LIGHTING

It's easy to overlook lighting when planning an outdoor TV room. However, once the sun goes down, it may feel odd and a little uncomfortable if the only light is coming from the television itself. Some ambient lighting that's attached to a pergola or built into a pavillion can help illuminate the space where you'll be watching TV.

COMFORTABLE SEATING

It's unlikely you would feel comfortable watching a movie or game indoors if you spent the whole time sitting in your dining room chairs. And it's equally important to prioritize comfortable seating in an outdoor TV space rather than just dragging patio dining table chairs or even adirondack chairs over to the TV area when you're about to watch something. Some cushioned outdoor furniture will enhance the viewing experience for everyone.

FAN

A ceiling fan attached to a pavillion or a wall-mounted fan or two directing air toward the seating area can keep pesky bugs at bay and provide a little cooling relief on warm nights.

Outdoor TV rooms are wildly popular. A few creature comforts can make these spaces even more inviting.



Did you know?

Budget is an important variable when homeowners plan to renovate an outdoor living space. According to Angi, outdoor living space construction costs vary significantly due to a wide range of variables, including the size of the space, the materials chosen, and where a home is located. Angi estimates the average outdoor living space construction cost is $7,800. However, such a project can exceed $100,000 depending on the amount of work that needs to be done and homeowners' goals and visions for the space. If such price tags raise an eyebrow (or homeowners' blood pressure), it's important to note that outdoor living space renovation projects tend to provide sizable returns on homeowners' investments. According to a 2023 survey from the National Association of Realtors®, homeowners reported a cost recovery of 100 percent on outdoor kitchen investments and 95 percent cost recovery on a new patio. Homeowners also reported greatly enjoying such features. Homeowners reported a joy score (on a scale of one to 10, with 10 being the most joyful) of 9.9 on a new patio and a 9 on outdoor kitchens.



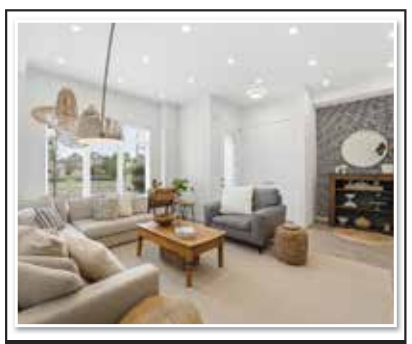
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RESALE HOMES COLLECTIONS



TIPS TO DETERMINE HOW big a home YOU REALLY NEED

Shopping for a new home is an exciting experience. As prospective buyers shop around and attend open houses, they are likely to fine-tune their list of what they need and what they want in their next home.

One choice buyers will be faced with is how much home to buy. Determining how much square footage an ideal home should have can be difficult. While many home buyers can envision themselves enjoying a palatial estate, square footage is a significant variable in regard to home prices. When trying to determine how much home to buy, prospective home buyers can ask themselves a range of questions to help make that decision.

HOW MUCH CAN I AFFORD?

Home buyers' budgetary considerations should extend beyond the asking price of a home and into what they will be able to afford should they purchase a particular property. Projected monthly mortgage payments can be easy to determine, but utilities can fluctuate considerably from home to home. Energy prices are fluid, but the more square footage a home has, the higher utility bills are likely to be. When determining how much home you should buy, you first need to identify what you can afford, and that mock budget should include estimates regarding monthly utilities. In addition, upgrading and renovating a larger property is likely to cost more, so that's another budget-related variable to consider when determining how much home to buy.

HOW MUCH HOME CAN I TAKE CARE OF?

Seasoned homeowners know that the work required to own a home never ceases. First-time buyers must keep that in mind when shopping for a home. A home with lots of square footage will require more daily and long-term maintenance than a smaller home. If you don't have the time, the means or the will to keep up with maintaining a property, then perhaps a home with a small footprint in terms of square footage is for you. If taking care of the home is not a concern, then extra square footage may not be a deterrent.

HOW SIGNIFICANT A VARIABLE IS POSTAL CODE WHEN SELLING A HOME?

Another variable to consider when determining square footage is the postal code of a home. Selling might not be foremost on the minds of prospective buyers, but a large home in a town with a poor school district and safety concerns is unlikely to generate as great a return on investment as a smaller home in a town with a reputation for great schools and little crime. However, the real estate market is forever in flux, so prospective buyers who prefer a larger home but don't want to break the bank to purchase one are urged to work with a real estate professional to identify areas that might be up-and-coming and offer the best of both worlds. That's no small task, but local real estate agents and realtors can be invaluable assets in such pursuits.

HOW MUCH HOME DO I NEED?

Of course, how much home a buyer needs is a unique and important variable. But this also is a difficult question to answer. Buyers who plan to grow their families will need enough space to accommodate everyone who eventually lives under their roof. Couples buying a home together who discuss how big a family they want to have can use that discussion to inform how large a home to buy. Buyers who like to get out and about can ask how much time they're likely to spend at home and use that to determine how much square footage they need at home.

The ideal amount of square footage in a home varies from buyer to buyer. Determining what suits you may come down to how you answer a variety of questions.

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RESALE HOMES COLLECTIONS

THANKS, HGTV…
Now everyone's a contractor



By Julien Laurion
Real Estate

I'll admit it—I watch the renovation shows too.

You know the ones. A couple strolls into a dated house, wrinkles their nose at the wallpaper, knocks down three walls, installs a chef's kitchen with quartz countertops, heated floors, custom cabinetry, and somehow transforms the entire home in 43 minutes… all while staying "just a little over budget."

By the end of the episode, everyone is smiling, the reveal music starts playing, and we're left thinking, "That doesn't seem so hard."

Unfortunately, real life doesn't come with a production crew or commercial breaks.

Over the years, I've noticed something interesting. HGTV hasn't just entertained us—it has convinced many of us that we're all part-time contractors.

I'll walk through a home with buyers and hear comments like, "We'll just move this wall."

Just.

As though walls are simply decorative suggestions.

Meanwhile, I'm quietly wondering if that's a load-bearing wall carrying half the second floor.

Or someone will point to a kitchen and say, "We'll have this redone in about two weeks."

Again… maybe.

If every cabinet is in stock. If the countertops arrive on time. If the electrician, plumber, painter, tile setter, cabinet installer, countertop fabricator, flooring installer, and inspector all happen to be available at exactly the right moment—which, in my experience, is about as likely as winning the lottery and getting struck by lightning on the same day.

Then there are the sellers.

Television has convinced some homeowners that every dollar spent automatically adds two dollars to the value of their home.

"I'm thinking this new faucet probably added about twenty grand."

I admire the optimism.

The truth is, renovations absolutely can increase value—but not all renovations are created equal.

A beautifully renovated kitchen completed with quality workmanship will almost always be appreciated. A DIY backsplash installed during a long weekend after watching three YouTube videos? Buyers tend to notice… and not in the way you're hoping.

One of the advantages of living in both worlds—as a Realtor and as someone who manages renovation projects—is that I see houses a little differently.

When most people walk into a home, they see finishes.

I see possibilities.

I also see what those possibilities actually cost.

Sometimes a buyer is intimidated by a dated home that only needs paint, flooring, and lighting. Those are often the opportunities that make the most financial sense.

Other times, a house looks beautiful at first glance, but behind those freshly painted walls is an aging roof, tired mechanical systems, or shortcuts that will become someone else's expensive problem.

Pretty doesn't always mean practical.

That's why I always tell clients not to fall in love with granite countertops before making sure the foundation isn't introducing itself to the basement floor.

Real estate and renovations have become the perfect partnership in my career because one constantly informs the other.

When I'm helping someone buy a home, I can often estimate whether an idea is realistic before they ever call a contractor.

When I'm helping someone prepare to sell, I know which improvements are actually worth the investment—and just as importantly, which ones probably aren't.

Sometimes spending $3,000 creates $20,000 in value.

Other times spending $30,000 creates… a very expensive personal preference.

There's a big difference.

So yes, keep watching the renovation shows. I certainly will.

They're entertaining, they're inspiring, and every once in a while they spark an idea worth borrowing.

Just remember that between the opening scene and the dramatic reveal are weeks of planning, permits, inspections, deliveries, trades, dust, delays, coffee, more dust, and at least one moment where someone says, "Well… we weren't expecting to find that."

Trust me, I've lived that episode more times than I can count.

The good news? With the right expectations, the right advice, and the right team around you, renovating a home can be one of the most rewarding investments you'll ever make.

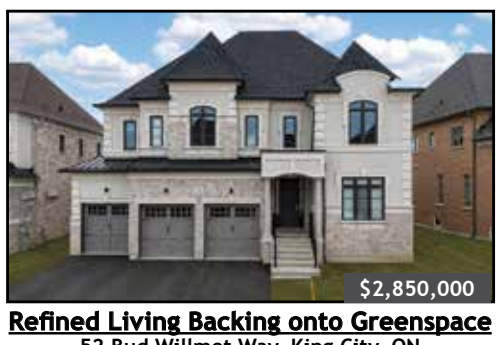
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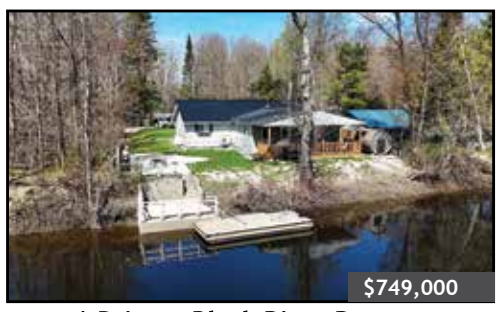

$3,698,000
A Timeless Architectural Masterpiece
28 Long Hill Drive, Richmond Hill, ON
4 Beds | 5 Baths | 5,330 sq. ft.
Stunning Residence Defines Luxury Through Substance & Timeless Integrity. Architectural Masterpiece Designed By HCD & Featured In Luxury Magazines.


$2,850,000
Refined Living Backing onto Greenspace
52 Bud Willmot Way, King City, ON
4 Beds | 5 Baths | Approx. 4,500 sq. ft.
Treasure Hill residence on a premium 62-foot lot, offering permanent greenspace views, sophisticated finishes and an impressive three-car garage.


$1,500,000
Purpose-Built Six-Unit Investment
151 Cumberland Street, Barrie, ON
6 Units | 4,098 sq. ft. | Approx. 68 × 152-ft. Lot
Turnkey six-unit building near the waterfront and GO station, offering rental upside, substantial recent improvements and reduced future capital expenditures.

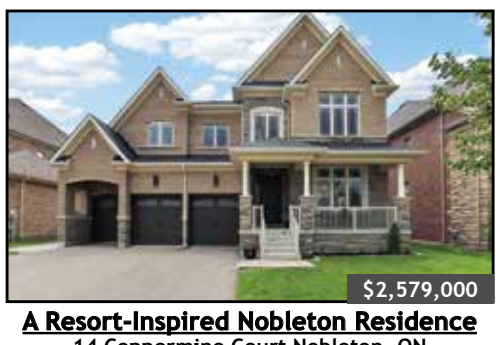

$2,485,000
Downtown Aurora Mixed-Use Opportunity
15210 Yonge Street, Aurora, ON
Mixed-Use | 5,495 sq. ft. | 39.58 × 110-ft. Lot
The listing identifies 5,495 sq. ft., including commercial frontage, a second-floor residence and a separate rear workshop.

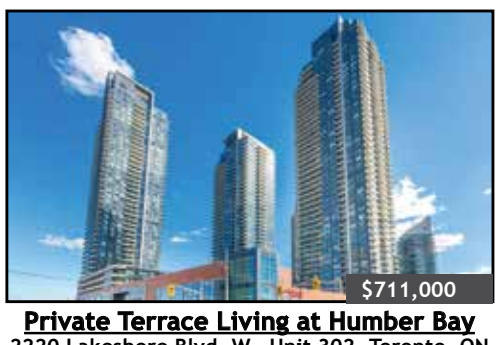

$1,098,000
Turnkey Living in Vellore Village
22 Ozner Crescent, Vaughan, ON
4 Beds | 4 Baths | 1,747 sq. ft
Meticulously maintained four-bedroom semi featuring hardwood floors, a finished basement, private backyard and exceptional access to Vaughan amenities.

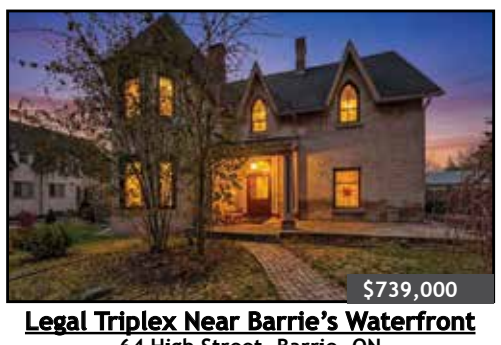

$749,000
A Private Black River Retreat
7229 Davy Drive, Ramara, ON
4 Beds | 2 Baths | 1,747 sq. ft.
Fully furnished four-season riverfront bungalow featuring direct water access, expansive covered decking, a private dock and relaxing barrel sauna.


$819,000
Three-Unit Property with Detached ADU
792 Pierre Ave, Windsor, ON
7 Total Bedrooms | 4 Baths | 2,796 sq. ft.
EExtensively renovated income property offering three self-contained units, separate laundry, individual gas and hydro metering, and a newly built detached ADU.


$779,990
Spacious Townhome with Rooftop Terrace
300 Alex Gardner Circle 42, Aurora, ON
3 Beds | 3 Baths | 1,560 sq. ft.
Stylish stacked townhome featuring generous interior space, a private rooftop terrace and exceptional walkability to the GO station and Yonge Street.


$2,579,000
A Resort-Inspired Nobleton Residence
14 Coppermine Court Nobleton, ON
4 Beds | 5 Baths | 3,626 sq. ft.
Exceptional executive residence with designer interiors, a professionally finished lower level and a spectacular backyard featuring a pool and cabana.


$711,000
Private Terrace Living at Humber Bay
2220 Lakeshore Blvd. W. Unit 302, Toronto, ON
2 Beds | 2 Baths | 776 sq. ft.
Top-podium suite with a remarkable private terrace, ravine views, modern finishes and convenient access to Humber Bay Shores amenities.


$739,000
Legal Triplex Near Barrie's Waterfront
64 High Street, Barrie, ON
3 Units | 3 Beds | 3 Baths | 2,474 sq. ft.
Fully tenanted legal triplex offering immediate income, classic Victorian character, six parking spaces and long-term investment potential.


$629,900
Legal Duplex Near Barrie's Waterfront
127 Burton Avenue, Barrie, ON
3 Beds | 2 Baths | 1,570 sq. ft.
Well-maintained legal duplex on a deep 45.5 × 165-foot lot, offering two self-contained units, ample parking and potential for a garden suite.


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RESALE HOMES COLLECTIONS



Plunging into the various types of pools

NOBLETON



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Many homeowners aspire to have sun-drenched backyards they can enjoy for hours on end. But being in full sun all the time can affect the functionality of an outdoor living space.

The comfort of private yards depends heavily on how homeowners can mitigate sun and heat. A pool can make time outdoors more comfortable.

Swimming cools you down primarily through conduction and convection. Water conducts heat away from the body 25 times faster than air. When a person enters the water, heat is immediately transferred from the warmer body to the cooler water.

Homeowners can choose among various types of pools, weighing the pros and cons of each before settling on a decision.

KIDDIE POOL

A kiddie pool is a way to test the waters of having a pool in the yard. It's a portable play feature for children and typically is inexpensive. Although it can be fun for kids, the small size and the need for frequent emptying and refilling can be a chore. There's also no filtration, so kiddie pools can get dirty quickly.

ABOVE-GROUND POOL

An above-ground swimming pool is functional and affordable. Angi says the average cost of an above-ground pool ranges from $1,000 to more than $10,000, with most homeowners spending around $4,000 for the pool and professional installation. Soft-sided, smaller pools can suit smaller budgets. An advantage to an above-ground pool is that it's not a permanent structure, which means that property taxes may not be affected.

IN-GROUND POOL

Active families who like a multi-use swimming pool often turn to in-ground pools. These pools can be built into the landscape to form a seamless aesthetic. However, that luxury comes at a cost. The Spruce notes in-ground swimming pools average about $55,000 to install, and it's easy to spend upwards of $100,000. Unlimited shapes and larger sizes for entertaining attract many to the in-ground option.

LAP POOL

Those who want a pool for exercise purposes can consider a lap pool. It's a shallow and narrow pool designed for swimming laps. Since they're rectangular and narrow, these pools can be good for narrow lots.

POOL CLUB

Individuals who do not want to worry about pool maintenance can join a swim club or purchase day passes when it's time to take a plunge.

Homeowners have different options to consider when thinking about adding a pool to their property.

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Thomasfield.com

MAYBERRY HILL
Grand Valley

RESALE HOMES COLLECTIONS

What to know about landscape lighting



Home improvement trends come and go, and one trend that has become wildly popular in recent years is recognizable in yards every night. Landscape lighting has transformed how people see and enjoy their properties at night, making it one of the more sought-after upgrades among modern homeowners.

Curb appeal is often seen through the lens of how homes appear during daylight hours, but landscape lighting can make homes look better and more modern, and potentially safer, after the sun goes down. With such potential, landscape lighting is worth exploring for homeowners looking to upgrade their properties.

ARE THERE DIFFERENT TYPES OF LANDSCAPE LIGHTING?

When considering landscape lighting, homeowners should know that there are various options to consider. According to the lighting experts at Lumens, spotlights project a concentrated and narrow beam of light that's usually around 45 degrees. Spotlights are often chosen to highlight specific features on a property, like a component of the landscaping. Individuals who want to cast light over wider, more general areas may consider floodlights, which Lumens notes spread light up to 120 degrees.

Inground lighting is among the more sophisticated landscape lighting options. Lumens notes that inground lighting illuminates the whole of a tree or structure, often creating a dramatic look. These circle-shaped lights also are great at illuminating walkways and driveways.

Post lights are another outdoor lighting option, and these are often used to light up long walkways and pathways so it's easier and safer to navigate dark areas at night.

IS LANDSCAPE LIGHTING A JOB A DIYER CAN HANDLE?

Many homeowners consider a do-it-yourself approach when pondering a potential home renovation, and a landscape lighting project is likely to inspire such curiosity as well. The home experts at HGTV note that the feasibility of DIY in regard to a landscape lighting project depends on the type of lighting homeowners want to install and where they want to install it. Replacing an existing electrical fixture may be well within the skill of a seasoned DIYer, but installing a new fixture is a job best left to the professionals. Homeowners whose homes currently have no or very little landscape lighting are almost certainly better off working with a professional. Solar lighting that does not require any electrical work can be installed quickly and easily by anyone, but such options may not provide the look homeowners are aiming for.

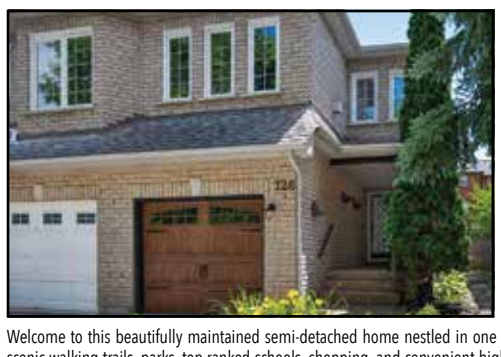
HOW MUCH LIGHTING IS NECESSARY?

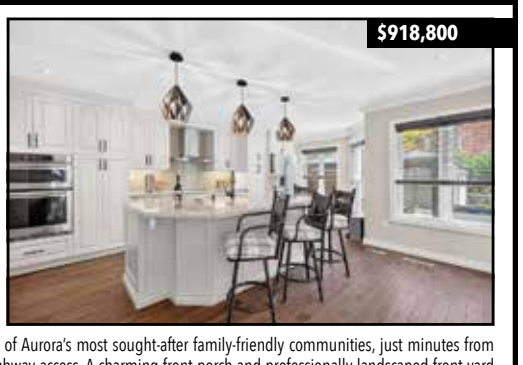
The amount of lighting homeowners want to install is up to them. If the home currently has little or no landscape lighting, a consultation with a professional can help to determine how much lighting to install and where to install it. When discussing landscape lighting, homeowners may want to inquire about dimmers. Dimmers can increase or decrease lighting depending on the situation. For example, homeowners may want a little extra light during a party, but less when relaxing alone outside at night. Dimmers allow homeowners to adjust as necessary.

Landscape lighting is a popular home renovation trend. Homeowners considering adding landscape lighting to their property are urged to work with a skilled professional to devise and install a set-up that makes their homes more appealing at night.



126 WOODROOF CRESCENT, AURORA





$918,800

Welcome to this beautifully maintained semi-detached home nestled in one of Aurora's most sought-after family-friendly communities, just minutes from scenic walking trails, parks, top-ranked schools, shopping, and convenient highway access. A charming front porch and professionally landscaped front yard create wonderful curb appeal and a warm welcome, while inside, this exceptional home offers the perfect blend of style, comfort, and functionality. The bright, open-concept main floor features hardwood flooring throughout, rod iron spindle staircase, smooth ceilings, pot lights, and elegant cornice mouldings, creating a refined and welcoming atmosphere. A beautifully renovated two-piece powder room and convenient direct access from the garage to the house add everyday functionality. At the heart of the home is the stunning Fischer kitchen, a true showcase of quality and craftsmanship, featuring premium cabinetry, built-ins, pull-out organizers, and a spacious centre island with breakfast bar seating, making it perfect for entertaining or everyday family living. Walk out from the kitchen to the professionally landscaped backyard, complete with a gas BBQ hookup, gazebo with heaters and lights, and a storage shed, creating your own private outdoor retreat.The second level offers three generous bedrooms, including a spacious primary suite with a walk-in closet and a 4-piece ensuite, along with a versatile family room featuring a cozy gas fireplace, ideal as a media room, home office, or children's play area.The basement provides additional living space with a fourth bedroom, plenty of storage, and endless possibilities for guests, a recreation room, home gym, or office.Located in a welcoming, established neighbourhood close to every convenience, this move-in-ready home is an exceptional opportunity for families looking to enjoy the very best of Aurora living. Simply unpack and enjoy!

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Helen Avraam Neo
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HELEN & PAUL HOMES

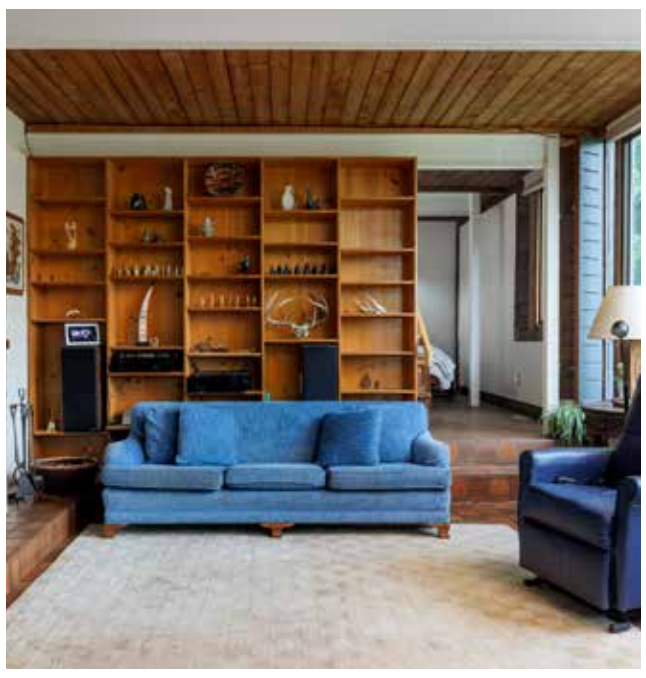
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11.05 Acres, 14645 7th Concession, King. MLS N13446362



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Backs onto Conservation! $1,368,000
Quiet Court location in Aurora. Walkout basement.
9ft ceilings on main floor.
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View of Lake Ontario & CN Tower $879,900
Approx. 1,100 sqft, 2 bedrooms plus den, 2 bathrooms.
Lots of amenities, only 14 year old building.
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