Volume № 5

winter 2026

# HOUSE TO HOME

THE EDITORIAL

## LIVE BEAUTIFULLY

*featured listing | real estate | home care | local community highlight*



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# *INTRODUCTION*

*Dear Readers,*

*I hope this message finds you well and thriving! As the author behind this little lifestyle magazine, I want to extend my heartfelt gratitude for your continued support and enthusiasm. Every page we craft is designed with you in mind, aiming to inspire and enrich your daily lives. Whether it's the real estate market, discovering hidden gems, or enhancing spaces in your home, I strive to bring you content that resonates and empowers. Your journey is important to me, and I am committed to walking alongside you with each issue. Thank you for being a part of our community. I look forward to many more adventures together!*

*Warmest Regards,*

*Courtney**

*Courtney Clarkson - Real Estate Broker | Meta North Real Estate; Meta Realty Inc., Brokerage.



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# WINTER REAL ESTATE

*REAL ESTATE IS NOT JUST ABOUT A PROPERTY, IT'S ABOUT BUILDING DREAMS*

As we delve deeper into the current winter real estate market in Southern Ontario, a variety of complex dynamics are at play, creating an intriguing period for both buyers and sellers. Traditionally, winter tends to be a slower season for real estate transactions. However, this year, the market remains surprisingly quiet month over month, primarily due to continuous ecumenic challenges and a notable amount of available properties. Despite the frigid temperatures, many potential buyers are motivated by the prospect of securing lower interest rates, which significantly enhance the affordability of homeownership.

Nevertheless, sellers in Southern Ontario are navigating a landscape fraught with challenges, driven by fluctuating economic conditions and uncertainties within the housing market. In many areas, prices have shown resilience, maintaining stability but some are experiencing slight decreases. Buyers with a keen eye for potential are increasingly focusing on properties that offer unique features or are located in up-and-coming neighbourhoods. Meanwhile, sellers are often advised to highlight the cozy and inviting aspects of their homes, which can appeal to those envisioning a warm retreat from the cold.

For both prospective homebuyers and investors, staying informed about the latest market trends is crucial. Being prepared to act decisively is essential, as desirable properties can still sell quickly, even in the midst of winter. Understanding these dynamics offers valuable insights into the evolving real estate landscape of Southern Ontario during this season.

# WINTER HOME CARE



Taking care of a home during the winter months requires a bit of preparation and vigilance to ensure comfort and safety. Start by sealing any drafts around windows and doors with weather stripping or caulk to keep the cold air out and the warmth in, which can also help reduce heating bills. Insulating pipes, especially those in unheated areas like basements or garages, can prevent them from freezing and bursting. Clean and inspect your heating system to ensure it's operating efficiently; changing furnace filters regularly is key. If you have a fireplace, ensure the chimney is clean and free of obstructions. Additionally, check that smoke and carbon monoxide detectors are functioning properly, as these are crucial for safety when using heaters and fireplaces. Outside, clear gutters of leaves and debris to prevent ice dams, and make sure your driveway and walkways are free from snow and ice to prevent accidents. Don't forget to stock up on essential supplies such as salt or sand for icy paths, as well as extra blankets and emergency kits in case of power outages. It’s also wise to have a plan for snow removal, whether it involves hiring a service or ensuring your snow shovel and snow blower are in good working order. Consider installing programmable thermostats to optimize your heating schedule, which can enhance comfort while conserving energy.By taking these steps, you can enjoy a cozy and safe winter season at home.

# LOCAL COMMUNITY HIGHLIGHT

Stefan Hunsinger wins his week for Southern Ontario with his once in a lifetime deer. Below is his story of the events



Throughout my 20-year hunting career, I have always named the deer I track so I can clearly reference them when talking with fellow hunters. Some I have followed on my cameras for years, waiting for the perfect opportunity — the right stand, the right wind, the right time. This deer I had only spotted four days before my harvest on November 26, 2024. Anyone reading this will understand the time, money, and grit that go into a proper hunting season, often leaving friends and loved ones on their own during what we all agree is a short window. I give all my spare time to hunting in those few months, and my partner has supported me through every season. A typical day during hunting season starts with me spotting a deer on a trail camera and heading out right away, much to my partner's amusement. The running joke between us is that I always say, "It's a once-in-a-lifetime opportunity!" After ten years, last year I finally got that moment.

The journey of this deer began almost mid-season. Despite hunting ten different properties, I hadn't seen any returning target deer or any new deer over 150 inches showing up on camera. Feeling a bit discouraged on November 7, 2024, I decided to push mid-season to set up new hunting properties. I called my hunting buddy, Richard, who lives an hour away, and told him the plan. He left work immediately and drove up to Mono to help me knock on doors and scout for new spots. We managed to secure two new locations, bringing my total to twelve. After setting up cameras at potential stand sites to see what was moving through the area, we headed to the local lunch spot for some food and pints. That's when my old Grade 5 teacher came over. Fun fact — she's also the mother of the restaurant owner. She wondered what we were doing there mid-day and mid-week. I explained we were looking for a new deer and shared a bit about hunting because she wasn't familiar with the process. I told her how much I loved the chase and how I focus on mature deer because they're more challenging and make the season last longer. I showed her pictures and videos from earlier in the season of smaller bucks chasing does. She saw how much joy it brought me, so I decided to ask if I could hunt her 100-acre property. I told her I might not even hunt it but wanted to set up a camera to see what kind of activity the property had.

Not taking the property too seriously at first, I figured it was too open and too busy with farm traffic to hold much deer activity. The woman I spoke with said she didn't mind me hunting there but asked that I confirm with her son, the brewery owner. The moment she said that, I had a good feeling. While settling my bill, I asked him directly if he was comfortable with me hunting the land. He barely hesitated before saying "go for it!". He even mentioned having his hunting licence but never actually getting out there. Since helping new hunters get their first deer is something I love, I offered to guide him once I learned more about the area. He was excited about the idea.

Timeline -

November 10th, 2024 – I visited the property to set up a camera in a quiet back corner, away from the most human activity. I found a hillside that could serve as a bedding area and spotted a worn trail leading off the property. I picked a solid tree for a future stand and placed the camera nearby to monitor movement.

November 16th, 2024 – First deer on camera! A group of four does and a couple smaller bucks passed through often, but nothing that really caught my attention...yet.

November 22nd, 2024 – At 1:00am, the first picture of Mr. Once In A Lifetime. He was trailing the same group of does.

November 24th, 2024 – After not seeing him for a couple of days, I started to wonder if he had only been passing through. But at 4:00am he returned again, right after the does. All photos so far were distant and taken at night, making it tough to judge exactly how good he was, but he was definitely unique.

November 25th, 2024 – At 11:50am I finally got the notification I had been waiting for. Mr. Once In A Lifetime was back, much closer, and in daylight. He even had a corn stalk and branch tangled in his rack, which confused me because I didn't think there were any corn fields nearby. I knew I had to act quickly—I didn't think a deer like him would stay on that property for long. I called my friend Tanner, who introduced me to hunting and has been archery hunting forever. He agreed that we needed to act right away.

I checked the weather app for the wind direction. It showed a southwest wind, which worked well for the tree I'd chosen and the direction the deer had been coming from. We headed out to set the stand, hoping he was bedding close enough that we could hunt that same afternoon. The only stand I had available was a ladder stand, not my favourite because it can't go very high and can be noisy, but it would have to do.

When we arrived, we bumped into my old 5th grade teacher walking her dog, which made us briefly worry she may have pushed deer out of the back area. It was rainy and windy—great for hiding scent and sound. But as we approached the stand location, the wind felt more southeast than southwest. I used my wind detector, and sure enough, it was blowing from the southeast. If we had gone farther, we would have blown our scent right into the bedding area. We made the quick call not to set the stand with bad wind and risk pushing him off the property.

That evening, just as I hoped, he came back around 5:00pm within legal light. At that moment I wasn't sure if I had made the right call by not hunting, but Tanner reassured me it's never worth hunting in bad wind. I went to bed nervous but excited—the forecast for the next few days showed much better wind for the stand location.

November 26th, 2024 – “GAME DAY”. I called Tanner in the morning and told him I was going to try to hang the stand again. I asked if he could help me mid-day on a workday, hoping I could hunt the stand that afternoon. He quickly said he couldn’t because of work, but his father Chris was coming down from Lake of Bays to hunt one of our shared stands and was happy to help. Chris arrived at my house at 10:00am. We loaded the stand and a pole saw into the truck and headed out. When we reached the property it was extremely windy again, but the west wind made it perfect to slip in without being noticed. We hung the stand, I climbed up, and I pruned shooting lanes while trying not to disturb the area too much. We left feeling confident we kept noise to a minimum. At 11:00am we decided on a big afternoon hunt and went to Angels Diner for breakfast. After eating, we returned to my place to get ready. I dropped Chris off near the spot where I shot my first white-tailed buck years ago, then continued east toward my property.

At the field edge I parked the truck and noticed another car in an odd spot. As I got out with my bow and pack, a young woman from the restaurant approached with her brother and their dog. In my head I thought, “Great, I’m hunting a dog park,” because there always seems to be someone walking a dog there. She excitedly asked if I was going after my big buck and wished me luck. Once settled in the stand, I texted Chris to see if he made it up safely—his stand is extremely high and questionable at best. He replied that he had, but dropped his quiver and had to climb twice. I joked that at least he’d warmed up for the long cold sit, as the wind was howling. Not long after, my ladder stand began squeaking loudly with each gust, and my confidence faded. Then at 4:42pm, out of nowhere, I saw a large buck step out of the hardwoods on the west side of the hay field.

Through my binoculars I realized it was Mr. Once In A Lifetime, 600 yards out and closing. My heart dropped. I texted Chris, “He’s on his way,” and pocketed my phone. I watched the deer cut across the hay field into the mixed bush and grasslands between us before dropping out of sight into a ravine. Ten long minutes later he reappeared and stayed on the trail that led right past my stand. At 35 yards a gust of wind made the stand squeak badly. The deer froze at a hard quartering-to angle, not a shot I felt good about. I waited with my bow ready. He stood for what felt like five minutes, smelling the air and trying to figure out the noise. Finally he moved behind a pine tree that blocked his view of me. I raised my bow and got ready. After a few minutes he eased out at a broadside angle. I drew and held at 25 yards, though one branch still covered part of his vitals. After what seemed like a full minute, he stepped forward, opening a perfect shot just behind the shoulder. I released, saw the arrow hit well, and watched him disappear over a hill within 50 yards. I scanned the area for any sign of him but saw nothing. I called Tanner and a few buddies: “I think I just shot the biggest deer of my life!” I climbed down and chose not to follow the trail right away. I picked up Chris, who hadn’t checked his phone yet. When I told him, he was thrilled. We returned to my place to wait for Tanner and a few more friends before tracking. Once everyone arrived, we headed out. We found blood quickly and tracked him about 60 yards to where he lay on the hillside. Relief, excitement, and disbelief washed over me as I stood face to face with Mr. Once In A Lifetime.

Thanks to Richard for always being willing to skip work for deer things, and a special thanks to Tanner and Chris for introducing me to archery whitetail hunting and for all the support and wisdom over the years.



*This publication is not intended to solicit buyers and sellers already under contract. This is for inforamtion purposes only. Courtney Clarkson is a licensed real estate broker with Meta Realty Inc., Brokerage.*



# SPRING HOME CARE

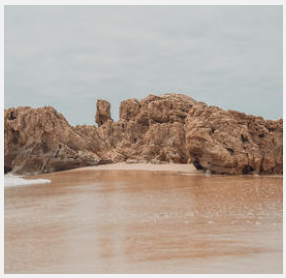
*ALLUDING TO A CITY FROM ANTIQUITY.*

Traveling is an incredible way to explore new places, experience different cultures, and make unforgettable memories. Whether you're going on a solo adventure or embarking on a trip with friends or family, the act of traveling can help broaden your perspectives and teach you valuable lessons about the world and yourself.
One of the best things about travel is the opportunity to try new things. From sampling local cuisine to participating in unique activities, there's always something to discover in each destination you visit. Traveling can also help you step out of your comfort zone and challenge yourself in ways that you might not have thought possible.

Of course, travel also has its practical benefits. It can be a great way to take a break from the stresses of everyday life and recharge your batteries. Whether you're relaxing on a beach or exploring a bustling city, travel can provide a much-needed escape from the routine of daily life.
Ultimately, there's no right or wrong way to travel. The key is to find what works best for you and embrace the journey with an open mind and heart. So whether you're planning a trip to a far-off destination or exploring your own backyard, embrace the adventure and enjoy all that travel has to offer.

*Just living my best life*

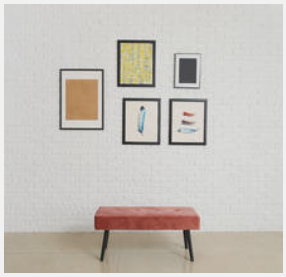
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4. SUMMER ACTIVITIES



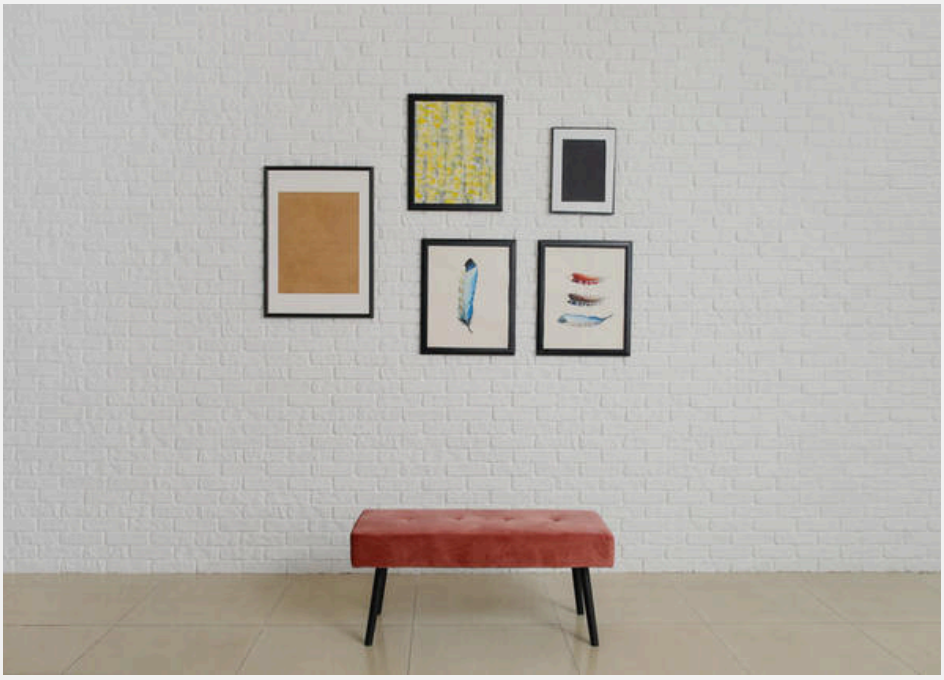
5. WINTER REAL ESTATE



6. FASHION



# MODERN ART *INTERIOR DESIGN*



Modern art has become a popular inspiration for interior design. With its bold colors, abstract shapes, and unique textures, modern art can add a touch of creativity and sophistication to any space. Whether it's a large statement piece or a collection of smaller artworks, incorporating modern art into your interior design can be a great way to express your personal style and make your home feel more vibrant and dynamic.

One of the great things about modern art is its versatility. It can be incorporated into any interior design style, from minimalist and industrial to bohemian and eclectic. Modern art can be used to add a pop of color to a neutral space, create a focal point in a room, or tie together different design elements.

When selecting modern art pieces for your home, it's important to consider the overall aesthetic of the space. If your space has a neutral color palette, you may want to choose an artwork with bold colors to create contrast. On the other hand, if your space is already colorful, you may want to choose a more subdued artwork that complements the existing colors.

Overall, incorporating modern art into your interior design can be a fun and creative way to elevate your home decor. With so many different styles and mediums to choose from, there is sure to be a modern art piece that perfectly complements your personal style and design aesthetic.

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*Modern art interior design is all about creating a sleek, sophisticated space that reflects your personal style and aesthetic.*

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THE EDITORIAL

## LIVE BEAUTIFULLY

*design / lifestyle / home care / minimalism*
*fashion / beauty / art*

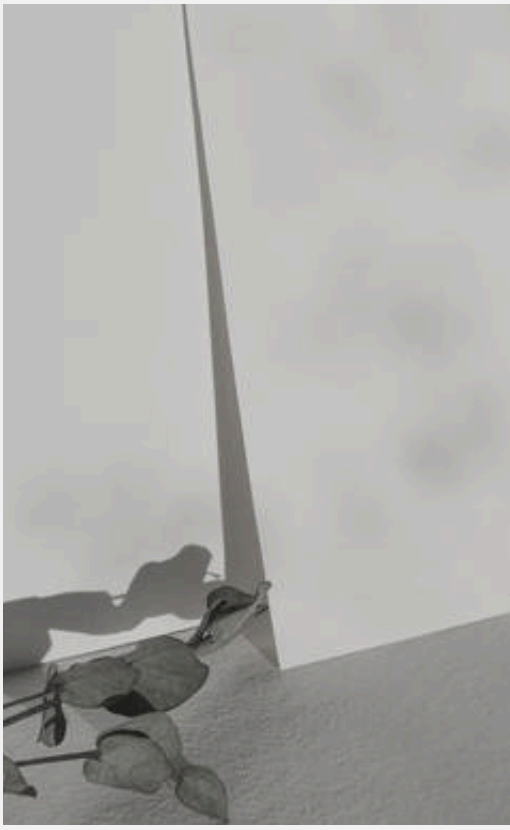


# WINTER MOOD

*HAVE FAITH IN THE ENCHANTMENT OF THE SEASON.*







Winter is a season that comes with its own unique mood. The cold weather, shorter days, and longer nights can sometimes feel gloomy and dreary. However, there is also a certain beauty to the winter season that can lift the spirits of those who take the time to appreciate it.

For some, winter is a time for cozying up indoors with a warm blanket and a cup of hot cocoa. It's a time for snuggling with loved ones and watching the snowfall outside.

For others, winter brings a sense of excitement and adventure, with opportunities for skiing, snowboarding, and other winter sports. Regardless of how you feel about winter, it's important to remember that this season, like all seasons, is temporary. Before we know it, spring will be here, bringing with it new growth and new beginnings. So let's embrace the winter mood, whatever that may be for each of us, and find joy in the present moment.

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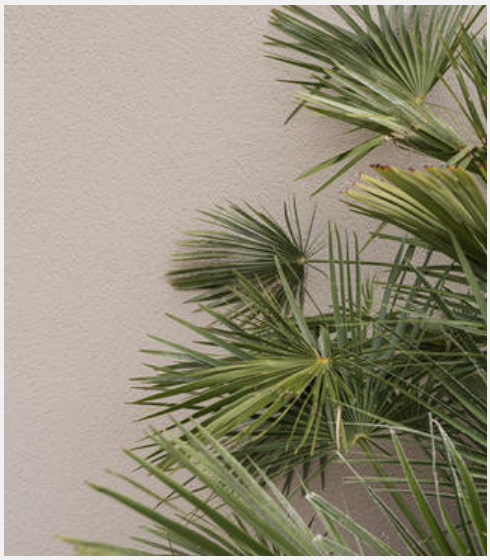
*It is a time when we come together with loved ones to celebrate, share, and cherish each other's company. Whether it's the twinkling lights, the smell of freshly baked cookies, or the sound of carolers singing in the streets, there is something truly special about this time of year.*

Travel is an enriching experience that broadens our horizons, provides new perspectives, and allows us to connect with people and cultures from all around the world. Whether we travel for leisure, work, or education, it is an opportunity to step outside of our comfort zones and explore new places, foods, and customs.

Travel can also be a form of self-discovery, as we learn more about ourselves through the challenges and adventures we encounter on our journeys. It can teach us patience, adaptability, and resilience, as well as foster a sense of curiosity and open-mindedness.



*ancient city*



*ancient city*

However, travel also comes with responsibilities. It is important to respect the local customs and traditions of the places we visit, as well as minimize our impact on the environment and local communities. We can do this by being mindful of our actions, supporting local businesses, and traveling sustainably.

Overall, travel is a valuable and rewarding experience that can broaden our perspectives, challenge us, and help us grow as individuals.

*Many ancient cities were centers of culture, politics, and commerce, and their influence can still be felt today. Whether you are writing a research paper, a historical novel, or simply reflecting on the past, it is essential to approach ancient cities with respect and humility.*

# FASHION

*ANYTHING WORTH HAVING TAKES TIME.*



Fashion is a popular style or trend in clothing, accessories, footwear, makeup, or even hairstyles. It reflects the societal, cultural, and individual preferences of people around the world. The fashion industry is one of the most dynamic and constantly evolving industries in the world. It is driven by creative designers, stylists, and fashion houses that are always pushing the boundaries and experimenting with new styles and trends.

However, the fashion industry is not without its challenges. It is often criticized for its impact on the environment, as well as for its perpetuation of unrealistic beauty standards. Despite these challenges, fashion continues to be a major cultural and economic force, with millions of people around the world engaging with it in some form or another.

Fashion is not just about looking good, it is also about feeling confident and expressing oneself. It is a form of self-expression that allows individuals to showcase their personality, creativity, and individuality. Fashion can be a powerful tool for social and cultural expression, as well as a means of identity formation.

In conclusion, fashion is more than just a trend or a style. It is a form of self-expression, cultural expression, and a reflection of societal preferences. Whether you're a fashion enthusiast or not, fashion plays a significant role in our daily lives, and it will continue to do so for many years to come.




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