

# RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON  
VOLUME 4, ISSUE 5

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Published By:  
**LP**  
LONDON PUBLISHING CORP.



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## SARAH ASTON

### A trusted realtor who is involved in the community



As a professional real estate sales representative, Sarah Aston, of Sutton-Headwaters Realty Inc., Brokerage, offers more than just sales experience to her clients.

**WHETHER YOU ARE** a first-time home buyer or an experienced investor, Sarah can provide you with complete real estate solutions.

Sarah got her start in real estate working in the new home industry for over a decade where she gained valuable experience both in selling as well as home construction.

Being involved in new home construction gave her the opportunity to learn about the actual construction and building process.

"I would meet with the architects and give them feedback on the black line drawings," she explained. "This included things like custom changes, structural, electrical, and kitchens. All of those things that are important when building a new house."

Sarah transitioned into selling re-sale homes, and her experience in construction has provided her with a rare insight when it comes to helping clients achieve their real estate goals.

She applies this knowledge when helping clients by knowing how to stage a house during the selling process as well as helping with new design concepts for clients who want to purchase but would like something added to a home.

While she is well-versed in urban real estate, Sarah shines when it comes to working with clients who are interested in making a move to the county.

Sarah, herself, lives on a rural property and knows all about the challenges of living where town services are not available.

She is knowledgeable of things like septic systems, wells, rural fuel heating systems, and the demands of living on a rural road during the winter.

"I cover a huge geographical area," Sarah said of her work which takes her all around Dufferin County and beyond. "In addition to selling in-town properties, I am a rural specialist. I can advise people on wells, zoning, conservation areas, gravel pits, development plans - anything that may affect a rural homeowner."

Sarah works extensively with clients in the equestrian industry, helping both those who are ready to sell as well as those interested in buying a horse farm. She has over 40 years of experience working with horses and is herself an equestrian.

As a member of the community, Sarah cares about the people and is actively involved and engaged with several local groups. She has sponsored ski racing at the Hockley Valley Resort and the RAM Rodeo. She is co-founder of 100 Women Who Care Dufferin and has volunteered with at-risk youth in the community.

As a real estate agent who really cares about her clients, and becomes involved, she is eager to experience some of the exciting things her rural clients like to enjoy on their properties.

Sarah's dad was a squadron leader in the Second World War and flew a Spitfire with the RAF in defence

of Britain. Because of this, she has a real interest in vintage aircraft.

She went airborne with one of her clients who is selling his property north of Grand Valley when he offered to take her up for a flight from his private airstrip and give her an aerial tour of the region.

Sarah the adventurer enjoyed taking off from the grass airstrip and soaring high above the fields and farms.

If you are thinking of buying or selling your property, contact Sarah Aston – a professional realtor with the experience and knowledge to get your property sold, or find that new home you are looking for.

Contact Sarah through her website at [www.sarahaston.ca](http://www.sarahaston.ca).

– Written by Brian Lockhar



Realtor, Sarah Aston, is not only a knowledgeable professional sales representative, she really enjoys her job and gets to know her clients.

When a new rural property, close to 100 acres with its own air strip, was placed on the market, Sarah got to know her clients Sheila and Stan Vanderploeg so well, that she went airborne for a ride in this 1940 Piper Cub two-seater. Her pilot, Stan, is an experienced pilot who would like to downsize and placed his property, just north of Grand Valley, up for sale.

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# How to *breathe* new life into your outdoor space



(NC) Refresh your outdoor space with these four simple, trendy do-it-yourself projects that bring the wow-factor.

On the patio, truly transform your setup by considering both the style and function of your furniture set. Then choose furniture that reflects your needs. If you love lounging in the backyard, a sectional would be a better fit for you than a set of chairs. If you are an entertainer, be sure to maximize your seating options and an area that promotes conversation.

When picking your furniture, sets with a rounded shape lead the 2023 outdoor trends.

To really tie your outdoor space together, enliven your exterior paints and stains that pull inspiration from nature. To make choosing the right shade a simple task, look to an expert choice like BeautiTone's exterior colour of the year, Western White. This paint is a calming neutral influenced by the undertones of Canada's western red cedars. Whether paired with a rich wood stain or a boldly coloured door it can really elevate the curb appeal of your home.

Now it's time to accessorize. Add personality through vibrant outdoor rugs, ornate planters, as well as lively greens and flowers. With the return of

maximalism, which celebrates an eclectic mash up of things and styles, mix and match patterns to capture the trend. To be sure you don't create an eyesore, select a palette of colours and patterns that match in intensity.

The final touch to transform an outdoor space is to set the lighting and ambience. Outdoor heaters and fire tables, which you can find at local stores like Home Hardware, are a stylish solution to bring light and warmth to a cool evening. When deciding where you want to place these items, look at the layout of your yard and find distinct areas to highlight. Add lighting to your conversation areas, but also showcase any landscaping or hardscapes you love.

**...To really tie your outdoor space together, enliven your exterior paints and stains that pull inspiration from nature...**

Bringing these elements together will breathe new life into your yard, making it a space you'll want to spend time in.

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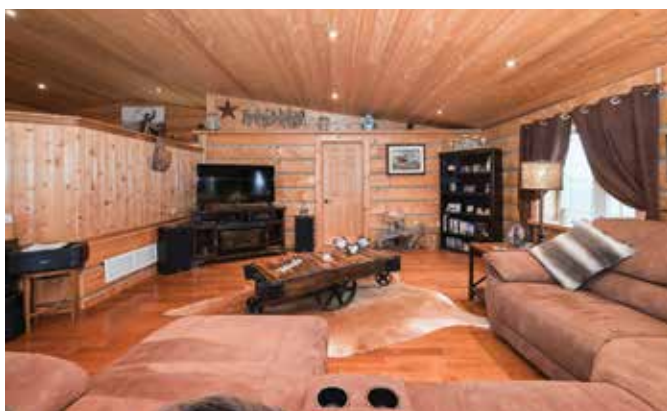
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## AREAS WE SERVE

Members of the Orangeville & District Real Estate primarily serve, but are not limited to, the following areas: all of Dufferin County which is comprised of the rural townships of Amaranth, East Garafraxa, East Luther, Melancthon, Mono, and Mulmur as well as the communities of Grand Valley, Orangeville and Shelburne. The members also serve the Township of Adjala, the Town of Caledon and the Township of Erin.

# READY TO MOVE?

## Make sure to do your research

Whether you are moving across town or to a brand new location, you should make the effort to research the place where you are hoping to live.

### Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - April			
	April 2023	April 2022	% Change
# of Active Listings	175	122	43.44%
# of Sales	37	42	-11.90%
Average Sale Price	\$1,110,442	\$1,197,360	-7.26%

Dufferin Statistics (excluding Orangeville) - Year to Date			
	Jan - April 2023	Jan - April 2022	% Change
# of Sales	107	206	-48.06%
Average Sale Price	\$1,045,439	\$1,257,770	-16.88%

### Buyers Market vs. Sellers Market

Current Number of Homes for Sale	175
Divided by Sales per Month	37
Months of Inventory	4.7

There is currently 4.7 months of inventory on the market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.

### April 2023 vs. April 2022

The number of active listings in Dufferin (excluding Orangeville) increased by 43.44% in April 2023 over the same month in 2022. The number of homes sold decreased by 5 homes or 11.90% in April 2023. Average sale prices decreased by 7.26%.

### Year to Date 2023 vs. Year to Date 2022

The number of homes sold in Dufferin (excluding Orangeville), year-to-date decreased from 206 to 107, which is a decrease of 48.06%. Average sale prices were down by 16.88%.

You don't want to be surprised by changes in your neighbourhood or the surrounding area over the next few years.

The easiest way to find out about a town is to go on the town's website. This is easy, efficient, and contains a lot of valuable information a new homeowner should have.

For many people, buying a house that backs onto a wooded area or park, or similar open space, is highly valued. You don't have neighbours behind you and you may appreciate a view of nature.

However, many homeowners have been surprised to see earth-moving machines and construction equipment show up one morning to start construction of a new building or subdivision that will block your view or place several thousand new residents adjacent to your property.

This type of construction and development is usually planned years, maybe decades in advance. Just because you didn't realize it was going to happen doesn't mean the plan for it to happen wasn't already in the books.

A simple check could have provided the town's planning activities.

The internet can provide all sorts of information you will need when choosing a new neighbourhood, and you won't even have to leave home to find out what you need to know.

You can find out why the cost of housing has risen so much, and what you can expect to pay for a new home.

Applications for development should be listed on the town website along with plans and maps. Along with this, there are urban development plans and future considerations.

You can also plan ahead and use the municipal tax information to determine how much you can expect to pay on an annual basis and compare that to other properties in the region.

For a larger scale look at the area, you can access information on the County of Dufferin website which features needed news and content for the wider County area.

The County will have information not provided by the town, including roads, planning, and development that may be under the jurisdiction of the County and not the town.

The County can provide the information needed if you are hoping to live in a more rural area.

Choosing an area in which to live is an important decision and you should be aware of everything that is, or will be, happening that may affect the enjoyment of your home or property.

While a local realtor will be able to give you a lot of information about a town, a particular neighbourhood, and the nearby amenities, there are many things you should discover on your own by doing research. After all, it will be you who are living there.

Municipal websites and other sites with related information are valuable resources for those looking to relocate.

By doing your research, you can avoid the disappointment of waking up one morning to find that the forested area beside your property is going to be replaced by a five-story apartment building that has been in the planning stage for the past decade.

The information is all there – you just need to access it and do your research.

Written by Brian Lockhart



Members of the Orangeville & District Real Estate Board (ODREB) are also members of the Canadian Real Estate Association (CREA), the Ontario Real Estate Association (OREA), and the Toronto Real Estate Board (TREB), and, as such, adhere to a high standard of professional conduct and a strict Code of Ethics.

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**RESALE  
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# Budgeting towards homeownership

Transitioning from renter to homeowner is one of the biggest decisions you'll make throughout your lifetime. It can also be a stressful experience if you don't plan ahead by building a budget and saving prior to embarking upon homeownership.

Budgeting is a core ingredient that helps alleviate the stress associated with money issues that can sometimes arise if you purchase a home without knowing all of the associated costs – including down payment, closing expenses, ongoing maintenance, taxes and utilities.

The trouble is, many first-time homeowners fail to carefully think about their finances, plan a budget or set savings aside. And in this society of instant gratification, money problems can quickly escalate.

The key is to create a realistic budget based on your goals. Track your spending and make your dollars go further by sticking to your budget once it's in place. Budgeting offers a step-by-step formula for figuring out how to best save your hard-earned money to invest in homeownership.

Start by listing your household income, then your household expenses, and review your spending habits. All of this can be done on a pad of paper or on a computer spreadsheet.

Keeping receipts for everything that you purchase will enable you to accurately keep track of where your money is going each month so that you can review and make necessary changes to your plan on an ongoing basis.

Examine all areas of your life from entertainment to the type of food you buy, where you buy your food and clothes, and how and where you travel. Also, look at your spending personality and make necessary adjustments. Are you a saver, a splurger, a spontaneous shopper or a hoarder? Become smarter with your money and avoid impulse buying.

If you find you're spending a lot of money in one area, such as entertainment, for instance, set aside a reasonable amount each month and prepare to stop spending money in this area once your budget has been exhausted.

Budgeting provides you with the opportunity to re-evaluate your needs and wants. Do you really need the magazine subscriptions, the gym membership and all the other things you may spend money on each month? Although everyone needs some "me time" to wind down, could you not get that by taking a walk or reading a good book you borrowed from the library?

If you can set your budget solidly in place before you head out home or mortgage shopping, you will be far more prepared to purchase your first home.

Following are three top tips to help you prepare for the purchase of your first home:

**1 SET UP A SAVINGS ACCOUNT.**

You can deposit a predetermined amount into this account each pay period that you will not touch unless it's absolutely necessary. This will enable you to put money aside for a down payment and cover closing costs, as well as address ongoing homeownership expenses such as maintenance, taxes and utilities.

**2 SAVE UP FOR BIG-TICKET ITEMS.**

As you accumulate money in your savings account, you will be able to also save for specific purchases to help furnish your home – avoiding the buy now, pay later mentality, which can have a negative impact on your credit when you're seeking mortgage financing.

**3 SURROUND YOURSELF WITH A TEAM OF PROFESSIONALS.**

When you're getting ready to make your first home purchase, enlist the services of a licensed mortgage professional and a real estate agent. These experts are invaluable to you as you set out on the road to homeownership because they help first-time buyers through the home purchase and financing processes every day. They will be able to answer all of your questions and set your mind at ease. A mortgage professional has access to multiple lenders and can help you get pre-approved for a mortgage so you know exactly what you can afford to spend on a home before you head out house hunting, while a real estate agent will be able to match your needs with a house you can afford. Both parties will negotiate on your behalf to ensure you get the best bang for your buck. And best of all, these services are typically free. They will also be able to refer you to other reputable professionals you may need for your home purchase, including a real estate lawyer and home inspector.

– Provided by Dwight Trafford



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**Having trouble keeping pace with the ever changing real estate market?**

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# Bring dimension to your walls with *easy* painting techniques

(NC) Textures, or the illusion of textures, have made a comeback in home decor trends.

Clean lines and crisp whites are being replaced with bold colours and textured fabrics, a shift that breathes warmth and charm into our homes. Sharon Grech, Benjamin Moore colour and design expert, shares three tips for expanding the texture trend onto your walls with do-it-yourself-friendly paint makeovers.

#### TRY A COLOUR-WASH TECHNIQUE

Give your walls a limestone look and feel with a colour-wash technique you can do with a paint brush and featured strokes. This is a fun and forgiving technique for beginners and painters of all skill levels. "Begin with a neutral wall colour and with a complementary darker shade, use a big brush to crosshatch on the surface. Keep a damp rag handy to soften the strokes as you go," explains Grech. "The illusion of depth adds so much interest to the wall, there is no need to overdecorate the space – your wall will be a work of art itself."

#### COMBINE GLOSSY AND MATTE SHEENS

Mixing and matching paints with different levels of shine is simple to execute and creatively eye-catching. "Pair glossy and matte finishes of the same colour to bring subtle but elevated depth to a flat wall," Grech suggests. "Semi-gloss and matte Aura interior paint make for a beautiful and intentional, but quiet, statement. As natural light shifts throughout the day, each sheen will reflect differently and give your wall an ever-changing flow of depth and dimension."

#### DESIGN YOUR OWN PATTERNS

Creative and original wall art can create a satisfying three-dimensional feel on any wall. Repeated or symmetrical patterns that contrast with the base coat can trick the eye – and are a guaranteed attention grabber. "Free-hand murals or paintings of detailed designs can be daunting, but every homeowner can achieve a professional result with a little preparation," says Grech. "Have fun testing out the various markings you can create with a simple tool like a paint brush or the edge of a roller. When you are ready to scale your pattern up onto the wall, a tool like a chalk reel or a laser level can provide guidance for vertical or horizontal alignment. You can remove the chalk lines easily once your work of art is dry."

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**RESALE HOMES COLLECTIONS**

**MARKET UPDATE**

Orangeville Statistics - April			
	April 2023	April 2022	% Change
# of Active Listings	46	66	-30.30%
# of Homes Listed	59	118	-50.00%
# of Sales	57	64	-10.94%
List Price vs. Sale Price Ratio	99%	104%	-4.81%
Average Days on Market	14	9	55.56%
Average Sale Price	\$849,770	\$938,711	-9.47%

Orangeville Statistics - Year to Date			
	Jan - April 2023	Jan - April 2022	% Change
# of Homes Listed	208	379	-45.12%
# of Sales	134	232	-42.24%
List Price vs. Sale Price Ratio	99%	112%	-11.61%
Average Days on Market	20	7	185.71%
Average Sale Price	\$823,168	\$1,003,876	-18.00%

**Buyers Market vs. Sellers Market**

Current Number of Homes for Sale	46
Divided by Sales per Month	57
Months of Inventory	0.8

There is currently 0.8 months of inventory on the Market in Orangeville. In a Buyers Market, there is normally more than 6 months worth of inventory.

Peel - Caledon Statistics - April			
	April 2023	April 2022	% Change
# of Active Listings	201	178	12.92%
# of Homes Listed	157	237	-33.76%
# of Sales	78	99	-21.21%
List Price vs. Sale Price Ratio	97%	103%	-5.83%
Average Days on Market	23	14	64.29%
Average Sale Price	\$1,435,851	\$1,771,890	-18.97%

Peel - Caledon Statistics - Year to Date			
	Jan - April 2023	Jan - April 2022	% Change
# of Homes Listed	562	723	-22.27%
# of Sales	262	367	-28.61%
List Price vs. Sale Price Ratio	97%	107%	-9.35%
Average Days on Market	28	11	154.55%
Average Sale Price	\$1,349,083	\$1,774,200	-23.96%

**Buyers Market vs. Sellers Market**

Current Number of Homes for Sale	201
Divided by Sales per Month	78
Months of Inventory	2.6

There is currently 2.6 months of inventory on the Market in Caledon. In a Buyers Market, there is normally more than 6 months worth of inventory.

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## DESIGNING FOR WELLNESS: Personalize your space to prioritize your mind

(NC) A new season brings new beginnings and positive transformations. Colour and design expert, Sharon Grech, shares three tips for using colour within your space to adjust the mood and prioritize your enjoyment in every space you create.

### OPTIMIZE THE PSYCHOLOGY OF COLOUR

We all know how important it is to make a good first impression, so why not extend this to the feel of your home? Ensure your guests are filled with a welcoming and comfortable energy the moment they walk in by applying colours that will boost the atmosphere of your communal spaces. For your entry way, kitchen and dining room, Grech recommends uplifting yellows and understated, elegant browns such as Wenge AF-180.

"These colours not only provide a warm, balanced and inviting interior, but they can increase feelings of happiness and relaxation," says Grech. For a durable, washable finish in kitchen and communal areas she suggests using Regal Select interior paint which includes stain-release technology.

### PAINT FOR PRODUCTIVITY

As many of us continue to work remotely, it makes sense to pay attention to how colour impacts our productivity. "Incorporate colours that inspire, support focus and reduce stress in your workspace such as deep shades of blue like Old Navy 2063-10. Employ red hues in accents or accessories to stimulate creativity and boost energy in your space," says Grech.

### CALM YOUR MIND BEFORE BED

While we often paint our bedrooms for an appealing appearance, it's worth considering the impact colour can have on our mood and sleep. Ensure your bedroom is a comforting and calming sanctuary by choosing hues of lilac and purple for mental calm. To be at the forefront of colour trends, try incorporating New Age 1444, a soft and ethereal light purple grounded by a drop of gray, or use warm shades of pink and brown for relaxation.

[www.newscanada.com](http://www.newscanada.com)

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Exp



## Spring forward with 11 simple cleaning and safety tips

By: Desjardins Agent John Brown

Are your smoke alarms chirping? Is your kitchen pantry a mess? Spring is a great time to clean, get organized and complete a quick safety check.

Use this list as your guide:

### Change batteries in alarms and detectors

Safety experts recommend replacing smoke alarm and carbon monoxide detector batteries twice a year. Save the partially used batteries for use in children's toys or other less critical electronic devices.

### Replace old light bulbs

Replace any light bulbs that have burned out over the winter. Replacing standard incandescent bulbs with energy-efficient ones like LEDs could save you money in electricity costs over their lifetime.

### Refill your first aid kit

Declutter your first aid kit and replace any supplies that are running low or are past their expiration date.

### Organize your kitchen, pantry and medicine cabinet

Remove expired or stale items from your pantry and fridge. Rotate older items to the front and make a list of things you need to restock. Clean out any spills and dust the shelves. If you have expired medication, dispose of it properly – do not flush it down the toilet. Check your municipality's website for prescription medicine disposal options.

### Switch up your ceiling fans

Set your ceiling fans to spin counter-clockwise so the air blows down and cools you during the warmer months ahead. In the winter, you'll want to reverse your fans to spin clockwise so they're more effective at moving warm air around the room.

### Clean your stovetop and oven

Ensure that grease from cooking is removed from your stovetop and range hood. If you have a self-cleaning oven, it's a good idea to crack open a couple of windows as it cycles through the cleaning process.

### Check your furnace

Conduct a visual check of your furnace and the area around it. If necessary, replace filters and call for service if it's been more than two years since it was professionally inspected and cleaned.

### Flip your mattress

To extend the life of your mattress, flip and rotate it once or twice a year. Not only will this help it to last longer but it will also help it maintain its shape.

### Change over your wardrobe for spring

Begin putting your winter clothes away and move your fair-weather ones to the front of the closet. This is also a great time to identify items to donate.

### Clean and inspect your car

Start with a good cleaning of the interior and exterior. Check your tire pressure and treads and consider booking an appointment to have your winter tires removed. If you have a winter tire discount, check your insurance policy to see if your winter tires must stay on until a specific date. You may also want to change your windshield wipers if it has been longer than a year since you last replaced them. Be sure to top up your fluids and schedule your next oil change.

### Wash your home's exterior

Clean your windows using an extendable squeegee and window soap to speed up the process and help avoid streaking. Inspect and clear your gutters and check for any leaks.

Use the clocks springing forward as your cue to clean and inspect your home for the season ahead – and, if your spring to-do list includes any renovations, speak with your insurance provider to make sure you have the right coverage.

Need help finding the right home insurance coverage? Contact me today for personalized service! And, for more helpful safety tips, visit [desjardinsagents.com/customer-care/blog](http://desjardinsagents.com/customer-care/blog).



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**Caledon East \$1,489,000**



**793040 3rd Line**

- Bungalow, 2+1 beds, 3 baths, main flr laundry
- Fin w/o bsmt w/rec rm, bedroom & bathroom
- Eat-in kit, living/dining/sitting combo
- Primary w/3 pc ensuite
- 10 acres, 2 car garage, 22x32 ft. shop

**Mono \$1,749,000**



**834017 4th Line**

- Bungalow, 2+2 beds, 3 baths, main flr office which was a 3rd bedroom
- Fin bsmt with rec rm
- Eat-in kit, living/dining combo
- Pool, 22x24 ft heated shop
- 2 car gar, 100x196ft lot, hot tub

**Mono \$1,249,000**



**247496 5 Sdrd.**

- Bungalow, 3+2 beds, 4 baths, sunroom
- Eat-in kit, living room w/15' ceiling, fireplace
- Primary w/6 pc ensuite & dressing rm
- Fin bsmt, 2 beds, rec rm, office & bath
- 10 acres, 3 car gar, Roof 2022, AC 2018

**Mono \$2,749,000**



**21 Agnes Street**

- Raised bungalow, 3+1 beds, 2 baths
- Open concept living/dining, chef's kitchen
- Main flr laundry, w/o to multi level deck
- Fin bsmt w/rec rm, bath, gym & office
- 90x133 ft lot, 2 car garage

**Alton \$1,174,900**



**308045 Hockley Rd.**

- 100x150 ft lot on Nottawasaga River
- Stream runs through property to river
- Home is under construction w/3 bedrooms
- Open concept living/dining/kitchen & sunroom

**Mono \$775,000**



**487394 30th Sdrd.**

- Bungalow, 3+1 beds, 3 baths
- Eat-in kit, w/o to sunroom
- Primary w/4 pc ensuite, w/o bsmt w/ bedroom
- 16x32 ft drive shed, 4.88 acres, 2 car gar, 4 paddocks, 72x136 ft sand ring
- 45x60 ft barn w/4 stalls

**Mono \$1,499,900**



**41 Pine Ridge Rd.**

- Bungalow w/3+2 beds, 4 baths
- Updated eat-in kitchen, 4 season rm with hot tub
- Primary w/7 pc ensuite & w-in closet
- Fin bsmt has kitchen/2 beds/office/games area
- 1.4 acres, 3.5 car garage, concrete driveway

**Erin \$2,299,000**



**308414 Hockley Rd.**

- 6 acres, 792 ft frontage
- Over 1.5 acres with lawns & gardens
- 2 driveway entrances, cottage, detached 20x40 ft shop
- Trails, pond & a stream, crushed asphalt driveway, storage shed

**Mono \$949,900**



**28 Lawton Crt.**

- 2 storey, 3 bedrooms, 4 baths
- Primary bedroom w/w-in closet & 3 pc ensuite
- Vaulted ceilings, reno'd kitchen, main floor laundry
- W-out bsmt with in-law suite
- 28.66x105 ft. lot, 2 car garage, large deck

**Orangeville \$1,155,000**



**1532 Queen St.**

- Commercially zoned as Institutional, essentially a vacant lot
- On main street of Alton, beautiful setting
- Former Church was extensively damaged in a fire
- Allowable uses inc: sports arena, wellness centre, place of worship, school, daycare

**Alton \$599,000**

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