

RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON
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Account Sales Manager
HEATHER ERWIN
heather@caledoncitizen.com
Advertising Sales Representative
ERIN LUCKETT
erin@pcmedia.ca
Advertising Sales Representative
VICKI MEISNER
vicki@pcmedia.ca
Advertising Sales Representative
HEATHER LAWR
lawr@sympatico.ca
Art Director
SARAH DIDYCYZ



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MCCARTHY REALTY BROKERAGE opens new office in Dundalk



The Team at McCarthy Realty Brokerage are pleased to announce the opening of a new office in Dundalk to better serve their clients in the region.

The Team at McCarthy Realty Brokerage in Shelburne has been busy helping clients achieve their dreams in Dufferin County for 5 years now.

AS THE REGION CONTINUES TO GROW, so does this busy real estate office, McCarthy Realty is opening an office at 40 Main Street West, Dundalk, to serve their clientele in that area.

Led by Broker of Record, Marg McCarthy, the real estate office specializes in properties in Dufferin, Grey, Simcoe, Peel, Caledon County, and the areas in between.

McCarthy Realty Sales representatives are knowledgeable, professional, and work hard to achieve the best results for their clients whether they are Buying, Selling their Property in town or in the Rural Area. Upsizing, Downsizing Estates Sales, Separations, Farms, or hoping to get into the real estate market for the first time.

McCarthy Realty thrives because of their company culture of helping clients and being active members of the community.

In the Shelburne office, the company's Mission and Values are displayed in plain view and the growing team strives to follow the values of Striving for Honesty, Integrity, Respect, and Excellence in everyday life.

McCarthy Realty Brokerage encourages team members to maintain a positive approach in everything they do. This extends to working with and helping in the community.

Over the year, they have taken part in many initiatives such as contributing to the Shepherd's Cupboard Food Bank, the Shelburne Christmas Hamper Program, the holiday Stockings for Seniors Program, Splash Pad and local team sponsorships.

Several new McCarthy Team members have come on board recently, and with the positive growth the McCarthy Realty Brokerage is still looking for new talented real estate professionals to join the team.

Serving the region means the McCarthy Realty team helps clients over a wide area and is knowledgeable in both urban properties and the nuances of country living.

In an effort to better serve their clients, as well as the fact that the team helps many people north of Shelburne, McCarthy Realty Brokerage is opening a new branch office in Dundalk.

"The real estate market is very active right now," Marg explained. "There are a lot of listings, and people are still buying."

Opening a new office in Dundalk makes good sense for both the sales representatives and clients.

...The real estate market is very active right now. There are a lot of listings, and people are still buying. Opening a new office in Dundalk makes good sense for both the sales representatives and clients...

"We started doing the renovations in January, and we are just finishing up," said Marg. "It is a different real estate board in that area as well. It's the Realtors Association of Grey Bruce Owen Sound (RAGBOS), and we are members of that association, as well as the Toronto Real Estate Board (TREB)"

The new office will provide a space for sales representatives when they are in the area, as well as a convenient place for clients to meet to discuss their needs and sign important documents.

The new Dundalk office is conveniently located in the downtown area on Main Street.

The Marg McCarthy team not only strives to do the best job and keep their clients happy and satisfied, but they also try to turn every day into a positive experience both at home and while at work.

The office philosophy of "Improving Lives Every Day" influences their daily lives as they always try to find the right solution and move forward with success. This positive influence also means they give back to the community that supports them in various ways.

They usually do this quietly and don't require any kind of acknowledgement other than the satisfaction that they are helping someone.

In Shelburne, the McCarthy Real Estate office is located at 110 Centennial Rd, Shelburne.

The new Dundalk office will be opening soon and is located at 40 Main St. W, Dundalk.

Drop in to say hello. They are always happy to chat about real estate.

- Written by Brian Lockhar

ORANGEVILLE CITIZEN • www.citizen.on.ca
CaledonCitizen • www.caledoncitizen.com

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793118 3rd Line

- 2 storey, 4+1 beds, 5 baths, side entry mud room
- Eat-in kit open to dining room, living room w/fireplace
- 2 primary suites, both with w/i closets & ensuites
- Fin bsmt with 1 bed, living room, kit, laundry
- 2.12 acres, 3 car garage, 2 tiered deck, workshop

Mono \$1,679,000

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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.



STAGING A HOME for a better buyer experience

When it comes to potential buyers visiting a house for sale, first impressions are everything.

You want to present your home in its best light and provide visitors with a clean, well-maintained appearance and eliminate anything that may be off-putting for someone who has one opportunity to see your property.

That means staging your home to show it at its best. There are several ways can accomplish this from removing clutter to completely refurbishing the house.

When you start, the first thing you can do is remove small personal items. The general rule is 'anything smaller than a football,' should be out of sight.

This helps to 'de-clutter' the house and presents it as less of the homeowner's space, and provides potential buyers with the ability to imagine the home as their own.

This includes removing family photos that may cause a distraction. Especially in a smaller town, a family photo can lead to a discussion about a person who is in the photo, and suddenly you are off-track and talking about someone you know rather than the home.

Next, take a look around with an objective eye. Does a room need to be painted? Can the baseboards use a touch-up?

If there are loud colours, consider repainting in a neutral tone to avoid offending someone else's taste.

A good idea is to have your realtor do a walk-through and make suggestions. After living in a house for a length of time, it is easy to overlook some things that you have become used to.

A realtor can provide a fresh perspective on things that can use some improvement that you may have missed.

You should also make sure the house is clean. Potential buyers may be turned off if the kitchen or bathrooms do not have a clean and bright appearance.

While brand-new homes usually have a show home that is professionally staged with new furniture chosen by a professional decorator, re-sale homes usually don't have that advantage.

In some cases, it may be necessary to fully stage a home by removing the current furniture and having it replaced temporarily with items that will show the house in a better light.

A well-furnished home that is staged with modern, stylish furniture that is arranged properly, can have a huge impact on someone considering buying when they enter a room and are impressed by the overall picture.

Staging a home for viewing also means arranging furniture to it is easy to walk around.

You don't want potential buyers having to gingerly manoeuvre around your furniture or trying to pass through an area that is too narrow because there is too much furniture or it is awkwardly arranged.

A realtor can help by suggesting which pieces should be removed, or how to arrange existing furniture to make a more easily accessible space and make it easier to walk around a room.

This can be as simple as rotating a table or a chair a different way or may require a little more effort if the room has too many pieces to make it easily walkable.

When you place your home on the market, you want to make that first impression a favourable one for anyone who is visiting as a potential buyer.

By following some easy rules and staging your home, you will increase your chances for a quick sale.

Written by Brian Lockhart

Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - May			
	May, 2023	May, 2022	% Change
# of Active Listings	215	178	20.79%
# of Sales	55	38	44.74%
Average Sale Price	\$1,147,949	\$1,191,241	-3.63%

Dufferin Statistics (excluding Orangeville) - Year to Date			
	Jan - May, 2023	Jan - May, 2022	% Change
# of Sales	161	244	-34.02%
Average Sale Price	\$1,076,491	\$1,247,502	-13.71%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	215
Divided by Sales per Month	55
Months of Inventory	3.9

There is currently 3.9 months of inventory on the Market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.

May 2023 vs. May 2022

The number of active listings in Dufferin (excluding Orangeville) increased by 20.79% in May 2023 over the same month in 2022. The number of homes sold increased by 17 homes or 44.74% in May 2023. Average sale prices decreased by 3.63%.

Year to Date 2023 vs. Year to Date 2022

The number of homes sold in Dufferin (excluding Orangeville), year-to-date decreased from 244 to 161, which is a decrease of 34.02%. Average sale prices were down by 13.71%.



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.

The Board fosters understanding and co-operation amongst the members resulting in enhanced professional services to the public.



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TWO STOREY W/ COUNTRY VIEWS



OPEN HOUSE SAT 1-3PM

\$ 699,999 MELANCTHON

- Located on in the quiet village of Horning's Mills
- 2 Bedroom, 2 Bathroom
- Detached Garage for Storage or Parking
- Country Views from front and backyard
- Upgraded Kitchen + Living Room

SEMI-DETACHED IN NEW NEIGHBOURHOOD



OPEN HOUSE SAT 11AM-1PM

\$ 749,900 SHELBURNE

- Close to Downtown Shelburne
- 3 Bedroom, 3 Bathroom
- Covered Entry and 1 Car Garage
- 9ft Ceilings and Modern Finishes Throughout
- Private Deck & Backyard
- Good sized unfinished basement

BUNGALOW ON 10 ACRES



\$ 1,290,000 MONO

- 3 Bedroom, 3 Bathroom Bungalow
- Located on a 10 Acres in Mono
- Attached 2 Car Garage
- Detached Workshop/Man Cave
- On a Paved Road between Orangeville and Shelburne

BRICK BUNGALOW IN DUNDALK



OPEN HOUSE SUN 2-4PM

\$590,000 DUNDALK

- 3 Bedroom 1 Bathroom Brick Bungalow
- Beautifully Maintained & Decorated
- Large Lot Close to Downtown • Affordable
- Large kitchen with Pantry
- Beautiful Front Deck and LARGE backyard
- Close to Elementary School and Church
- Perfect property for hosting friends and family!

STUNNING HAND SCRIBED LOG HOME



OPEN HOUSE SAT 2-4PM

\$1,350,000 MELANCTHON

- Beautiful Hand Scribed Log Home
- 4 Bedroom & 2 Bathroom 1 1/2 Storey
- Vaulted Ceilings & Main Floor Primary Bedroom
- Situated on 2.5 acres + Hot Tub!
- Close to Shelburne on a Paved Road
- Geothermal Heating & Natural Gas
- Solar Power
- 4 Car Garage & Gardening Room

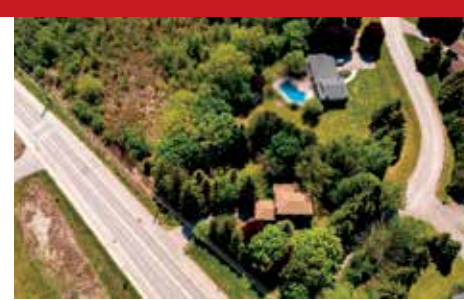


COUNTRY LIVING IN HOCKLEY VALLEY



\$ 1,350,000 MONO

- Stunning 4 Bed, 3 Bath Two Storey on 1.5 acres
- Double Car Garage w/Paved Driveway
- Charming Garden Shed & Raised Gardens
- Large Frontage on Hockley Valley Rd
- Rec Room with Gas Fireplace
- Very Private Treed Lot for Outside Entertaining
- Close to Orangeville but Quiet and Rural



COUNTRY PROPERTY WITH TRANQUIL RIVER & POND



\$ 749,000 MELANCTHON

- 3 Bed, 2 Bath w/ 1.5 Car Garage 1.5 Storey
- Unique Converted School House on Beautiful Lot w/pond, river, gardens & very private
- Bright Living Rm w/ Wood Stove & Brick Wall
- Lg Family Rm with Walk Out to Patio & Yard
- One of a Kind Mature Treed Property on 0.735 Acre! • A MUST SEE!!



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\$684,900



TAKE THE EASY WAY HOME!

Enjoy over 1,550 sq.ft. of living space at this 2-level, penthouse condo plus TWO underground parking spaces. The location offers a short walk to shops, cafés and restaurants in downtown Orangeville. Enjoy an updated kitchen with view out to the open balcony, large family room/den, separate laundry room on main floor. Upper level features two primary bedrooms, each with full ensuite bathrooms & walk-in closets. Book your private showing today.

\$634,900



GREAT DOWNTOWN LOCATION

Classic 3 bedroom, 2 bathroom brick home located in central Shelburne. Check out the large mature corner lot, approximately 53' x 149', which backs onto rear lane. Features include an updated kitchen with brand new appliances, main floor laundry combined with 3 piece bath, new laminate flooring throughout. A spacious dining room offers sliding patio door and walkout to rear deck.

\$1,324,900



READY, SET, MOVE IN!

Does the thought of a beautiful new home, finished both inside & out, grab your attention? Look no further than this 5 year old complete with 4 bedrooms, 5 bathrooms, main floor office & large open concept kitchen/family room area. Private primary bedroom offers 5 piece ensuite bath & huge walkin closet plus convenient 2nd floor laundry room. The finished basement offers large media room, wet-bar with beverage cooler, lots of storage options.

\$1,469,000



SKIP THE DRIVE TO THE COTTAGE

Year round enjoyment at this 5 acre wooded property complete with backyard oasis, including heated inground pool, patio & firepit areas, outdoor kitchen and cabanna. Beautiful "True North" log home with wood burning fireplace, an open concept rustic charm, with soaring ceiling up to loft & Primary bedroom. Finished basement features wet bar, gas fireplace & 4th bedroom. Plus detached workshop/garage.

\$4,299,000



CALEDON'S BEST KEPT SECRET

Outstanding location just 30km from airport, this 15.8 acre wooded property, offers a secluded setting, winding, tree-lined driveway, classic multi-level home, detached apartment/studio and 4 box-stall barn with paddocks. A beautiful sanctuary offering mature trees, gardens & exposed stone walls at the old barn site. The sprawling, charismatic home has spacious principal rooms for family & entertaining, well updated and maintained throughout.

\$984,900



COUNTRY ROADS, TAKE ME HOME

Peaceful one acre property, northwest of Orangeville, overlooking farming fields and open meadows. Set facing easterly views, this classic red brick bungalow style home awaits its new owner. It features 3 bedrooms, 2 full bathrooms, living room with cozy wood stove & beautiful engineered wood floors. Spacious country kitchen offers quartz countertops and white cabinetry. Main floor laundry/mudroom offers access to double-car garage, rear yard and stairs to basement.

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

Let us help you decide what works best for your buying & selling needs – Call us today

Tips to remember next time you move with your pets

(NC) Moving doesn't have to be daunting, as long as you plan ahead effectively. But of course, unexpected hurdles can occur along the way, adding to the stress. It can also be especially challenging if you have a pet. Before you start packing up your belongings, there are some important things to remember to make the transition as smooth as possible for both you and your furry friend.

Research the area you'll be moving to and ensure it is pet-friendly. This means looking into the local laws, regulations and housing options that accommodate pets. If you're renting, make sure your new landlord allows your type of pet and be aware of any restrictions.

Consider how you'll be transporting your pet. If you're flying, research airline policies and procedures for pet travel in advance. If you're driving, plan for frequent stops with all the necessities and familiar items to keep your pet comfortable.

Also, bring your pet's proper identification, including tags with your current contact information and a microchip that is registered with your new address.

Visit your veterinarian and make sure your pet is in good health and is up to date on all their vaccinations and other preventative treatments they may need. If you're moving internationally, research the specific requirements for the country you're moving to.

There are very specific requirements to bring a pet along when someone moves to Canada from another country. The exact rules that apply depend on several factors such as the type of pet, their age, and the status of certain diseases in the country the pet is coming from. These requirements must be met before moving here with the pet. If a pet doesn't meet the requirements, they could be refused entry into Canada.

If you are planning on moving to Canada with your pet, find out the requirements on the Canadian Food Inspection Agency's (CFIA) website. The CFIA is the federal agency that regulates the import of animals, including pets, to protect our health and animal health and prevent the spread of diseases.

Doing your homework, asking questions and getting the right documentation will go a long way to giving you and your new best friend a long, happy and healthy life together in your new home.

Find more information at inspection.gc.ca/pets.

www.newscanada.com



Stress-free moving tips

(NC) Summer is one of the best times of the year to move. The weather is warmer, the kids are out of school and there are typically more homes on the market.

As exciting as moving can be, it can also be a very stressful process if you don't have everything in order. Don't let the process of moving overwhelm you. Apply these useful tips to move like a professional.

SCHEDULE YOUR MOVE

Once you've confirmed dates, book your moving arrangements. Weekends are especially busy, with time slots often filling up weeks in advance. Opt to move your belongings on a weekday if possible.

Whether you're renting your own truck or using professional movers, book as soon as you can. If you live in a condo or apartment, remember to reserve an elevator with your property management.

DON'T PROCRASTINATE

Give yourself time to pack. Many people often underestimate the amount of items they have. Order moving boxes and packing tape, so you're not rushed before the big move. Most moving companies will also supply packing materials and may even offer packing services. If you're doing it on your own, label all boxes and identify which room they're going to in your new place for a smooth transition. Remember to not pack personal documents or medication until the last moment. Consider packing a small suitcase or bag with essentials to use the night of your move.

PURGE AND DOCUMENT YOUR BELONGINGS

Packing is the perfect opportunity to purge your wardrobe and create an inventory of all your belongings. Always document and estimate the value of your

items in case they get lost or damaged during the move. Remember to share those details with your insurer to make sure you have the home or tenant insurance you require to be adequately compensated in the event of a loss. Insurance companies like Belair direct offer a downloadable personal inventory form to help you keep track of everything you own. As a reminder, keep this document in a safe and secure place to minimize stress if you need to use it.

UPDATE YOUR ADDRESS

Finally, don't forget to send a change of address notice. You'll need to notify the various levels of government (federal and municipal tax offices, provincial health and licensing departments, etc.) as well as your bank, insurance company, utilities and any newspapers or magazines you subscribe to. The postal service also offers mail forwarding options for a small fee.

Find more information and the downloadable inventory document at belairdirect.com.

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Is your mortgage renewing this year?

LOOKING BEYOND MORTGAGE RATES

It's easy to get caught up in the idea that comparing mortgage rates will guarantee you get the best bang for your mortgage buck. While this may be true for particular situations, there are many scenarios where this strategy is not effective. Following are three reasons why it doesn't always pay to make a decision based solely on rates.

REASON #1

Your long-term plan and risk tolerance should determine which mortgage product is right for you. This product may or may not have the lowest rate.

For instance, there are cases where lenders will offer lower rates for insured mortgages. With insured mortgages, however, you're charged an insurance premium, which is usually added to the mortgage amount. But if you're not planning on keeping the property for a long enough time to offset that cost, it may be better to take an uninsured mortgage with a slightly higher rate. The cost difference you will pay with the higher interest rate may still be less than what you may pay in insurance premiums.

As another example, if you prefer to budget for a consistent payment and can't handle rate fluctuations, it may be bet-

ter to go with a higher fixed-rate mortgage. If you think current rates are low enough and you will be living in your property for at least five years, it may be wise to also opt for a mortgage with a longer term.

REASON #2

One of the biggest mistakes people make when merely comparing mortgage rates is failing to consider important factors such as prepayment options to help pay off the mortgage faster, whether secondary financing options are allowed, early payout penalties, or what fees are involved.

It's not enough to simply compare mortgage rates because you have to know what "clauses" are contained within the mortgage deal. There may be cases where you will find a lender with the lowest rate and willing to pay for your closing costs, or even provide you with cash-backs after closing.

REASON #3

Lenders can change their rates at any time. As such, if you're shopping for rates with one lender and then approach another that gives you a lower rate, it's quite possible that the first lender has also dropped its rates. This is why it's important to get pre-approved with a lender once you have a mortgage that fits your needs. In some cases, you can secure your rate and conditions for up to 120 days.

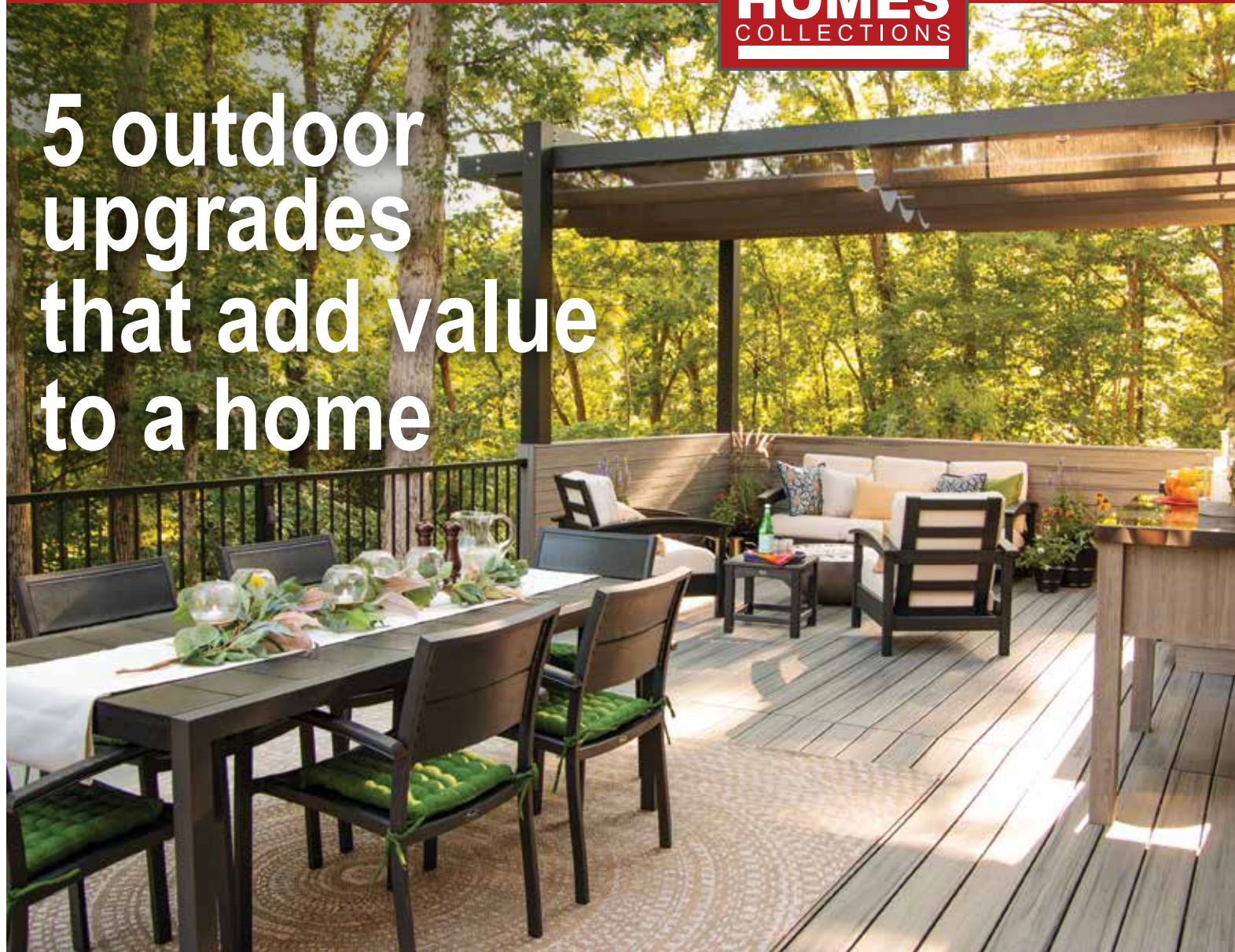
These are just three reasons why it's not enough to merely compare mortgage rates. The mortgage rate you may qualify for is also highly dependent on your credit score among other things. In order to get the best mortgage deals, you need to have solid credit.

Mortgage brokers have the ability and tools to look at the big picture, ask you the right questions, and source the right product. This can all be done and is usually at the lowest rate, added bonus!

— Provided by Dwight Trafford

**RESALE
HOMES
COLLECTIONS**

5 outdoor upgrades that add value to a home



(NC) From the front stoop to the backyard, outdoor remodeling projects can add tremendous value to a home by boosting curb appeal and function.

To pique the interest of potential buyers before they even walk through the front door, here are five eye-catching exterior upgrades sure to pay off in the long run.

1 UPGRADE YOUR DECK

A composite deck offers long-lasting beauty and low-maintenance benefits that appeal to today's time-stretched consumers. Unlike wood, high-performance composite decking, such as Trex Transcend Lineage, requires minimal upkeep as it's engineered to resist fading, scratching and mould, and it won't

rot, warp, crack or splinter. With no sanding, staining or painting required, composite decking attracts homeowners looking to spend more time enjoying their outdoor spaces rather than maintaining them.

2 REPLACE RAILINGS

One of the most visible aspects of a yard, porch or deck, a railing is often the first thing prospective buyers notice, and it has the power to set the tone for an entire outdoor space. If an existing railing is beginning to show signs of wear, replacing it with something new and modern can give the property an instant facelift that will boost curb appeal and perceived value.

3 CREATE AN OUTDOOR ROOM

Another value-adding upgrade to any deck or yard is a pergola. This relatively easy addition offers cool relief on hot days while also adding architectural appeal.

4 ENHANCE PRIVACY

The past few years have left many of us craving safety and serenity. To enhance the sense of seclusion in

an outdoor space, incorporate decorative privacy screens. Made of sturdy, low-maintenance materials, permanent or moveable panels are a popular option available in multiple patterns and colours. They complement the aesthetic of any outdoor setting and are ideal for enhancing privacy around decks, patios and pools.

5 ILLUMINATE WITH LIGHTING

Enjoy your outdoor living space long after the sun goes down by incorporating lighting into your deck or patio design. String lights and lanterns are ideal for creating an intimate environment, while tiki torches add fun and flare. For a more permanent solution, consider integrating lighting into deck boards and railings to take your space from ordinary to extraordinary.

Find more inspiration and ideas to boost the function and value of your home's outdoor space at ca.trex.com.

www.newscanada.com

3 LANDSCAPING MISTAKES TO AVOID

(NC) Landscaping is a bit of a mystery for many of us. While there are plenty of things you can do right, such as considering sun exposure, there's also lots you can get wrong, like over or under watering. Here are a few common – and sometimes costly – mistakes to avoid.

1 EVEN AND SYMMETRICAL PLANTING

Symmetry is nice but, as most artists and designers will tell you, it can also be a bit boring. And when you try to apply it to living things like plants it can be extremely difficult to maintain. To avoid the constant fussing required to maintain matching shrubs, include asymmetry on purpose. Keep a pattern or theme, and use odd numbers of plants and contrasting styles and shapes. Not only does this keep the space interesting by moving your gaze along, it also ensures your garden design looks intentional rather than accidentally off-kilter.

2 NOT THINKING ABOUT USE

Will you make use of a firepit to lounge around, or do you need a more active area for young kids or pets? Will you sit out there in the afternoon if it's cool and shady or subject to full sun? Are you really going to be able to tend to more than a couple of beds of vegetables? There are many design inspirations out there, but not all of them are for you. Go for what you need and want most out of the space and you'll find it more enjoyable.

3 NOT "REQUESTING A LOCATE" BEFORE YOU DIG

Most properties have services and utilities buried under them, such as water and gas lines, and hydro and sewage waste lines. In Ontario, you must know where these utilities are before you do any digging. It's actually illegal to dig for anything – whether fence, tree house, sapling or flower bed – without this information. You get the details to dig safely and legally by requesting what's called a "locate" from the non-profit organization Ontario One Call at least a week before you want to dig.

Find more information or request your locate at ontarioonecall.ca.

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MARKET UPDATE

Orangeville Statistics - May

	May, 2023	May, 2022	% Change
# of Active Listings	42	86	-51.16%
# of Homes Listed	59	123	-52.03%
# of Sales	52	46	13.04%
List Price vs. Sale Price Ratio	100%	99%	1.01%
Average Days on Market	16	13	23.08%
Average Sale Price	\$834,189	\$863,642	-3.41%

Orangeville Statistics - Year to Date

	Jan - May, 2023	Jan - May, 2022	% Change
# of Homes Listed	267	502	-46.81%
# of Sales	186	278	-33.09%
List Price vs. Sale Price Ratio	99%	110%	-10.00%
Average Days on Market	19	8	137.50%
Average Sale Price	\$826,249	\$980,672	-15.75%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale: 42
Divided by Sales per Month: 52
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 - May

	May, 2023	May, 2022	% Change
# of Active Listings	245	240	2.08%
# of Homes Listed	244	264	-7.58%
# of Sales	109	77	41.56%
List Price vs. Sale Price Ratio	100%	98%	2.04%
Average Days on Market	17	13	30.77%
Average Sale Price	\$1,366,290	\$1,743,139	-21.62%

Peel - Caledon Statistics - Year to Date

	Jan - May, 2023	Jan - May, 2022	% Change
# of Homes Listed	805	987	-18.44%
# of Sales	369	442	-16.52%
List Price vs. Sale Price Ratio	98%	105%	-6.67%
Average Days on Market	25	12	108.33%
Average Sale Price	\$1,357,008	\$1,768,670	-23.28%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale: 245
Divided by Sales per Month: 109
Months of Inventory: 2.2

There is currently 2.2 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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HAPPY CANADA DAY



569 Highpoint Sdrd.

- Bungalow, 3 bedrooms, 2 baths, main flr laundry
- Open concept living/dining/kit main floor
- Primary bedroom with hardwood & w/i closet
- 18.3 acres, river, ponds, sheds, 2nd entryway
- Corner lot, 2 car garage, A/C 2022, Roof 2015

Caledon \$1,949,000



247496 5 Sdrd.

- Bungalow, 3+2 beds, 4 baths, sunroom
- Eat-in kit, Living rm 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 \$2,699,000



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
- Mins to Hockley Valley Resort & Bruce Trail

Mono \$749,000



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 \$1,399,800



41 Pine Ridge Rd.

- Bungalow w/3+2 beds, 4 baths, main flr laundry
- 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 \$2,195,000



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 \$1,049,999



793118 3rd Line

- 2 storey, 4+1 beds, 5 baths, side entry mud room
- Eat-in kit open to dining room, living room w/fireplace
- 2 primary suites, both with w/i closets & ensuites
- Fin bsmt with 1 bed, living room, kit, laundry
- 2.12 acres, 3 car garage, 2 tiered deck, workshop

Mono \$1,679,000

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