

RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON
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ELAINE KEHOE

A real estate professional actively engaged in community events



Local realtor, Elaine Kehoe, and real estate salesperson, Laura Pringle, welcome visitors to the Slaven & Associates Real Estate Inc., office in Mono Centre. The mini-library in front of the office provides free books to children and youth. Elaine is actively engaged in many activities in the town.

Photo by: Elaine Kehoe

As a local real estate agent, Elaine Kehoe, of Slaven & Associates Real Estate Inc., in Mono Centre, helps people realize their dreams of home ownership, whether it is their first time in the market or someone looking for that special rural home.

WHILE THE REAL ESTATE MARKET occupies her time in the working world, as a local resident, Elaine is also involved in the community in many ways and is engaged in local activities that are hosted in Mono as well as taking an active role in shaping the town as it moves forward.

As a member of the Mono Planning, Environment and Natural Heritage Committee (PENHC)

, she and other members relay the voice of local residents to Town Council on how they think the Town should proceed with different strategies and planning avenues.

"Anything about Mono is, me - I love Mono," Elaine explained. "On the Planning Committee, we give advice to Town Council on how they should be dealing with various issues that come forward."

In particular, they provided information regarding provincial Bill 97, which would have had a huge, and rather negative impact on the local landscape.

Elaine has a keen interest in helping make sure the Town moves into the future with a well-designed plan that maintains the charm and rural heritage of the area.

Elaine's office is more than just a place to sign contracts. It is part of the history of the Town, and she welcomes visitors to actively learn in several ways.

In front of the office, there is a British-style, old-school telephone booth which she has transformed into a mini-library.

"The library for kids is right outside of the office," Elaine said. "It's not only for kids, but also for young adults, and families are really enjoying it. You can pick up a book - they're free. I ask that if you have books, you can send them, and people have been dropping them off."

The Mono Museum, which occupies half of the space in the building, and of which Elaine is the curator, is a treasure trove of historic items and information about the Town dating back to the

pioneer times. The museum contains historic artifacts as well as photos, documents, and information about the early days of the community.

The items and documents have been donated by local families who have deep roots within the region.

...The library for kids is right outside of the office. It's not only for kids, but also for young adults, and families are really enjoying it. You can pick up a book - they're free....

The building itself is historic, as it is an old carriage shed. The main beams are original and bear the tongue and groove cuts from the early construction techniques from the 19th century.

When it comes to beautifying the Town, Elaine doesn't just make suggestions or present a report or advice on paper. She actively gets outside and cleans up a rural route by hand.

"I clean up the garbage on the side of the road from Airport Road to the 4th Line twice each year"

Elaine walks the road and collects the litter, cans, and bottles that have been carelessly discarded from passing cars.

Along with Elaine in the Mono office, Laura Pringle is a real estate salesperson with a unique specialty. Laura recently achieved certification as a Senior Real Estate Specialist.

This certification provides Laura with a unique perspective and knowledge when it comes to helping seniors who may have different needs when it comes to selling or buying real estate.

Many seniors are considering downsizing or moving closer to family and Laura can offer advice on the best way to achieve their goals.

Elaine is a trusted and respected member of the local business community as a real estate agent. At the same time, she is a local resident who takes pride in the Town and is engaged in both promoting the area as well as being an ambassador for the Town and actively pursuing activities which enhance the lifestyle of being a Mono resident.

Elaine's office is located right in Mono Centre at 367006A Mono Centre Road.

- Written by Brian Lockhart

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How automation can keep your home secure

(NC) Whether you're planning a sunny getaway to escape the cold or are back in the office on a regular basis for the first time in years, it's reasonable to be worried about your home when it's empty. The good news is, there are easy ways to keep a watchful eye.

KEEP IT BRIGHT

While the days are getting longer, illuminating your walkway and entryways after dark can deter people from approaching your property. Set your lights up on timers or install motion-sensitive models.

GET SMART WITH SECURITY

While you shouldn't live in fear, theft and break-and-entering do occur. For an easy and effective way to monitor your home, consider an all-in-one smart security system that includes 24/7 monitoring and real-time alerts. That way, you're immediately notified of activity around your home such as someone walking up your driveway or if a door or window has been opened.

AUTOMATE FROM ANYWHERE

Whether you're out shopping at the mall or visiting relatives out of town, take advantage of the ability to secure and control your home from anywhere with an all-in-one smart security system such as Telus SmartHome Security. Schedule or manually turn your lights on and off to give the illusion someone is home, or lock and unlock your doors when your children get home from school. True automation can provide added peace of mind and security from near or far.

www.newscanada.com

What home renovation customers need to know about smart home technology

(NC) Homeowners are increasingly looking for ways they can conserve energy and lower their utility bills. And, according to one recent survey, four in five Canadians recognize that smart home technology can help them manage their energy consumption. But, only one in five is actually using these systems. Here are three key benefits of smart home technology.

HOME AUTOMATION

A smart home is one where Wi-Fi-connected lights and appliances can be controlled via apps on your phone no matter where you are. On the way to the airport and worried you forgot to turn off the curling iron? You can check on your app – and turn off the appliance remotely if you did. Your kid forgot to bring their key? Unlock the door remotely to let them in. There are even refrigerators with internal cameras so you can see what you already have inside while you're standing in an aisle at the grocery store.

HOME AND PERSONAL SECURITY

With smart systems, you can program lights to go on and off to give the appearance that your home

is occupied while you're away. Inside, you can use an app or voice controls to turn on lighting before you enter a room or approach a stairway to avoid a tripping hazard. Camera-equipped doorbells let you see who is at the door before you open it, or you can speak directly to a courier to give them instructions on where to hide a package if you're not home.

Smart appliances can also send notifications if there are any problems, whether you're out for the day or on holiday. You can set up your HVAC system, for example, to send you a message if the heating or cooling doesn't kick in within a specific period of time. There are also water detectors that will notify you of a potential leak.

Finally, security sensors and cameras can send you alerts if there's unexpected activity in or around the property.

ENERGY CONSERVATION

Of course, the biggest benefit of utilizing smart home technology is the power it gives homeowners to reduce their energy consumption and help lower their household carbon footprint.

One of the most important smart home tools for this is a home energy monitor. These tools, such as Schneider Electric's Wiser Energy, can be paired with Wi-Fi enabled switches like Square D to turn your home devices on and off from your phone. Homeowners also receive real-time home energy usage so they can make adjustments to reduce their energy load, such as unplugging appliances that draw power even while idle.

Find more customer-friendly information about home energy monitors at se.com/ca/en.

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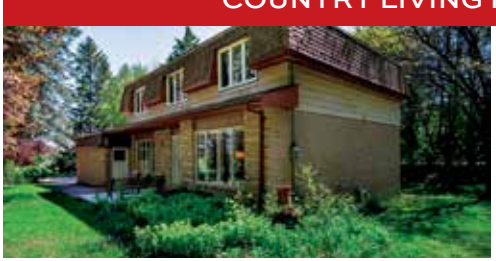
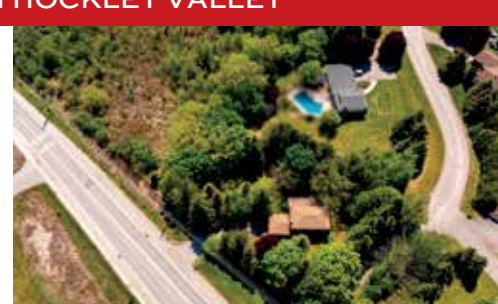



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- Large Frontage on Hockley Valley Rd
- Rec Room with Gas Fireplace
- Very Private Treed Lot for Outside Entertaining
- Close to Orangeville but Quiet and Rural

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!!





TWO STOREY W/ COUNTRY VIEWS



\$699,999 MELANCTHON

- Located on in the quiet village of **Horning's Mills**
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- Detached Garage for Storage or Parking
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- Upgraded Kitchen + Living Room

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\$749,900 SHELBURNE

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

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\$1,290,000 MONO

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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.



5 ways to get into the market

One of the great challenges of getting into real estate in the current market is coming up with a down payment at a time when housing prices are at a high, making it difficult for many people to save up the money for that first house.

Not only are housing prices at a premium, those who are currently renting are spending so much money on monthly rent, they have little left over to save for a down payment.

It is proving to be a difficult situation for many, especially younger first-time buyers.

However, there are ways that can be explored that may help potential buyers to find a solution to finance their first home.

One way is called 'flip to sell.' In this case, a buyer must work closely with the financial institution.

If a buyer is willing to put in the work, they can sometimes buy a lower-valued property that needs some improvement. The buyer will be moving into the home and living it in while making improvements that will raise the value of the home.

Many lending institutions have a Mortgage Plus Improvement plan. In this case, they provide some extra funding to provide the means to update or upgrade the home.

Once the renovations are complete, the home can be sold for a higher price and the owners can use the equity to purchase another home.

This isn't always easy, as there are qualifiers that must be met before lending institutions will provide a mortgage.

For some people, dipping into RRSP savings can provide the opportunity to have a down payment.

You are allowed to borrow from your own RRSP, up to \$35,000, with no tax applications if you pay the money back within 15 years.

If you go this route, you should plan far ahead to make sure you can repay the money into your account in the required time.

Saving money over a period of several years is the most common way to come up with a down payment.

A First Home Savings Account allows you to contribute up to \$8,000 per year, up to a maximum of \$40,000. If more than one person is buying the home, both can contribute. It is also tax deductible.

If you are local, the Dufferin County Home Ownership Program provides help to moderate-income people with an interest-free, down payment loan.

However, you must repay the loan if you sell before you have lived there for 20 years. If you are considering being in a home for the long term, this might be a viable option.

A fairly new trend in finding help to pay a mortgage is to buy a semi-detached home and turn it into a duplex. You can rent out the additional apartment which in turn, will pay your mortgage for you.

There are some obvious drawbacks to this, notably, you are giving up living space, however, it can be a very good way to help put equity into the home you will one day own free and clear.

Buying your first home can be a challenging effort, however, if you are willing to do the research and learn about options, there are methods that can help you get into the market.

Working with a local realtor can help you choose a direction that may be suitable for your situation.

Written by Brian Lockhart

Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - June			
	June, 2023	June, 2022	% Change
# of Active Listings	260	220	18.18%
# of Sales	47	25	88.00%
Average Sale Price	\$1,022,565	\$1,079,760	-5.30%

Dufferin Statistics (excluding Orangeville) - Year to Date			
	Jan - June, 2023	Jan - June, 2022	% Change
# of Sales	210	268	-21.64%
Average Sale Price	\$1,088,041	\$1,233,365	-11.78%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	260
Divided by Sales per Month	47
Months of Inventory	5.5

There is currently 5.5 months of inventory on the Market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.

June 2023 vs. June 2022

The number of active listings in Dufferin (excluding Orangeville) increased by 18.18% in June 2023 over the same month in 2022. The number of homes sold increased by 22 homes or 88.0% in June 2023. Average sale prices decreased by 5.30%.

Year to Date 2023 vs. Year to Date 2022

The number of homes sold in Dufferin (excluding Orangeville), year-to-date decreased from 268 to 210, which is a decrease of 21.64%. Average sale prices were down by 11.78%.



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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Outdoor living trends for this summer



(NC) According to real estate website Zillow, a functional outdoor space is the most sought-after amenity by today's homebuyers. For those looking to make the most of their outdoor spaces, here are six trends shaping backyards this year:

MIXED MATERIALS

Gone are the days of matchy-matchy monotony. Today's homeowners are embracing eclectic design schemes with lots of visual interest by juxtaposing materials like concrete and composite, wicker and aluminum, copper and stone – as well as mixing colours and patterns for added personality and visual intrigue.

SUSTAINABLE SELECTIONS

Sustainability is no longer a “nice to have” but a meaningful requirement among increasingly eco-conscious consumers. Composite decking is an eco-friendly choice that outperforms and outlasts natural wood.

LIGHT NEUTRALS

Light, neutral hues are permeating home design inside and out due to their ability to create a sense of calm and serenity. Provide a perfect foundation for an on-trend outdoor space with low-maintenance composite decking that features refined, trend-forward colours such as the Trex Transcend collection, with creamy taupe, deep mocha, coastal brown and mountain grey.

STYLISH SECLUSION

Privacy has become a huge selling point. This is driving demand for stylish fencing, pergolas, privacy panels and lattice, which create a sense of sanctuary through visually appealing, durable and easy to maintain features.

LUXE LIGHTING

Rising inflation will have homeowners looking for small investments that make a big impact. From

candles and string lights to firepit tables and deck lighting, a little illumination can completely change the look and feel of an outdoor space without breaking the bank.

ADDED FUNCTION AND VALUE

Make the most of your outdoor space by optimizing the area beneath the deck. With the addition of an under-deck drainage system, this space can be used for storage or as a bonus outdoor living area.

For maximum moisture protection and design flexibility, opt for a system that's installed above the joists of the substructure. This application allows you to run electrical and gas lines safely and discreetly to power lighting, fans, appliances and entertainment components to create a fully functional outdoor room.

Find more outdoor living ideas, tips and inspiration at ca.trex.com.

3 ways to ensure your deck stays high and dry

(NC) Because they are exposed to the elements, decks and their supporting substructures are highly susceptible to water penetration. Without proper protection, rain, dew and snow melt can seep into screw holes and sit on boards, joists and beams causing them to rot, decay and deteriorate over time, posing serious safety issues. Here are three easy ways to protect your deck from moisture damage:

1 SEAL THE SUBSTRUCTURE

One of the simplest ways to prevent premature deterioration of a deck's substructure is to apply protective tape to the joists and beams of the foundation. Butyl-based tapes are best and are available in easy peel-and-stick options that apply as a “cap” to the tops of wood joinery. This creates a moisture barrier and also helps hold deck screws and fasteners strongly in place for longer. And don't forget the ledger board. This key connection point where the deck attaches to a house is especially vulnerable to moisture, but it can be fully sealed with a wider flashing tape.

2 CONSIDER COMPOSITE DECKING OVER WOOD

Made from a blend of plastic and wood fibres, composite decking won't absorb water like treated lumber. It also won't crack, warp or splinter in colder climates and will hold up to humidity and precipitation. High-performance composite decking is extremely durable and easy to maintain, so there's no need to spend time and money every year sanding and painting or staining your deck. Instead, simply give it an occasional cleaning with warm soapy water and get back to enjoying your space.

3 DIVERT WATER WITH A DECK DRAINAGE SYSTEM

For an elevated deck, consider adding a deck drainage system, such as the Trex RainEscape system, to protect your deck's substructure from moisture while also creating dry, usable space beneath the deck. This innovative system installs over joists and beams to completely shield foundational components from moisture. The added bonus is that homeowners can safely add furnishings as well as gas lines and electrical wiring to accommodate lighting, ceiling fans, appliances and entertainment centres to create an outdoor oasis under the deck.

Find more information to protect and extend the life of your deck at ca.trex.com.

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Mortgage brokers offer a choice

The next time you're looking for a mortgage for that new house or you're up for renewal on your existing mortgage, think about using a licensed mortgage agent or broker – their services are usually free and they offer you an abundance of choices and service levels the banks simply can't compete with.

Mortgage agents and brokers have access to a vast array of lenders – up to 90+ institutions, including some of the big banks – which enables these professionals to negotiate the best possible mortgage products and rates on your behalf. In comparison, if you approach your bank with a mortgage request, they can only offer you a narrow choice – namely, their own products.

Mortgage agents and brokers do their homework on available mortgage products and keep themselves abreast of any new products, or changes to existing products, to ensure they find the best mortgage to fit your specific needs.

Unlike banks, mortgage brokers and agents can also cater to self-employed borrowers as well as those who have suffered credit blemishes due to life experiences such as divorce or illness. Brokers will listen to your story, whereas the banks have a very narrow view of what fits into their financing box – and this is non-negotiable.

If you're thinking of buying a home, Rock Capital mortgage professionals can find the best mortgage rate and term for your unique situation.

– Provided by Dwight Trafford

TOP REASONS FOR USING A MORTGAGE BROKER OR AGENT:

- 1 CHOICE** – access to multiple financial institutions
- 2 COSTS** – using a broker is usually free and they can negotiate lower rates for you
- 3 KNOWLEDGE** – brokers and agents stay up-to-date on available products and services
- 4 FLEXIBILITY** – mortgage products are even available for the self-employed or those who have credit blemishes





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\$649,900




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\$1,294,900




READY, SET, MOVE IN!

Does the thought of a beautiful new home, finished both inside & out, grab your attention? Look no further that 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




TRUE NORTH LOG HOME

Year round enjoyment at this 5 acre wooded property complete with backyard oasis, including heated inground pool, patio & firepit areas, outdoor kitchen and cabanna. Featuring the timeless beauty of a "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.

\$3,939,000




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



SOLD

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.



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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

5 outdoor cleaning tips to get your home in tip-top shape

(NC) Whether you love projects around the yard or would rather be lounging with a good book or TV show, sprucing up your home's exterior does more than make it pleasing to the eye.

Simple, year-round maintenance will help you avoid costly problems down the line, such as rot or insects spreading indoors. Here are a few easy and important steps.

CLEAN YOUR EAVESTROUGHS

All sorts of weather conditions can wreak havoc on your gutters. If water runs back toward your foundation or pools on the roof, it may lead to water damage inside your home. Give your eavestroughs and downspouts a careful look every season. Clear any debris and make any repairs.

WASH YOUR SIDING

Pressure washers are handy for cleaning the outside of your home. If you don't own one, you may be able to borrow one from a friend or rent one. Check for any blisters, cracks or problem areas in your siding and fix them up to prevent rot.

REFRESH YOUR AIR CONDITIONER

Shut off power to the outdoor unit and clean debris from the grill/cage and the fan to prevent clogging and subpar performance. Rake around the unit and cut back surrounding branches for a clean look and to allow for proper airflow.

INSPECT THE DECK

Wooden decks, including railings and stairs, require staining every few years to look their best and protect against the elements. Decks can be pressure washed but remember to keep the sprayer moving for a thorough clean. Be sure to examine deck posts and support beams for signs of rotting, too.

TIDY THE LANDSCAPING

Low lying areas of your lawn should have additional soil laid down to prevent pooling of rainwater. You should also trim your bushes and trees as required to help avoid future storm damage.

Find more tips on how to clean and protect your property at cooperators.ca.

www.newscanada.com



4 simple and sustainable backyard improvements

(NC) One in three consumers say they have increased their efforts to incorporate environmentally friendly practices into their daily life, according to a recent Trusted Media Brands survey. Some of the easiest steps toward a more sustainable lifestyle can be taken right in your own backyard.

Create an outdoor oasis with these simple and sustainable tips - no green thumb required.

SAVE TIME - AND WATER - WITH LOW-MAINTENANCE LANDSCAPING

Sow the seeds for a hassle-free backyard by planting perennials or shrubs, which require minimal upkeep. Support your local environment by choosing native plants, as they typically require less watering, fertilizer and pesticides, and they're beneficial to pollinators. Plus, many native plants can store excess carbon dioxide for better air quality.

COLLECT AND REUSE RAINWATER

Conserving rainwater is a simple way to make your outdoor space more sustainable. Install a reusable drum in your yard below gutter spouts to collect water when it rains. Once full, use the rainwater to water plants or clean exterior surfaces like decking, siding and outdoor furniture.



CHOOSE ENERGY-EFFICIENT LED LIGHTING

Replace outdated, energy-draining deck and landscape lighting with energy-efficient or solar-powered outdoor lights. LED lights are extremely long lasting, easy to install and use significantly less energy compared to once more-commonly used incandescent bulbs. Not only can you enjoy your yard long after the sun goes down, but you can feel good knowing you are making a sustainable choice.

CONSIDER WOOD-ALTERNATIVE DECKING

Among the greenest products available for the home is composite decking, such as Trex, which is manu-

factured from more than 95 per cent recycled materials. Unlike wood, composite decking resists fading, staining, scratching and mould, and needs only an occasional soap-and-water cleaning. Since composite decking never needs to be stripped, stained or painted, no environmentally harmful chemicals are required.

These easy upgrades not only benefit the planet but also create an outdoor space that will leave your neighbours green with envy. Find more information at ca.trex.com.

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MARKET UPDATE

Orangeville Statistics - June

	June, 2023	June, 2022	% Change
# of Active Listings	69	99	-30.30%
# of Homes Listed	83	93	-10.75%
# of Sales	44	41	7.32%
List Price vs. Sale Price Ratio	100%	98%	2.04%
Average Days on Market	11	16	-31.25%
Average Sale Price	\$847,527	\$900,221	-5.85%

Orangeville Statistics - Year to Date

	Jan - June, 2023	Jan - June, 2022	% Change
# of Homes Listed	350	595	-41.18%
# of Sales	229	319	-28.21%
List Price vs. Sale Price Ratio	99%	108%	-8.33%
Average Days on Market	18	9	100.00%
Average Sale Price	\$830,081	\$970,332	-14.45%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	69
Divided by Sales per Month	44
Months of Inventory	1.6

There is currently 1.6 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 - June

	June, 2023	June, 2022	% Change
# of Active Listings	259	257	0.78%
# of Homes Listed	227	199	14.07%
# of Sales	100	58	72.41%
List Price vs. Sale Price Ratio	96%	96%	0.00%
Average Days on Market	22	19	15.79%
Average Sale Price	\$1,560,145	\$1,514,260	3.03%

Peel - Caledon Statistics - Year to Date

	Jan - June, 2023	Jan - June, 2022	% Change
# of Homes Listed	1,033	1,185	-12.83%
# of Sales	469	498	-5.82%
List Price vs. Sale Price Ratio	97%	104%	-6.73%
Average Days on Market	24	12	100.00%
Average Sale Price	\$1,400,321	\$1,737,910	-19.42%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	259
Divided by Sales per Month	100
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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3 myths every custom home buyer needs to be aware of

(NC) A new construction home can be an exciting but also scary undertaking for many of us. When you choose a builder, you'll want someone who plays by the rules.

In Ontario, this means they are licensed and that they enrol your home into the provincial new home warranty program.

New home builders who operate outside of these rules are working illegally, and ultimately putting you at significant risk.

New home buyers are entitled to consumer protection from the new home warranty, but illegal builders may say many things to get out of their responsibilities. Here are a few myths to keep in mind as you shop around for the builder of your dream home:

MYTH 1: Applying for the building permit makes you the builder. You may decide to apply for the building permit yourself instead of having your builder do it. If so, it does not mean that your builder

is "off the hook" as a result. As the one responsible for the construction of your new home, they are still required to be licensed and provide the warranty.

MYTH 2: Paying tradespeople directly voids your warranty. Paying tradespeople yourself instead of relying on your builder to compensate them is a good practice to follow. It ensures that construction stays on track and prevents potential situations that could end up costing you more. Contrary to what some builders might say, it does not void your home warranty coverage.

MYTH 3: Calling it a seasonal home makes it different. Just as a rose is still a rose by any other name, so is a new home a new home regardless of what you call it. Your builder may lead you to believe that if you say you're building a seasonal home or cottage, you'll end up saving money because you won't need to enrol it into the warranty program. The rule of thumb is that if a new home is built to specific building code standards that make it capable of year-round living, it needs to have a warranty.

For more information about buying a new home or if you're ever in doubt contact the organization that oversees new home warranties at tarion.com.

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5 AFFORDABLE WAYS TO GET A GREENER HOME

(NC) Many of us would love to save on our home water and energy use. Whether your motivation is to cut your costs or help the planet – or both – here are a few things you can do that won't break the bank.

CUT BACK

Of the three r's of reduce, reuse and recycle, the first is the most powerful – and the cheapest – way to go green. It's the simple stuff you've heard of forever, but the steps can be effective. Put on a sweater instead of raising the heat as fall temperatures arrive. Cut back on long showers. Only do your laundry at off-peak hours. They may not be convenient but they're certainly cheap and effective.

INSTALL A RAIN BARREL

Rather than using fresh water to tend your garden, set up a rain barrel and take advantage of wet weather. Although

you won't want to drink it, rainwater is perfect for your plants. You can create a makeshift rain container yourself or buy one at a local hardware store or online. Either way it should have a tap to connect a hose or fill up a watering can. Being mindful of how often you water your garden and choosing native plants that require less water can also help you cut back on water usage outdoors.

GO LOW FLOW

Low-flow faucets and showerheads are a simple do-it-yourself swap from the hardware store. While newer homes may be fairly efficient, older systems can really guzzle water. Adding a small low-flow attachment or replacement head slows the rate at which the water flows out of your pipes. Don't worry about losing water pressure with this fix – it works by mixing air into the water, which maintains or even improves the pressure you feel.

UPDATE YOUR THERMOSTAT

At a basic level, a programmable thermostat allows you to set your heating and cooling in advance so you can use less when you don't need it. You might cut down on air conditioning costs since you won't have to run the system while you're out all day to still arrive home to a cooled space. Lower-end models will cost about \$50 to \$100. More advanced, "smart" models with more bells and whistles can run you roughly \$100 to \$400.

MAKE USE OF GOVERNMENT PAYMENTS

Benefits and credits might add a little extra cash to your wallet that you can put towards energy-efficient updates. You may be eligible for the Climate Action Incentive payment if you live in a province with federal pollution pricing: Alberta, Saskatchewan, Manitoba, Ontario, Newfoundland and Labrador, Nova Scotia and Prince



Edward Island. And in October 2023, eligible residents of New Brunswick will receive their first payment. The exact amount of the quarterly payments varies by region – you'll get more if you live outside a major urban centre. You don't need to apply; you just need to file your taxes every year.

Find more information about how this benefit works at canada.ca/cai-payment.

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International Plowing Match & Rural Expo coming to Dufferin County

This will be a celebration of agriculture and rural living – and it will be huge.

THE INTERNATIONAL PLOWING MATCH & RURAL EXPO is coming to Dufferin County in 2023 and the resulting impact on the local economy will be significant.

Attracting people from all over the world, the 104th edition of this event will host over 60,000 people during the five-day showcase of everything rural.

The International Plowing Match & Rural Expo will take place in the Township of Amaranth and Grand Valley when local farmers will open their fields to create a huge temporary community.



"The Headwaters of the Grand offers outstanding agricultural land and a dynamic group of people who will make the 2023 IPM an outstanding event," said Floyd Wills, President of the Ontario Plowmen's Association.

The International Plowing Match & Rural Expo was created by the Ontario Plowmen's Association in 1913 to showcase farmers' passion for the soil, agriculture, and rural living. Over the years it has evolved into a massive undertaking where the main goal continues to be to educate people about agriculture.

At the event site, there will be a huge tented city with non-stop entertaining activities and plowing competitions. You can spend a day, or all five days of the event in the full-service RV park with over 1,000 sites available.

You will be able to see plowing as it evolved. There will be old-fashioned horse-drawn plows right up to the latest high-tech plows, and they will all be competing to plow the straightest furrows.

In addition to plowing, there is a non-stop lineup of things happening that will provide both fun and educational activities for the entire family.

There will be fabulous food, lively music, animal exhibits, and local vendors featuring unique crafts and artisans with one-of-a-kind items that will be available.

For those that really enjoy all things agriculture, there will be farming demonstrations, plowing competitions, hundreds of interesting displays and exhibitors, and a rodeo that will feature horse and bull riders showing the skills needed to stay on top of a wildly bucking animal.



For those that plan on attending and making a real trip out of their stay, the Official RV park will have spots available for 1,000 camping sites. Guests will have convenient access to all event activities and complimentary shuttles to and from the Tented City. Each site includes two daily admission passes to Tented City.

There will be local entertainment from Monday to Friday night for all guests.

The 2023 RV Park's theme is "Proud to be Eh Canadian" and campers are encouraged to decorate their sites accordingly. There is a planned tractor tour so that everyone will have the opportunity to view the entire RV Park and its patriotic decorations.

Because of the sheer numbers of people expected to attend, neighbouring communities will be helping provide accommodations for those not camping on-site.

There is an accommodation listing for the nearby communities of Wellington County, Grey County, Bruce / Grey / Simcoe, Brampton, Caledon, and York Region.



The International Plowing Match & Rural Expo will take place at Bowling Green, Dufferin County from Tuesday, September 19, to Saturday, September 23, 2023.

For more information, you can visit online at www.plowingmatch.org.

– Written by Brian Lockhart



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308341 Hockley Rd.

- 2-storey home with main floor bedroom or office plus 4 more bedrooms
- 5 bathrooms, large eat-in kitchen with walkout to 4 season room
- Finished walkout lower level has a rec room, wet bar, sitting area & bath
- 3.5 car garage with bathroom, raised deck, 2.5 acres, 200 ft of river
- Updated roof plus board & batten. Storage building & backup generator

Mono \$1,799,000



569 Highpoint Sdrd.

- Bungalow, 3 bedrooms, 2 baths & main floor laundry
- Open concept living/dining/kitchen on main floor
- Primary bedroom with hardwood & walk-in closet
- 18.3 acres, stunning river, amazing ponds, sheds, 2nd entryway
- Corner lot, 2 car garage, A/C 2022, Roof 2015

Caledon \$1,849,000



28 Lawton Crt.

- 2 storey, 3 bedrooms, 4 baths
- Primary bedroom with walk-in closet & 3 pc ensuite
- Vaulted ceilings, renovated kitchen, main floor laundry
- Walkout basement with in-law suite
- 28.66x105 ft. lot, 2 car garage, large deck

Orangeville \$1,049,999



41 Pine Ridge Rd.

- Bungalow with 3+2 bedrooms, 4 bathrooms, main floor laundry
- Updated eat-in kitchen with walkout to 4 season room with hot tub
- Primary features hardwood floors, 7 pc ensuite & walk-in closet
- Finished basement has kitchen/2 bedrooms/office/games area
- 1.4 acres, 3.5 car garage, concrete driveway, large deck

Erin \$2,195,000



250 Robert St.

- 2nd floor condo apartment with 2 bedrooms & 1 bathroom
- Galley style kitchen, combined dining/living rooms
- Enclosed, bright solarium. Common meeting party room.
- Well maintained building & grounds with secure entry
- 1 designated parking spot plus visitor parking

Shelburne \$479,000



308045 Hockley Rd.

- 100x150 ft lot on Nottawasaga River
- Stream runs through property to river
- Home is under construction with 3 bedrooms
- Open concept living/dining/kitchen & sunroom
- Minutes to Hockley Valley Resort & Bruce Trail

Mono \$749,000



487394 30th Sdrd.

- Beautiful bungalow with 3+1 bedrooms & 3 bathrooms
- Large eat-in kitchen with walkout to sunroom with views
- Primary bedroom has 4 pc ensuite. Walkout basement with bedroom
- 16x32 ft drive shed, 4 paddocks, 72x136 ft sand ring, 45x60 ft barn w/4 stalls
- 4.88 acres, 2 car garage, corner lot with 2 separate driveways

Mono \$1,399,800



53 Caledon St.

- Raised bungalow, 3 bedrooms, 2 baths & potential in-law suite in basement
- Finished walkout basement with roughed in plumbing for a kitchen
- Updated exterior with armour stone, vertical siding & steel roof
- 135x244 foot double lot, 2 car garage, updated doors & windows
- Inground pool with cement surround, large deck & gazebo
- Oversized driveway for plenty of parking, natural gas, municipal water

Alton \$1,499,000

