

RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON
VOLUME 4, ISSUE 9

A quick guide to mortgage choices for new homebuyers.....	2
Why you should test your well water every 6 months.....	3
3 sustainable home renos you should consider.....	4
What to know before borrowing against your home equity.....	4
Transitioning from Renter to Homeowner.....	4
4 questions to ask the experts before starting a renovation.....	6
How to choose the right air purifier.....	6
Market Update.....	6
Returning to a stabilized market.....	7

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



Looking to sell or buy a home?

519-942-7413
John@johnwalkinshaw.com

www.JohnWalkinshaw.com

Your REALTOR®
for Life

Denise Dilbey
Broker

Direct 416-919-9802 www.link2realestate.ca

Your Real Estate Professional dedicated to
Serving Town & Country Properties...

CENTURY 21
Millennium Inc.

Are you ready to be part of the best team in Orangeville?

WE'RE LOOKING
for dedicated individuals like you to join our dynamic team at Century 21 in Orangeville.

For more details send an email to :
orangeville@c21m.ca

Kevin@FLAHERTY.ca
Home Selling System Team

ONLINE SHOWINGS - GET YOUR HOME SOLD FASTER & FOR MORE!

Learn more at
www.SeeTheBest.ca

CALL 226-773-1970 OR VISIT
OUR eXp Brokerage OFFICE AT
170 LAKEVIEW CRT ORANGEVILLE

FERGUSON FINE HOMES

The experts in custom homes and renovations

Ferguson Fine Homes is a premier custom home builder and renovations specialist based in Mono with over 30 years of experience in business in the construction industry. Billy and Chad Ferguson are at one of their latest projects, a full interior and exterior renovation project in Orangeville.

Your home is your most valuable asset and the place you spend most of your time so you want your house to be a welcoming place that reflects your personal style and meets your needs.

WHEN YOU DECIDE YOU WANT TO BUILD a brand new custom home, create a new addition to your existing house, or are planning renovations to update your interior or exterior, you will need a trusted, reliable, and knowledgeable builder to help you start and complete your project.

Chad and Billy Ferguson, owners of Ferguson Fine Homes take pride in their craftsmanship, client relationships, and the quality of the finished product.

With over 30 years of experience in the industry and over 500 completed projects behind them,

they are a premier custom builder and renovations specialist in the region, including Dufferin County and the surrounding towns and municipalities.

Building a new home is a complex undertaking that requires planning, design, engineering consultations, permits, and a host of other things many people may not be aware of.

Ferguson Fine Homes can guide you through the entire process based on their experience building new homes and their knowledge of the construction industry.

“Our services start from the very beginning of a project,” Billy explained. “We start with the design. We provide demolition if necessary, custom design a new plan, and get all the required permits. If you don’t have plans, we can look after this as well. This includes a designer or architect. If we meet a new client, we ask them to show us pictures of their ideas. Even if it’s one or two little things in that picture, we can understand where they are going and what their style is.”

Once the decisions have been made and plans are in place, the new project can get underway.

The beauty of building a custom home is your opportunity to not only design the layout and features, you can select those special custom fixtures and materials that will create a one-of-a-kind dwelling that reflects your taste and lifestyle.

...We work with you as a partner through each stage of the build, ensuring open communication and striving for a positive experience...

Many clients have purchased an older home or have an existing home and they would like to renovate and update or build a new addition to create a new space.

Ferguson Fine Homes are experts in both interior renovations and building an addition to an existing property.

“We do bathrooms, kitchens, a lot of additions and full renovations,” Chad explained. “We work with you as a partner through each stage of the build, ensuring open communication and striving for a positive experience.”

Other exterior projects include everything from landscaping to pools.

A unique component of Ferguson Fine Homes is they have their own cabinetry shop on site. Expert craftsmen design and build custom cabinets that will turn a kitchen into a showcase, or create beautifully crafted shelves and wall units to turn a den or library into a stunning room that can be the highlight of a home.

To view some of Ferguson Fine Homes’ completed projects, or to contact Billy or Chad for a consultation, visit the website at: www.fergusonfinehomes.ca. Ferguson Fine Homes is located at 633387 Highway 10, in Mono.

They can be reached by e-mail at info@fergusonfinehomes.ca, or by telephone at 519-938-0464.

— Written by Brian Lockhart

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

Published By: London Publishing Corp.



CUSTOM HOME TUCKED AWAY ON A CUL DE SAC
1.5 storey home, 3+1 bedrooms, 3 bathrooms, sunken living room with soaring ceiling & fireplace, eat-in kitchen has granite tops, primary features walk-in closet & ensuite, finished basement. Inground pool with cabana, multi-tiered deck, gazebo & hot tub.
CALEDON VILLAGE \$1,624,000



905-584-0234
519-942-0234
1-888-667-8299

www.remaxinthehills.com

It's the **MARKETING, the EXPOSURE, the RESULTS!**



Our Award Winning agents have over 80 years of combined experience at your service! Caledon, Mono, Adjala and surrounding areas.



A quick guide to mortgage choices for new homebuyers

(NC) When embarking on the exciting journey of buying a home, one of the most crucial decisions you'll make is choosing the right mortgage. Your mortgage will impact your finances for years to come, so it's essential to understand the options and features available. Here are a few things to keep in mind:

1 UNDERSTANDING MORTGAGE TERMS AND PENALTIES

A mortgage term is the length of time your mortgage contract is in effect, which includes the interest rate and other relevant conditions. Terms can range from a few months to several years. It's essential to consider the impact of the mortgage term on your interest rate and the prepayment penalties for things like paying extra or transferring your mortgage to a new bank. These penalties can be very costly.

2 MORTGAGE FLEXIBILITY: OPEN VS. CLOSED MORTGAGES

When considering a mortgage, homebuyers have the option of open or closed mortgages, each offering different levels of flexibility.

Open mortgages:

- Higher interest rates compared to closed mortgages
- Suitable for those who plan to pay off their mortgage quickly, sell their home soon or expect extra funds for prepayment

Closed mortgages:

- Lower interest rates than open mortgages
- Limitations on prepayment privileges, varying from lender to lender

- Ideal for homebuyers who intend to stay in their home for the entire term and want a stable mortgage plan

You also need to choose between a fixed interest rate, which stays the same for the entire term, and a variable interest rate, which can increase and decrease during the term.

3 PORTABLE MORTGAGES

A portable mortgage allows you to transfer your existing mortgage to a new property when selling your current home and purchasing another. This feature can be beneficial if you have favourable terms on your current mortgage and want to avoid prepayment penalties.

4 ASSUMABLE MORTGAGES

An assumable mortgage allows a buyer to take over – or assume – the existing mortgage of the seller, with the terms staying the same. This can be a good option if interest rates have risen since the original mortgage was acquired or if the sellers want to move to a less expensive home without incurring prepayment fees.

5 STANDARD AND COLLATERAL CHARGES

When taking out a mortgage, lenders may use standard or collateral charges to secure the loan against your property. Understanding the differences between the two is vital, as it impacts the types of loans you can secure against your property.

Standard charge:

- Secures only the mortgage amount
- Does not secure any other loans with the lender

Collateral charge:

- Allows you to secure multiple loans, including a mortgage and a line of credit, with your lender
- Registered for an amount higher than the mortgage, offering the option to borrow additional funds in the future

For more information to help you understand the various mortgage options, visit canada.ca/money.

www.newscanada.com

MCCARTHY REALTY
— SUCCESSFUL BUYING & SELLING WITH PROVEN RESULTS —

LOOKING TO BUY OR SELL? CALL TODAY!

STUNNING GREEN ENERGY HOME ON 2.5 ACRES

\$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

\$1,245,000 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

BEAUTIFUL BRICK ON 5 ACRES IN MELANCTHON

\$1,195,000 MELANCTHON

- Stunning 4 Bed, 4-Bath Brick Bungalow
- Primary Bedroom Above a 1.5 Car Attached Garage
- Situated On A 5-Acre Parcel Of Land w/ 3 Acres Of Trees
- Paddock And Large Yard With Room For A Large Garden
- Hobby Farm Potential With A Barn And Fenced Yard
- Complete Modern Makeover With Quality Finishes

**TOGETHER WE ARE:
IMPROVING LIVES EVERYDAY!**

519.925.6948
INFO@MCCARTHYREALTY.CA
MCCARTHYREALTY.CA
Not intended to solicit to buyers/sellers already under contract

NEW BUILD ASSIGNMENT SALE

\$ 935,000 SHELBURNE

- New build 2-storey home in a prime location
- 3 spacious bedrooms and 3 bathrooms
- Vinyl exterior with a 2-car garage
- Kitchen with tile flooring and a gas stove line
- Separate great room with a cozy gas fireplace
- Semi-ensuite and closets in bedrooms 2 and 3
- Available October 12, 2023

BRICK TWO STOREY IN GROWING DUNDALK

\$ 525,000 DUNDALK

- Beautifully renovated 2-story home
- Nestled among mature trees on a quiet street in a desired neighbourhood.
- Thoughtfully updated from top to bottom.
- 3 bed, 1 1/2 bath, & stainless steel appliances.
- Ample parking space and expansive backyard.
- Move-in ready, a timeless property not to be missed

DOWNTOWN MIXED USE

\$ 615,000 SHELBURNE

- Zoned Commercial & Residential
- Business convenience & homey comfort.
- 3-bed 2-bath century-old home w/ open-concept main floor.
- Rear Perfect for studios, boutiques, or offices.
- Unique back lane entrance ensuring hassle-free parking.
- Enjoy the vibrancy of Main Street Next to Town Hall

BRICK BUNGALOW IN DUNDALK

\$545,000 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!



MCCARTHY REALTY
— BROKERAGE —
MARG MCCARTHY
BROKER OF RECORD

**RESALE
HOMES
COLLECTIONS**



Why you should test your well water every 6 months

(NC) Did you know that even if your well water looks, tastes and smells fine, it can still contain contaminants?

IT'S TRUE. And so, as summer fades into fall, it's a good time to test your well water to make sure it's safe. Remember: if you are the owner of a private well, it is your responsibility to ensure the quality of your well water. Every six months, you should test your water for E. coli and total coliforms. These bacteria indicate whether or not there may be disease-causing microorganisms in your water. If these bacteria are found, the water may not be safe to drink. Chemicals at levels that can affect your health may also be found in well water, such as:

- Nitrate and nitrite
- Manganese
- Arsenic
- Uranium
- Lead

Check with your provincial or territorial drinking water authority or your local public health unit to find an accredited laboratory to do the tests. They can also provide further information on whether you should test for these or other chemicals as well as guidance on follow-up actions you may need to take if your well water quality results do not meet recommended drinking water quality guidelines. In addition to microbiological and chemical testing, you can also test for some general water quality parameters. This should be done every two years, and more often if you notice changes in taste, smell or colour, or how the land is being used near your well. General water quality tests help you know if there are conditions that may cause problems with your well, and what type of water treatment device you might need. Extreme weather events such as floods, fires and droughts can also damage your well and contaminate your water. If you have a private well, make sure to test your water after emergencies as they bring a greater chance of contamination. Find more information on well and drinking water quality at canada.ca/waterquality.

www.newscanada.com



FOR SALE

4 Briar Hill Heights PH 507 Alliston

Stunning 2 BR with den , 3 BR, LR with fireplace and DR. 2 balconies. Approx. 1,641 sq. ft. 2 U/G parking and locker. Unobstructed South view. Retirement at it's best. Asking \$815,000



FOR SALE

295089 8th Line Amaranth

95.97 acre with a 40 acre tile drained field, ponds and forest with trails throughout. 2 self contained units with separate entrances, a 1 bedroom and a 3 bedroom units. Attached 3,371 sq. ft. shop/workshop. Asking \$1,825,000



FOR SALE

27 Burt Ave. Alliston

Detached home, built in 2014. 3 bedrooms, 2 bathrooms, Open Concept kitchen, LR and DR. Full unfinished basement. Move in condition. Fenced backyard. 1 car garage with entrance to house. Asking \$850,000



Elaine Kehoe

Manager/Salesperson

Slavens & Associates Real Estate Inc. - In the Hills
367006 Mono Centre Road, Mono, ON L9W 6X5

Office: 519.940.9995 / Cell: 416.278.0662
Email: inthehills@slavensrealestate.com

www.elainekehoe.com



Ferguson

FINE HOMES.com

WHAT WE OFFER:

- CUSTOM HOME BUILDS
- RENOVATIONS
- ADDITIONS
- CABINETRY SHOP
- SHOWROOM & RETAIL



With 30 years of experience, we guarantee to bring you the highest quality of craftsmanship and a final product that reflects the reputation we have built in the Dufferin, Caledon, and Muskoka regions.

CONTACT US FOR A QUOTATION TODAY!

- ☎ (519)-938-0464
- 📍 633387 HWY 10, MONO
- ✉ INFO@FERGUSONFINEHOMES.CA
- 🌐 FERGUSONFINEHOMES.CA



What to know before borrowing against your home equity

(NC) Before winter gets here, you may be thinking of doing some home repairs.

And to pay for them, you may consider using a home equity line of credit, often called a HELOC. HELOCs have advantages but can also lead to negative outcomes.

How do they work? You borrow money secured against your home equity. That means the lender uses your home as a guarantee that you'll pay back the money you borrow. Typically, interest rates on loans secured against home equity can be much lower than other types of loans, which means they can be a good option to consolidate other debts. You also only pay interest on the amount you borrow, and you can pay back the money you borrow at any time.

On the other hand, having a home equity line of credit requires discipline to pay it off because you're usually only required to pay the monthly interest. Large amounts of available credit can make it easier to spend more and carry debt for a long time. HELOCs often have variable interest rates and when rates increase, so do your monthly interest payments.

A home equity line of credit may or may not be useful to you. If your lender is a federally regulated bank, they must offer and sell you products and services that are appropriate for you, based on your circumstances and financial needs. They must also tell you if they assess that a product or service isn't appropriate for you. Take the time to describe your financial situation to ensure you get the right product. Don't hesitate to ask questions and make sure you understand the product you want.

Learn more at canada.ca/money.

www.newscanada.com



3 sustainable home renos you should consider

(NC) Although budgets are tight and renovations may feel expensive, there are many everyday changes you can make that will save you more money over time – and make your home more resilient in the face of disaster.

After much of the country faced the grim realities of climate change in the past year, many people are exploring how to make their home climate-ready for the long-term. In fact, it's about one-in-five of us according to data from insurance provider Aviva Canada's recent How We Live report.

ROOFING REDUX

Your roof goes through a lot of wear and tear in the best of times, but there are sustainable solutions that are also incredibly durable. For instance, metal roofs are not only made with recycled materials, but they can also improve the energy efficiency of your home,

are not susceptible to damage from pests or mould and typically they can withstand extremes of rain, wind and fire. You won't need to shell out for replacement nearly as often as you would with materials like wooden shakes or asphalt.

EFFICIENT SEAL

For a sustainable home, you need to ensure the space is well sealed. Replacing or recaulking your windows and doors will prevent wasted energy from loss of hot or cold air. Alongside an up-to-date ventilation system, this will also help you keep the indoor air clean and healthy in the face of contaminants like wildfire smoke.

When it comes to energy-efficient heating and cooling, electric heat pumps are becoming a gold standard. They are free from fossil fuels, and because they transfer thermal energy, rather than generate it, they use less power than other types of heating and cooling systems to save you cash over time.

LANDSCAPING LUCK

Naturalizing your yard with native plants not only adds crowd-pleasing colour and texture to your outdoor space, but it also helps support a diverse ecosystem, which is a small but mighty part of fighting climate change. As a bonus, native plants typically

need less care and maintenance than a lawn or annual blooms, so you'll save on water usage. Permeable pavers are also a great way to prevent water from pooling and causing damage to your home or garage. It's also essential to ensure your outdoor space slopes away from the foundations of your home to prevent flooding.

Whatever you decide to do, be sure to review your insurance policy to make sure you have appropriate coverage and ensure you're taking advantage of options that reward climate-friendly choices. You can learn more at aviva.ca.

www.newscanada.com



The Mortgage Centre



Transitioning from Renter to Homeowner

Transitioning from renter to homeowner is one of the biggest decisions you'll make throughout your lifetime.

That's why it's essential to surround yourself with a team of experts – including both a mortgage and real estate professional – to walk you through the steps to home ownership, answer all of your questions and concerns, help you decide what kind of home you can afford and get you pre-approved for a mortgage.

With interest rates still hovering around "emergency" levels – low rates never before seen by your parents and even your grandparents – now is an ideal time for first-time homebuyers to embark upon homeownership.

DOWN PAYMENT

The main reason many renters feel they can't afford to purchase a home has to do with saving for a down payment. But there are many solutions available today that can help first-time buyers with their down payments.

Many lenders will allow for a gifted or borrowed down payment. Of those lenders that will not provide this alternative, many offer cash-back options that can be used as a down payment.

Better yet, there are programs available from some financial institutions where they will offer a "free down payment" or a "flex down". Of course, you will end up paying about 1% more in your interest rate, but the program will help you get in the homeownership door and start accumulating equity earlier. You must, however,

stay with the original lender for the full initial five-year term or else you'll have to pay the down payment back.

Last year, a \$5,000 increase was made to the RRSP Home Buyers' Plan, meaning first-time homebuyers can now withdraw up to \$25,000 from their RRSPs for a down payment – tax- and interest-free.

And if you're part of a couple making a home purchase together, you can each withdraw up to \$25,000 from your RRSPs.

EDUCATING AND COACHING

There's an endless amount of information available to prospective homeowners – through the Internet, friends, family members and anyone willing to voice their opinion on a given subject. What you really need, therefore, is education and coaching as opposed to being bombarded with more information.

Speaking to a mortgage professional in order to obtain a pre-approval prior to setting out home shopping can help set your mind at ease, because many first-time buyers are overwhelmed by the financing and buying processes, and often don't know what it truly costs to purchase a home. Real examples can go a long way in showing you what it costs to buy a home in your area versus what you're currently paying in rent. For instance, if a renter is currently paying \$800 per month, with that same payment (including taxes) they could afford to buy a \$120,000 home. Assuming real estate values increase 2% per year over the next five years, the new homeowner would have accumulated \$27,000 in equity in their home. If they continue renting, however, this \$27,000 has generated equity in someone else's home.

– Provided by Dwight Trafford

You are more than your mortgage™

As one of Canada's longest established national broker networks, The Mortgage Centre has earned the reputation of being a quality driven organization. Our success is attributed to our loyal and professional network of franchise owners and agents. Our strength is in our people and their commitment to us further reinforces our value proposition and is the main reason why we remain at the top of a competitive Mortgage Brokerage industry.

Talk to your Mortgage Centre professional today!



Dwight Trafford 519-942-3333

Rock Capital Investments Inc.
trafford.d@mortgagecentre.com
www.ontariolenders.com

Unit #7 75 First Street, Orangeville, Ontario, L9W 2E7







THE REAL ESTATE MARKET

Dufferin County and Area




Doug Schild, Broker
Chris Schild, Sales Representative*
(*Licensed Assistant to Doug Schild)

HELPING YOU IS WHAT WE DO.
 519-941-5151

TheRealEstateMarket.com
info@therealestatemarket.com

\$774,900




READY, SET, MOVE

Immaculate home located in central Shelburne, situated on a huge, mature lot 75' x 150'. Spacious 4-level sidesplit home, 3 bedrooms, 2 bathrooms, attached garage with front & rear roll up doors. Beautiful updated kitchen with stainless steel appliances and dining area with walkout to yard. Cozy family room has gas fireplace and built in cabinetry and walkup to rear yard. Book your showing today.

\$1,799,900




PICTURE YOUR FAMILY HERE

Unique design, rare lot 120' x 120' in central Orangeville, featuring a spacious mid-century home that was custom renovated top-to-bottom in 2017, plus the creation of a separate, main floor 1 bedroom apartment. Main home features a gourmet kitchen & dining area, elegant living room with gas fireplace & vast picture window, separate m/f den with heated floor. Spacious primary bedroom with luxurious 4 piece ensuite bath & loads of storage. The hobbyist will appreciate oversized double garage with infloor heat ... the list goes on

\$649,900



SOLD



TOP OF THE TOWN!

With over 1,550 sq.ft., of living space, you don't need to downsize. This 2-level, penthouse condo offers updated kitchen with view out to the open balcony, large family room/den, separate laundry room & upper level with two primary bedrooms, each with full ensuite bathrooms & walk-in closets. Enjoy TWO underground parking spaces & short walk to shops, cafés and restaurants. Book your private showing today.

\$674,900




CHARMING BUNGALOW & DETACHED SHOP

Located in central Shelburne, this 3 bedroom bungalow has been refreshed throughout in neutral décor and is available for immediate occupancy. It features a spacious eat-in kitchen & separate living room, wood floors in bedrooms, finished recreation room, lower office and powder room. Detached 30'x35' garage, insulated & heated, roll up door & 60 amp service.

\$849,900



SOLD



HIGHWAY TO HOME

Just north of Orangeville with highway 10 frontage sits this classic red brick bungalow style home with detached double garage. It features 3 bedrooms, 4 piece bath on main level, country kitchen with updated fridge & stove, dining room walks out to south facing deck. Enjoy rear sunroom with gas fireplace and lots of additional living area in the basement, featuring family room with gas fireplace, games room and separate laundry/storage room. Lots of mature outdoor space, garden shed and ample paved driveway & parking.

\$569,900




TECUMSETH PINES ADULT COMMUNITY

Great opportunity to enjoy your own home in a beautiful rural setting with water features & walking paths. Tecumseth Pines offers the use of common areas & private recreation centre with indoor pool, billiards room, library, bowling ... This beautiful 2+1 bedroom bungalow has spacious master bedroom with 3 piece ensuite bath with walkin shower & his/hers closets. Living room with 3-sided gas fireplace & walkout to sundeck, plus finished basement. Call for more details.

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

How to choose the right air purifier

(NC) As you gather to celebrate holidays throughout the season, you may be wondering about the quality of the air in your home.

Contaminants in your home can come from a variety of sources, such as:

- fuel-burning appliances
- wood smoke
- cleaning products
- second-hand smoke
- pet dander
- consumer products, such as cleaning products or craft supplies

All of these can impact your indoor air quality and potentially affect your health. The best ways to improve indoor air quality are to remove or reduce the source of the pollutants and to ventilate your home with clean, outdoor air.

Air purifiers, also referred to as portable air cleaners, can also help make your indoor air quality better by capturing small particles with a high-quality filter. Keep in mind that air purifiers do not remove gases and are designed to clean only a single room.

Here are tips to help you choose the best air purifier for your home this season:

- Measure the dimensions of the room where you will use your air purifier and calculate the square footage.
- Look for a unit tested by Consumer Reports or certified by the Association of Home Appliance Manufacturers (AHAM).
- Look for the suggested room size and the clean air delivery rate (CADR) on the AHAM label. Choose an air purifier sized for the room in which you will use it.
- The CADR describes how well the machine reduces tobacco smoke, dust and pollen. The higher the number, the more particles the air purifier can remove.
- Avoid devices that produce ozone, as ozone can impact your health. The California Air Regulatory Board lists units that have passed testing for ozone emissions.
- Consider selecting a unit with a lower noise rating.

Once you have selected the air purifier, make sure to follow manufacturer's instructions for placement and operation to ensure good airflow. Generally, higher fan speeds and longer run times will increase the amount of air that's filtered. Make sure to clean or replace filters as often as recommended by the manufacturer.

Find more information on protecting your indoor air at canada.ca/airquality.

www.newscanada.com

4 questions to ask the experts before starting a renovation

(NC) Undergoing a home renovation can be an exciting time. But it can also be stressful with all the costs and unknowns that go into a reno.

A recent report by insurance provider Aviva Canada found backyard renovations to be the most popular in the past year, perhaps reflecting current staycation trends as many Canadians opt to maximize their home space over travel amid rising costs.

If you're planning a reno, here are some key questions to ask the professionals to ensure a successful project that you'll be able to enjoy for years to come.

DO YOU NEED A PERMIT?

Many people fear building permits as unnecessary red tape. But having permits and inspections as the work progresses are the only ways to ensure your renovations are done to the latest building code standards, and they will help prevent costly damage or retrofit work down the road.

Contact your local building department about the scope of your work to know for sure what you need, especially if a contractor suggests you don't require permits.

WHAT ARE THE BEST MATERIALS TO USE?

The climate is changing. And extreme weather events can take a toll on your house. If you're building a new home or it's undergoing extensive exterior renovations, talk to your builder about using more resilient materials. Options include durable metal roofing and fire-resistant siding materials. You should also ask about flood prevention options, such as installing a backflow preventer valve on the sewage line and a backup battery if you have a sump pump.

HOW CAN TECHNOLOGY HELP?

We live in the era of the Internet of Things where everything from toasters to furnaces comes with smart technology features. And many can save you time and money around the house. For instance, talk to your HVAC installer about how a smart thermostat can help you cut back on your heating and cooling costs. Or how smart lights and other electronics can help you reduce your monthly electricity bill.

ARE YOU SUFFICIENTLY INSURED?

Home insurance covers your home and its contents, but your new renovations could increase the overall value of your home, and you'll want to make sure they are protected. Additionally, some changes to your home can also result in savings. So, it's important to talk to your insurance representative, review your coverage and make any necessary adjustments, especially when undergoing a renovation. Find more information on planning for a renovation at aviva.ca.

www.newscanada.com

WE KNOW CALEDON!

THE ROSE PERDUE TEAM



ROSE PERDUE
Lead Sales Representative
Direct: 416-574-2727
rperdueteam@gmail.com

STEPHANIE PERDUE
Sales Representative
Direct: 647-388-0919
sperdueteam@gmail.com

RE/MAX Professionals Inc., Brokerage
www.roseperdue.com

The Mortgage Centre
We work for you, not the lenders.
Turnbull Financial
The Mortgage Centre - Lic. #12569



SHANNON TURNBULL
PRINCIPAL BROKER - M08002878
shannonexpert@mortgagecentre.com

An independent member of the Mortgage Centre Network

Tel: 905-951-0234
Cell: 416-985-0234
Toll Free: 888-951-0234

www.shannonturnbull.com

BRIGHT SKYLIGHTS PLUS

WE FIX SKYLIGHTS!

- Skylights replaced?
- No mess in your home
- Leak-proof - Guaranteed!
- Licensed & Insured
- 10 year Guarantee



CALL JOE AT ANY TIME
416-705-8635
brightskylights@gmail.com

www.brightskylights.ca

AD

If you are reading this ad, our advertising works!

TO ADVERTISE CALL 289-221-6559

MARKET UPDATE

Orangeville Statistics - August

	August, 2023	August, 2022	% Change
# of Active Listings	75	90	-16.67%
# of Homes Listed	73	64	14.06%
# of Sales	30	44	-31.82%
List Price vs. Sale Price Ratio	98%	99%	-1.01%
Average Days on Market	27	28	-3.57%
Average Sale Price	\$843,559	\$829,100	1.74%

Orangeville Statistics - Year to Date

	Jan - Aug, 2023	Jan - Aug, 2022	% Change
# of Homes Listed	496	734	-32.43%
# of Sales	303	386	-21.50%
List Price vs. Sale Price Ratio	99%	107%	-7.48%
Average Days on Market	19	12	58.33%
Average Sale Price	\$834,069	\$949,503	-12.16%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	75
Divided by Sales per Month	30
Months of Inventory	2.5

There is currently 2.5 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 - August

	August, 2023	August, 2022	% Change
# of Active Listings	292	260	12.31%
# of Homes Listed	178	174	2.30%
# of Sales	44	63	-30.16%
List Price vs. Sale Price Ratio	96%	95%	1.05%
Average Days on Market	25	26	-3.85%
Average Sale Price	\$1,337,670	\$1,311,508	1.99%

Peel - Caledon Statistics - Year to Date

	Jan - Aug, 2023	Jan - Aug, 2022	% Change
# of Homes Listed	1,399	1,520	-7.96%
# of Sales	577	597	-3.35%
List Price vs. Sale Price Ratio	97%	103%	-5.83%
Average Days on Market	24	14	71.43%
Average Sale Price	\$1,394,087	\$1,673,668	-16.70%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	292
Divided by Sales per Month	44
Months of Inventory	6.6

There is currently 6.6 months of inventory on the Market in Caledon. In a Buyers Market, there is normally more than 6 months worth of inventory.

PROVIDED BY

ROYAL LEPAGE

RCR Realty, Brokerage
Independently Owned & Operated



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.



Returning to a stabilized market

The recent increase in interest rates is causing concern among many homeowners, however, the increase may really just indicate a return to a more stabilized real estate market.

With a sudden rise in market prices just a few years ago, many people bought homes and assumed large mortgages at a time when it was a seller's market and prices were inflated. When those mortgages are up for renewal, many people are going to feel the strain of higher monthly payments at the new interest rates.

Depending on a person's financial situation, many homeowners will have no choice but to sell their home and find something new as the new rates and monthly payments just won't be affordable.

Most likely, interest rates will not be going down any time soon.

However, if there is a drop in the rates, homeowners can take advantage of that by getting a blended mortgage. This involves a second mortgage at the new rate, which can be applied toward the first mortgage.

There is a good side to the new interest rates, and that is a return to a more stabilized market which better reflects the true value of a home.

As interest rates go up, the price of homes will drop to accommodate the shift in the market. As the situation stabilizes, those buying a home for the first time will have a better understanding of what they can expect in terms of their mortgage costs over the next few years.

As interest rates are not expected to rise any higher, a person buying a home today can have a reasonable expectation of what to expect when their mortgage comes up for renewal in five years.

During the pandemic, the price of houses rose rapidly, however, that situation simply wasn't sustainable. As prices rose above the \$1 million mark, it became apparent that the upward trend simply could not continue.

As things settled down, so did the price of homes. In Orangeville, the average selling price is currently \$835,000. Last year at the same time, the average price was \$949,000. At the same time, housing inventory has also dropped.

In September of last year, the local market had 734 listings for the year, to that date. This year, at the same time, the number of listings has dropped to 496.

The numbers indicate that as the interest rates have gone up, the average price of a home has gone down, meaning the market is really being balanced. This is good news for first-time buyers who want to get into the market as it will provide opportunities that didn't exist just a couple of years ago.

The current situation will provide those buyers with a realistic long-term picture of what they can most likely expect over the next decade.

The new interest rates may cause concern for some homeowners, however, it will provide others with the opportunity to get into the housing market.

If you have been considering buying a home, you should be aware of current market trends.

The best way to do this is to work with a local realtor who can provide advice and help you find a home that is right for you and your current situation.

Written by Brian Lockhart

Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - August

	August, 2023	August, 2022	% Change
# of Active Listings	224	217	3.23%
# of Sales	42	27	55.56%
Average Sale Price	\$1,112,514	\$1,028,037	8.22%

Dufferin Statistics (excluding Orangeville) - Year to Date

	Jan - Aug, 2023	Jan - Aug, 2022	% Change
# of Sales	297	315	-5.71%
Average Sale Price	\$1,076,698	\$1,214,769	-11.37%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	224
Divided by Sales per Month	42
Months of Inventory	5.3

There is currently 5.3 months of inventory on the market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.

August 2023 vs. August 2022

The number of active listings in Dufferin (excluding Orangeville) increased by 3.23% in August 2023 over the same month in 2022. The number of homes sold increased by 15 homes or 55.56% in August 2023. Average sale prices increased by 8.22%.

Year to Date 2023 vs. Year to Date 2022

The number of homes sold in Dufferin (excluding Orangeville), year-to-date decreased from 315 to 297, which is a decrease of 5.71%. Average sale prices were down by 11.37%.



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.



Visit www.odreb.com to find an agent today!



Three steps to prevent water damage in your home

The first signs of water damage can lead to problems. Here are a few ways you can prevent water damage to your home.

Step 1: Find possible culprits indoors

The kitchen

Dishwasher - Check for leaks under the sink.

Refrigerator - If your refrigerator has an icemaker, make sure the hose is securely attached to the water supply.

Kitchen sink - Replace deteriorated caulk around sinks.

The bathroom

Showers and bathtubs - Remove and replace deteriorated or cracked caulk and grout.

Bathroom sinks - Check under the sink for leaks from water supply lines or drainpipes.

Toilets - Clogs from toilet paper, and internal parts corroding, may cause leaks.

The basement, laundry or utility room

Washing machine - Check the ends of the hoses for bulging, cracking, and fraying.

Water heater - Water heaters should be installed on the home's lowest level, next to a drain.

Sump pump - Backup sump pumps can help protect against power failure or failure of the primary pump.

Be prepared in case of water damage

Items stored in the basement should be kept off the floor and away from drains.

How to stop indoor leaks

The quickest way to stop a leak is to turn off your home's water. Make sure everyone in your household knows where the water shutoff valve is.

Step 2: Find possible culprits outdoors

The roof - There are several ways for water to get in. Consider these points as you conduct the examination:

- Keep the roof free from leaves, twigs and litter.
- Ensure air can flow through soffits and roof vents.
- Consult a professional to see if a preservative or cleaner can limit the effects of moisture.
- Replace missing or cracked shingles.
- Watch for damage in valley areas of the roof, chimneys, and vents.
- Check your attic for leaks.
- Look for ice dams.
- The gutters and the ground.

Look around the foundation of your home and use these tips to prevent damage:

- Place splash blocks at the end of downspouts.
- Have the air conditioning (A/C) system serviced by a contractor every spring.
- Disconnect garden hoses from spigots and turn off each spigot's water supply before the winter.
- Replace any damaged caulk around windows or doors.
- Repaint wood sidings.
- Fill in any low spots next to the house.

Step 3: Choose systems that can help

Consider installing a water leak detection system, especially if you're frequently away from home. Leak detection systems are either active or passive.

Active leak detection systems

These systems generate an alarm, stop the water flow, and feature a shutoff valve.

Passive leak detection systems

These systems alert you when there is a possible water leak.

Individual appliance systems

These systems are installed on a specific appliance and will automatically shut off the water supply.

Whole-house systems

These systems feature a shutoff valve installed on the main water supply pipe.

Interested in learning more about protecting your home against water damage or wish to insure your property?

Give me a call – and, for more helpful prevention tips, visit desjardins.com/en/tips.html



John Brown Insurance And Financial Services Inc.

John Brown, Agent
1b-21 Parr Blvd
Bolton, ON
905-857-8018
insurancewithjohn.ca
john@insurancewithjohn.ca





905-584-0234

519-942-0234

1-888-667-8299

www.remaxinthehills.com

David Waters
Sales Representative

Karen Caulfield
Sales Representative

Carmela Gagliese-Scoles
Sales Representative



Chris P. Richie
Broker

Dale Poremba
Sales Representative

Jennifer Unger
Sales Representative

Sean Anderson
Broker of Record

It's the **MARKETING**, the **EXPOSURE**, the **RESULTS!**

Our Award Winning agents have over 80 years of combined experience at your service! Caledon, Mono, Adjala and surrounding areas.



STUNNING 10 ACRE HILLTOP RETREAT

Post & beam bungalow features 3+1 bedrooms (2 main floor), 3 bathrooms, open concept living area with vaulted ceiling & gas fireplace & finished basement. Multiple outbuildings including insulated, heated, detached workshop. **MULMUR \$1,679,000**



WELCOME TO 4.88 ACRES WITH AMAZING COUNTRY VIEWS

Bungalow with 3+1 bedrooms, 3 bathrooms, large eat-in kitchen, sunroom & partially finished walkout basement. 2 driveways, 40x60 foot barn, 4 paddocks, 72x136 foot sand ring, dry pen, 16x32 foot drive shed & attached 2 car garage. **MONO \$1,329,999**



CHARM OF COUNTRY LIVING WITH TOWN AMENITIES

Bungalow featuring 3 bedrooms, 2 reno'd bathrooms, finished walkout basement with rough in kitchen & potential for more bedrooms. Modern exterior with armour stone, inground pool, large deck, steel roof, double corner lot, 2 car garage. **ALTON \$1,499,000**



PERFECT FOR FIRST TIME BUYER OR DOWNSIZING

3 level backsplit, 3+1 bedrooms, 2 bathrooms & just about every room has been revamped including new flooring throughout, finished basement, reno'd main bath & kitchen with butcher block counters. Private yard, gazebo & storage shed. **ORANGEVILLE \$729,900**



GREAT OPPORTUNITY TO MAKE THIS HOME YOUR ESCAPE

This home is presently unfinished, layout is 3 bedrooms (1 on the main floor), 3 bathrooms, open concept kitchen/dining/living. On the Nottawasaga River plus a stream runs through the property to the river: bring ideas & dreams. **HOCKLEY VALLEY \$749,000**



TURNKEY PROPERTY, EVERYTHING HAS BEEN DONE

This home features 5 bedrooms (1 on the main floor), 4 bathrooms, updated kitchen, amazing sunroom, finished walkout basement with bar, rec room, bathroom & access to the 3 car garage. 2.5 acres, 200 ft of river, huge deck, wow! **HOCKLEY VALLEY \$1,749,000**



CHARMING 4.7 COUNTRY ACRES WITH NO NEIGHBOURS

Renovated bungalow with 3+2 bedrooms, 2 bathrooms, open concept kitchen/dining/living & finished walkout basement. Manicured lawns, pool with wrap around deck, outdoor pavilion for parties, steel roof, 2 car garage, the list goes on & on. **CALEDON \$1,689,000**



PERFECT FOR EXTENDED FAMILY WITH EXTRA LIVING SPACE

Bungalow has 3+1 bedrooms, 3 bathrooms, huge master suite with fireplace, walk-in closet & 6 pc ensuite & finished walkout basement with loads of space. Just under an acre, driveway can fit 10 cars, private side yard & shed. **CALEDON \$1,334,000**



BEAUTIFUL DETACHED HOME WITH IN-LAW SUITE

2 storey home, 3 bedrooms, 4 bathrooms, reno'd kitchen with custom island, cozy family room, primary bedroom has walk-in closet & 3 pc ensuite, main floor laundry & finished walkout basement with kitchen. 28x105 ft corner lot & 2 car garage. **ORANGEVILLE \$1,049,999**



LOCATED IN THE HEART OF TOWN

Bungalow, 2+2 bedrooms, 2 bathrooms, fully finished basement that could offer potential rental income & 1 car garage with additional parking for 3. Upgrades include: kitchen, back deck, electrical panel, roof, windows, water heater & furnace. **DUNDALK \$549,000**



TOTALLY FINISHED FROM TOP TO BOTTOM

Bungalow, 4 bedrooms, 3 bathrooms, open concept kitchen/living/dining with vaulted ceiling, primary bedroom has 4 pc ensuite, multiple office areas & finished basement. Inground pool, large deck, 2 car garage, dead end road, over 2 acres of property. **ADJALA \$1,549,000**



BRIGHT CONDO IN SOUGHT AFTER BUILDING

2 bedrooms with double closets, 1 bathroom with walk-in shower/tub, combined dining/living area, enclosed solarium on the 2nd floor. Common meeting/party room & exercise room, 1 designated parking spot plus visitor parking. **SHELBURNE \$479,000**