

# RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON  
VOLUME 4, ISSUE 11

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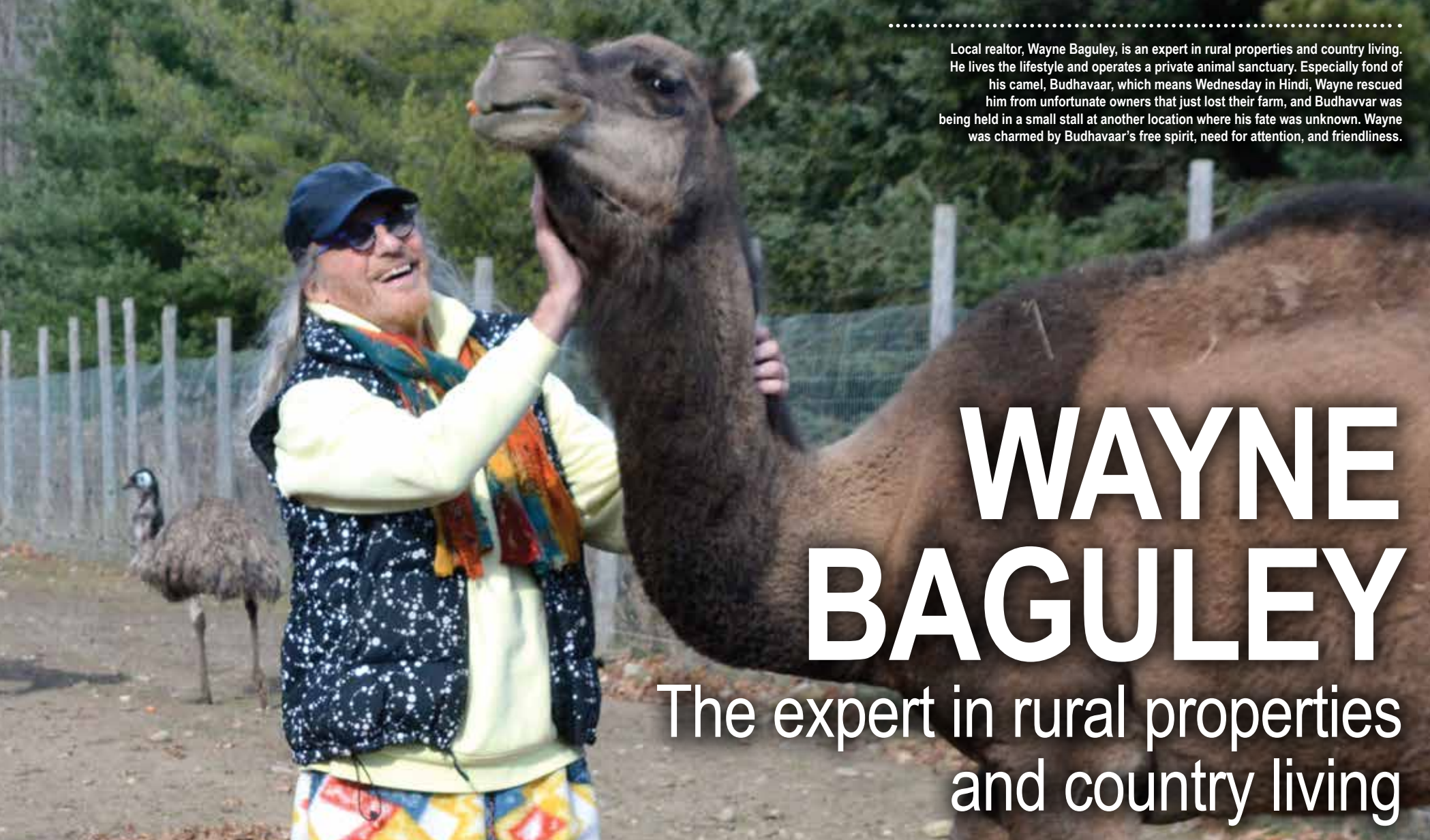
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Local realtor, Wayne Baguley, is an expert in rural properties and country living. He lives the lifestyle and operates a private animal sanctuary. Especially fond of his camel, Budhavaar, which means Wednesday in Hindi, Wayne rescued him from unfortunate owners that just lost their farm, and Budhavar was being held in a small stall at another location where his fate was unknown. Wayne was charmed by Budhavaar's free spirit, need for attention, and friendliness.

# WAYNE BAGULEY

## The expert in rural properties and country living

Choosing to live on a rural property is an appealing thought to many people, however, transitioning from an urban area to life in the country can be a real challenge – especially to someone who has never enjoyed the advantages of country living.

That's why you need the advice of someone who is familiar with a rural lifestyle and everything that goes along with it.

Realtor, Wayne Baguley, is the expert in country living. He not only knows everything there is to know about rural properties and both the challenges and rewards they offer, he lives the lifestyle.

Working out of Royal LePage RCR in Orangeville, Wayne works as a realtor dealing almost exclusively in rural properties.

Wayne's own country property north of the GTA is a hidden gem, well off the road and secluded. It is surrounded by trees, ponds and populated by his animals, which range from dogs and cats to exotic birds, goats, sheep, donkeys, and potbellied pigs. He has a zebra, emus, kangaroos, and a camel.

The animals live together, are domesticated, and are surprisingly friendly and affectionate. The sanctuary is private, and Wayne doesn't give tours.

He has always had an affinity for the outdoors. Even as a child growing up in Port Credit, he would find his way to the marshes and rivers in the area.

Wayne eventually moved to a rural property in Orton where he raised his three boys – who all embraced the outdoor lifestyle provided by rural living. He then discovered his new home with all the accoutrements and space that allowed him to raise his animals and enjoy an idyllic lifestyle.

His journey into real estate began in a roundabout way. After performing with a band, and then getting into managing bands, he decided to pursue real estate investing on the side. Eventually, his interest in the industry led him to become a full-time realtor.

Wayne specializes in rural properties, because "It is something you really have to love and have heart, and passion for, so you can do it well. There is also an element of fun."

Finding the right rural property can be a challenge for many people. However, Wayne said the biggest thing about finding the right country property is just getting out there and seeing it.

"Selling country properties is not the same as selling in-town properties," Wayne explained. "Financing a country property is more difficult - you have to know who to go to. You have to know about wells, and septic

tanks, and the rate increases for the property, and you have to deal with the right banks. Most importantly, you have to listen to what the buyer is looking for and interpret that into finding a property and thinking, 'this is the one they are looking for.'"

Wayne has developed an intuitive way of listening to clients and then recommending a property that will fulfill their expectations and needs.

He understands what clients are looking for because as he explained, "You're selling, what I live. You're best to say little on the first showing, and just let people feel it," he said of the impact that visiting a rural property can have on potential buyers.

Understanding the rural lifestyle as an active participant gives him the edge when it comes to finding properties to show clients based on how they want to use the land and what their priorities are.

While some people want a home that is highly visible, others may want a house that is hidden from the road. Others may be looking for a specialty need, like a place to raise or train horses, while others may want a place with a workshop or maybe just an expanse of land for hiking and outdoor activities.

Wayne has an understanding of the rural lifestyle and everything that goes along with it and can advise clients who are considering making the move to a country setting. He knows the small details about maintaining a rural home and what is important when achieving a successful transition to a country lifestyle.

When evaluating a rural property, there is a lot more to consider than when you are appraising an in-town property. No two rural properties are the same. While a fair price can be established for the home and outbuildings, there are other things to consider.

Rural properties can be evaluated on uniqueness, ambience, and special qualities. Rolling land, the view, rivers, ponds, and streams, must be considered. If forested, the fact that it is a hardwood or softwood forest factors into value, as well as if there is grazing land for horses.

In addition, large parcels of highly productive cropland provide opportunities for higher value and open the door to a whole different group of potential buyers.

Wayne is involved in local activities and is a notable member of the arts community in the region.

When you are considering changing your lifestyle by moving to a rural location or searching for a new country home, he can help you find the right location and advise you on the best way of achieving your goals.

Wayne can be contacted at the Royal LePage RCR office at 14-75 First Street in Orangeville, or by e-mail at: wayne@waynebaguley.com.

You can call him directly at 519-941-5151.

– Written by Brian Lockhart

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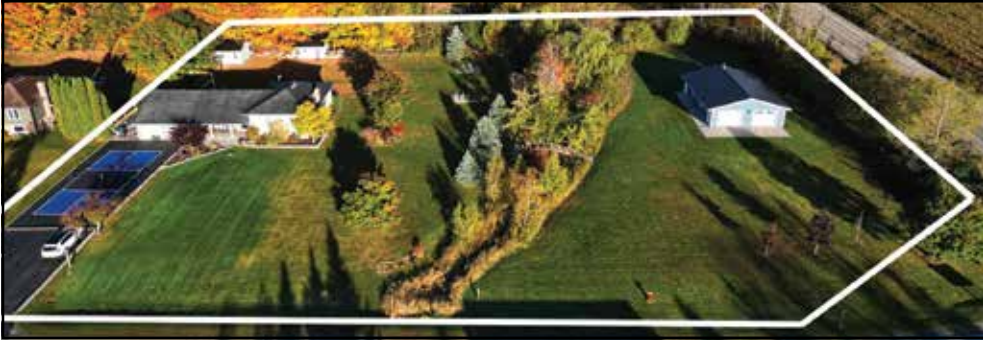


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**RESALE HOMES COLLECTIONS**



## Fireplace trends help create attractive, comfortable rooms

Fireplaces are useful features in a home. Fireplaces are sources of ambient heat and also add style to indoor spaces.

Fireplaces can complement just about any interior style. Fireplaces can be traditional and burn wood or connect to a home's natural gas supply for on-demand ambiance. What's more, fireplaces may come in vented or ventless varieties, depending on homeowners' preferences and what is allowed by community building codes. That means a chimney or flue may not be needed — expanding the list of rooms where a fireplace can be installed.

Certain trends have emerged among fireplace fans in recent years. Here's a look at what's getting consumers fired up about these home decor elements.

• **MINIMALIST STYLE:** Many fireplaces are designed in neutral colours with minimal trim that directs focus on the fire and not the appliance. When the fireplace is not in use, it blends in with the surroundings and will not compete for attention with other design elements.

• **CONVERTIBLE FIREPLACES:** Homeowners can choose between open or sealed fireplaces. A convertible fireplace enables homeowners to have the best features of these options. A convertible fireplace can be converted to wood from gas, or the opposite, in as little as 30 minutes.

• **NATURE-INSPIRED MATERIALS:** Natural stone continues to be a material of choice in fireplace surrounds. Light colours work well for a fireplace and also fit with today's lighter colour interior design preferences. Natural stone also works perfectly with both contemporary and rustic decor.

• **VINTAGE FIREPLACES:** Vintage continues to be a buzzword in 2023, and the choice to go vintage also applies to fireplace styles. A room decorated in vintage elements can be complemented with a vintage fireplace or one designed to look vintage.

• **INTEGRATE INTO WALL DECOR:** Fireplaces that are built right into a wall save space. One can have a television and a fireplace on the same wall. These types of fireplaces work well in modern home designs. Other fireplaces may be built into bookshelves or other wall features.

Fireplaces can improve the appeal of a home. Various trends are popular this year, making fireplaces highly coveted features.



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.....  
The Mullin Group Royal LePage RCR Realty in Orangeville is once again decorating the office Christmas tree with underwear. The Show You Care with Underwear initiative collects new packaged underwear that will be distributed to local shelters and the Orangeville Food Bank.

# Mullin Group's Show You Care With Underwear is back for the Christmas season

During the holiday season, many people thoughtfully remember those in need by donating hats, gloves, coats, and other clothing to organizations that help people who are struggling or in a transitional phase in their lives.

There is one item of clothing people often overlook when making a donation – and that is underwear.

After touring a local youth shelter, Sheila Millin, broker at the Mullin Group Royal LePage RCR Realty, in Orangeville, realized that when circumstances arise

where a person is forced to leave home suddenly, or just find themselves in a financial situation where they are struggling, underwear is something they may not have.

The Mullin Group created the Show You Care with Underwear initiative that allows people to drop off new packaged underwear at their Riddell Road location, which will then be distributed to three local shelters and the Orangeville Food Bank. This is the fifth year the Realty office has welcomed the public and their underwear donations.

"We ask the community to pick up an extra package of underwear when they are doing their Christmas shopping," explained Sheila. "They can drop it off here at our office or at our local radio station, FM 101, on Mill Street. The underwear will be delivered to the various shelters – the women's shelter, the men's shelter and the youth shelter. They will also

be delivered to the Food Bank because they are very aware of people who are in need in the community."

The initiative has been very successful. Last year they received 1,300 packages of underwear. This year the goal is to collect 1,500 packages.

"It is something that is a definite need here in our community," Sheila said. "I toured Choices Youth Shelter and they showed us that they get various donations, but the one thing all the facilities need is new packaged underwear for hygienic reasons. At the Youth Shelter, for example, a lot of times there are kids that are taken from homes, or living on the street, they didn't have anything. Any time a new child or resident comes in, they need underwear, and they don't need just one pair. It is something that there is a constant need of. We accept underwear for men, women, and children, all sizes, all colours.

Really what we're asking, is when you're out Christmas shopping, buy another pair. It goes a long way."

Many people have simplified the process when doing their online shopping on Amazon, by purchasing underwear at the same time and having it shipped directly to the Real Estate office. This is an easy and affordable way to contribute to a worthy cause.

You can contribute and help decorate the Real Estate office Christmas tree with underwear by dropping off your donations at the Mullin Group Royal LePage RCR Realty office at 685 Riddell Road, Unit 103, or at the radio station, FM 101, at 45 Mill Street, in Orangeville, by December 18.

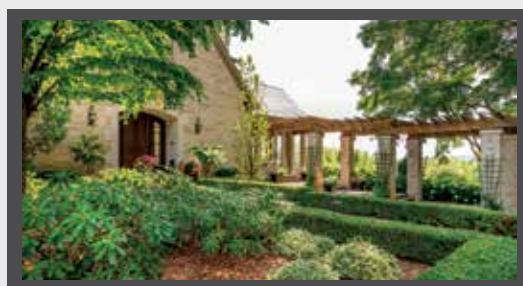
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– Written by Brian Lockhart

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**FALL & WINTER HOME PREPARATION TIPS**

It is hard to believe it is October already! Even though Fall has already started, there are a few things you can do still to ensure your home is well-prepared for the season:

**• EXAMINE YOUR GUTTERS:** This time of year it is important to clean and inspect your gutters (replacing as needed) to ensure they are working properly as the rain and snow season hits. If they are clogged or damaged, it could result in flooding or exterior damage - so don't wait!

**• CHECK FOR DRAFTS:** In the Fall and Winter, many homeowners are spending extra money heating their homes due to drafts, but it doesn't have to be that way! Do a check on all exterior doors and windows to confirm if they are properly sealed. To do this, simply close a door or window on a strip of paper. If the paper slides easily, you need to update your weatherstripping.

**• INSPECT YOUR FURNACE:** In Canada, we are no strangers to chilly evenings! To ensure you are comfortable throughout the colder months, be sure to have your furnace inspected by an HVAC professional. They can check leaks, test efficiency, and change the filter. They can also conduct a carbon monoxide check to ensure air safety.

**• MANAGE YOUR THERMOSTAT:** As tempting as it is to turn your heat all the way up in the winter, proper thermostat

management will help you save costs in the long run. Using a thermostat with a timer can save you even more. Turn them on earlier so the room heats up in time for use and have it turned off 30 minutes before bed or before leaving the home. If you find you are still chilly at night, a safely positioned space heater and closed door is an inexpensive solution.

**• FIX ANY CONCRETE/ASPHALT CRACKS:** This one is easy to ignore thinking it will be fine, but it could easily turn into a bigger issue. When water gets into existing cracks during the colder months it will freeze and expand, causing the crack to become even larger.

**• TURN OFF OUTDOOR PLUMBING:** Since your garden will not need attention until the Spring, it is a good idea to shut off and drain all outdoor faucets and sprinkler systems. Depending on where you live, you might also want to cover them to prevent freezing during the Winter months.

**• CHANGE YOUR BATTERIES:** For safety, it is recommended that you check that all smoke detectors and carbon monoxide devices are working at least a couple of times throughout the year. While doing other Fall home prep, add this one to your list!

**• CREATE A STORM KIT:** A storm kit is a handy source of essential items in the event of losing power. Consider what you and your family might need, such as a flashlight with new batteries, candles, matches, a portable radio, water, and snacks. Keep your kit somewhere easy to access.

Whatever your plans this season, a quick check of your home will ensure there are no surprises!

- Provided by Dwight Trafford



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\$749,900



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Start with a huge lot 120'x120' in central Orangeville, within walking distance to shops & restaurants, add a beautiful custom built home showcasing quality craftsmanship throughout with features like heated area floors, walnut cabinetry, European white oak floors, luxurious Primary bedroom and ensuite bath, multiple walkouts, large private patio area with mature landscaping, oversized & heated double garage, PLUS a separate 1 bedroom, main level apartment with its own entrance & driveway, perfect for home office, extended family or additional income! Schedule your private viewing today.




\$994,900



**BUNGALOW BLISS**

Treat yourself to this beautiful home with everything you need on one level PLUS a fully finished basement for family or guests. Spacious Great Room features vaulted ceiling, gas fireplace, hardwood & tile floors and open concept space with the kitchen & dining areas. The kitchen has centre work island, lots of storage options and walkout to private covered patio and fenced yard. Large Primary bedroom offers walkin closet and upgraded ensuite with soaker tub and separate shower. Main floor laundry offers convenient access to garage. The finished basement showcases an impressive recreation room, 2 additional bedrooms, full bathroom and separate storage/utility room.

\$510,000



**CONVENIENT CONDO LIFESTYLE**

Enjoy the ease and freedom of condominium ownership when you can simply 'lock & leave' and never worry again about lawn maintenance or shoveling snow. This spacious 2 bedroom unit offers bright western exposure, large L-shaped living/dining area with walkout to open balcony and separate compact kitchen. The Bromont Place offers secure entrance, charming reception area, exercise and event room and convenient underground parking.

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

# RESALE HOMES COLLECTIONS

## MARKET UPDATE

### Orangeville Statistics - October

	October, 2023	October, 2022	% Change
# of Active Listings	99	71	39.44%
# of Homes Listed	74	48	54.17%
# of Sales	22	26	-15.38%
List Price vs. Sale Price Ratio	98%	97%	1.03%
Average Days on Market	17	33	-48.48%
Average Sale Price	\$816,291	\$783,615	4.17%

### Orangeville Statistics - Year to Date

	Jan - October, 2023	Jan - October, 2022	% Change
# of Homes Listed	657	840	-21.79%
# of Sales	352	454	-22.47%
List Price vs. Sale Price Ratio	99%	105%	-5.71%
Average Days on Market	18	15	20.00%
Average Sale Price	\$831,620	\$925,178	-10.11%

#### Buyers Market vs. Sellers Market

Current Number of Homes for Sale	99
Divided by Sales per Month	22
Months of Inventory	4.5

There is currently 4.5 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 - October

	October, 2023	October, 2022	% Change
# of Active Listings	358	229	56.33%
# of Homes Listed	205	149	37.58%
# of Sales	51	52	-1.92%
List Price vs. Sale Price Ratio	97%	90%	7.78%
Average Days on Market	24	30	-20.00%
Average Sale Price	\$1,401,951	\$1,709,975	-18.01%

### Peel - Caledon Statistics - Year to Date

	Jan - October, 2023	Jan - October, 2022	% Change
# of Homes Listed	1,855	1,825	1.64%
# of Sales	671	712	-5.76%
List Price vs. Sale Price Ratio	97%	101%	-3.96%
Average Days on Market	24	17	41.18%
Average Sale Price	\$1,388,608	\$1,643,744	-15.52%

#### Buyers Market vs. Sellers Market

Current Number of Homes for Sale	358
Divided by Sales per Month	51
Months of Inventory	7.0

There is currently 7.0 months of inventory on the Market in Caledon.  
In a Buyers Market, there is normally more than 6 months worth of inventory.

### Simcoe - New Tecumseth Statistics - October

	October, 2023	October, 2022	% Change
# of Active Listings	192	150	28.00%
# of Homes Listed	104	88	18.18%
# of Sales	38	50	-24.00%
List Price vs. Sale Price Ratio	97%	96%	1.04%
Average Days on Market	31	35	-11.43%
Average Sale Price	\$878,053	\$841,022	4.40%

### Simcoe - New Tecumseth Statistics - Year to Date

	Jan - October, 2023	Jan - October, 2022	% Change
# of Homes Listed	1,092	1,394	-21.66%
# of Sales	524	589	-11.04%
List Price vs. Sale Price Ratio	99%	103%	-3.88%
Average Days on Market	25	18	38.89%
Average Sale Price	\$907,089	\$1,030,203	-11.95%

#### Buyers Market vs. Sellers Market

Current Number of Homes for Sale	192
Divided by Sales per Month	38
Months of Inventory	5.1

There is currently 5.1 months of inventory on the Market in New Tecumseth.  
In a Buyers Market, there is normally more than 6 months worth of inventory.

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**\$799,000**

Check out this bungalow 10 mins from Orangeville with huge shop and separate office!  
The ultimate place to run a small business from! Office has water so could double as hair salon etc.  
3 bedrooms, 2 full baths and tons of updates on a nice big lot with firepit!  
Great sized home has separate living/dining area as well as main floor family room and laundry + pantry!  
New siding, windows, ensuite w/heated floors & glass shower, laminate throughout!  
Call for your private viewing!

**COMING SOON TO GEORGETOWN MARKET!**

This 3 bedroom, 2 bath end unit home is perfect for the first-time buyer!  
Gas fireplace in living room, newer laminate flooring in main floor and finished basement with powder room!  
Large laundry/utility room, walkout to big deck!  
Great Georgetown location!  
Just move in and enjoy!  
Call Diane for further details!

*Have a great time this Saturday at the Bolton Santa Claus Parade!*

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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.



# BUYER OBLIGATIONS

In the world of real estate, there are three principal players who are involved in a transaction.

There is the real estate sales representative, the seller, and the buyer.

A realtor has obligations that must be met to maintain a degree of professionalism. They are working for their clients and must do their best to ensure the client's best interest.

This includes dealing fairly with everyone involved, ensuring the client is taken care of and has an equitable real estate transaction, and fulfilling all the obligations to have a successful transaction.

A person who is considering purchasing a property should also be aware of their obligations when they want to view a property.

In real estate, showing a property can be a complex process. You can't just show up at a person's home unannounced and expect to gain entry to let strangers view the home.

A realtor must arrange a date and time that is acceptable to the homeowner and the potential buyer.

The number one obligation for a buyer – is to show up for that appointment. There's nothing worse for a realtor than to make arrangements for a showing, arrive at the location, and be left waiting for someone who is either late or doesn't show up at all.

That is a waste of time for everyone involved.

When visiting someone's home as a potential buyer, you should use a common sense approach that applies when visiting anyone's house.

Your pets may be family to you, but that doesn't mean other people want a large dog running through their house. Leave your pets at home.

The same applies to children. Most likely, your children won't really have a say in a property you are interested in, so why bring them to a showing?

Children will be a distraction, and a homeowner probably won't like having a curious child in their home potentially using busy hands to touch their belongings.

Then there are the little things to be mindful of. Wear appropriate footwear. The idea of a showing is to see the home and then leave. Wearing lace-up boots that take a while to put back on, just leaves everyone waiting for you.

A realtor's time is valuable, as is your own, so as a potential buyer you should do your homework before asking for a tour of a property. You should learn about the neighbourhood and the house itself before requesting a showing.

If you require a two-car garage, don't waste everyone's time by asking to see a home with a single-car garage that you know won't fit your needs.

If you are serious about a property and want to make an offer, you should bring the appropriate documents with you. This includes a letter from your lender or mortgage broker saying you qualify for a mortgage. With an offer, you should have the funds for a deposit readily available and ready to be transferred within 24 hours if the offer is accepted.

As a potential buyer, being prepared is a big responsibility that will ensure you view the properties that may interest you and will avoid unnecessary trips for both yourself and your realtor while valuing the time of the homeowner who will likely make arrangements to vacate the home while you visit.

Being responsible and prepared will create a better experience for everyone involved in buying or selling a property.

Written by Brian Lockhart

### Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - October			
	October, 2023	October, 2022	% Change
# of Active Listings	250	208	20.19%
# of Sales	24	35	-31.43%
Average Sale Price	\$1,187,329	\$1,101,788	7.76%

Dufferin Statistics (excluding Orangeville) - Year to Date			
	Jan - October, 2023	Jan - October, 2022	% Change
# of Sales	358	380	-5.79%
Average Sale Price	\$1,077,482	\$1,184,026	-9.00%

### Buyers Market vs. Sellers Market

Current Number of Homes for Sale	250
Divided by Sales per Month	24
Months of Inventory	10.4

There is currently 10.4 months of inventory on the market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.

### October 2023 vs. October 2022

The number of active listings in Dufferin (excluding Orangeville) increased by 20.19% in October 2023 over the same month in 2022. The number of homes sold decreased by 11 homes or 31.43% in October 2023. Average sale prices increased by 7.76%.

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

The number of homes sold in Dufferin (excluding Orangeville), year-to-date decreased from 380 to 358, which is a decrease of 5.79%. Average sale prices were down by 9.0%.



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

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**17 NORTON BLVD., BOLTON**  
Exciting opportunity for small builder/end user to purchase & build 2 custom homes. Green light to go w/Town of Caledon. Severance in place & demo permit ready to go to build two 3400 sqft homes (approx). Located in small enclave of custom homes. Build your dream or have it built for you. \$2,349,000

**13305 11TH CONCESSION RD., KING**  
Situated On 2 Acres Is This Upscale Classic Ranch Bungalow. From The Electric Gates To The Circular Driveway, The Home Welcomes You, Leading You To The New Stone Front.

**81 BELLA VISTA TRAIL, ALLISTON**  
Located on one of the most sought after streets in Briar Hill, Ontario's premiere active adult community. Steps From The Nottawasaga Resort & Golf Course. Improved Price! \$1,049,000

**58 KING ST. W., BOLTON**  
Located in the heart of Bolton's historical district, this home has been converted to office space & is a rare find! Perfect for busy law firm, accounting office, or any professional space needs. Walking distance to post office, restaurants, amenities, new Town facilities. Zoned core commercial. \$1,150,000

**PLANNING ON A SPRING MOVE? CONSIDERING YOUR OPTIONS?**  
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**33 PRIVATE ACRES WITH VIEWS THAT CAPTIVATE YOUR SOUL**

2 storey board & batten home with 5 bedrooms (main floor primary), 3 bathrooms, sunroom & great room with vaulted ceiling. Inground pool, hot tub, cabana, water features & det 3 car garage with studio above. Geothermal heat & generator.  
**713516 FIRST LINE, MONO \$2,795,000**



**LOG HOME WITH DETACHED 3 CAR GARAGE & STUDIO ABOVE**

2 storey log home with 3 bedrooms, 3 bathrooms, family room with vaulted ceiling & walkout basement. Outstanding garage features a studio above with bathroom, kitchenette & living space. 10 acres, gated entry & Geothermal heat.  
**873043 5th LINE, MONO \$1,999,999**



**RENOVATED BUNGALOW ON 4.7 COUNTRY ACRES**

3+2 bedrooms, 2 bathrooms, open concept kitchen/dining/living & finished walkout basement with 2 bedrooms, bathroom & family room. Manicured lawns, pool with wrap around deck, outdoor pavilion for parties, steel roof, 2 car garage & no neighbours.  
**20538 HORSESHOE HILL RD., CALEDON \$1,599,999**



**21 ACRES WITH INCREDIBLE VIEWS OVER HOCKLEY RIDGE**

This estate bungalow features 3 bedrooms, 3 bathrooms, updated kitchen with marble top island, open concept family/living area & part finished walkout basement. Huge covered deck, paved driveway, 2 car garage plus large workshop.  
**247515 5th SIDEROAD, MONO \$2,499,000**



**A CHANCE TO BUILD YOUR DREAM HOME ON 1.37 ACRES**

Across the road from an exclusive golf course, The Devils Pulpit. Tucked away in the hills of Caledon but close to amenities. Hike nearby Bruce Trail, ski at The Caledon Ski Club. It is the perfect spot for your country retreat with in this spectacular setting.  
**3246 ESCARPMENT SIDEROAD, CALEDON \$995,000**



**EXCLUSIVE SUBDIVISION WITH PRIVACY ON 1.4 ACRES**

Bungalow, 3+2 bedrooms, 4 bathrooms, updated kitchen, open concept dining/living, main floor laundry, 4 season hot tub room & finished basement with 2 bedrooms, bathroom, kitchen & games area. 3.5 car garage & concrete driveway.  
**41 PINE RIDGE ROAD, ERIN \$2,099,000**



**10 ACRE HILLTOP RETREAT WITH OUTBUILDINGS**

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.  
**627450 15TH SDRD., MULMUR \$1,679,000**



**CUSTOM HOME WITH AMAZING BACKYARD POOL**

1.5 storey home, 3+1 bedrooms, 3 bathrooms, 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.  
**6 ROSEHILL CRT., CALEDON VILLAGE \$1,550,000**



**TURNKEY PROPERTY WITH 200 FEET OF RIVER**

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, huge deck & potential to build above the garage.  
**308341 HOCKLEY RD., MONO \$1,499,000**



**MULTI GENERATIONAL HOME WITH LOADS OF LIVING SPACE**

Bungalow has 3+1 bedrooms, 3 bathrooms, master suite with fireplace, walk-in closet & 6 pc ensuite & finished walkout basement has a bedroom, rec room/family room & bath. Just under an acre, driveway can fit 10 cars, private side yard & shed.  
**15385 INNIS LAKE RD., CALEDON \$1,334,000**



**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.  
**41 OSPREY ST. N., DUNDALK \$535,000**



**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.  
**250 ROBERT ST., SHELburne \$474,999**