

RESALE HOMES COLLECTIONS

ORANGEVILLE/CALEDON
VOLUME 5, ISSUE 1

A rundown of 3 popular flooring materials	2
Wood floor cleaning guide	2
Turn your bedroom into a relaxing retreat	3
Furnish a home for comfort	3
Simple strategies to create more storage space in the kitchen	4
Organizational tips for bathrooms and laundry spaces	4
Tips to keep in mind between your mortgage approval and funding dates	4
Market Update	6
New legislation clarifies client/customer definition	7

Account Sales Manager
HEATHER ERWIN
heather@caledoncitizen.com

Advertising Sales Representative
ERIN LUCKETT
erin@lpcmedia.ca

Advertising Sales Representative
VICKI MEISNER
vicki@lpcmedia.ca

Advertising Sales Representative
HEATHER LAWR
lawr@sympatico.ca

Advertising Sales Representative
MELINDA CRAKE
melinda@lpcmedia.ca

Art Director
SARAH DIDYCYZ



Walkinshaw Partners

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...

ROYAL LEPAGE COMMERCIAL

CENTURY 21
Millennium Inc.

Welcomes Back

SHANNON BROWN
Sales Representative

Direct: 647-500-0381
Office: 519-940-2100
shannon.brown@c21.ca
232 Broadway, Orangeville, ON L9W 1K5

Kevin@FLAHERTY.ca
Home Selling System Team

exp REALTY BROKERAGE

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



THE ROSE PERDUE TEAM

Engaged and professional realtors who achieve success for their clients

Purchasing your first home, selling that property to upgrade to your second, becoming an investor, opening up a business – all of these can be exciting, stressful and/or the biggest investment you make in your lifetime.

Purchasing your first home, selling that property to upgrade to your second, becoming an investor, opening up a business – all of these can be exciting, stressful and/or the biggest investment you make in your lifetime.

When you decide to take the plunge, it is important to find the right representation to guide you through the entire process and have your best interest at heart.

The Rose Perdue Team, with RE/MAX Professionals Inc. Brokerage, are the Real Estate professionals who can help make your dreams come true while providing exceptional service and creating client trust to make the entire transaction a positive experience.

Working as a team, Rose Perdue and Stephanie Perdue, provide a wealth of experience and a history of client satisfaction.

Rose offers a combination of business savvy and real estate know-how when it comes to buying or selling property. In addition, she has a creative flair and is a trained and talented interior decorator as well as having exposure to a family construction business that has given her insight into home building and design.

After many years working as an executive in the business world, Rose decided it was time to make a change and entered the world of real estate.

Her dedication to her profession gives her clients peace of mind and a sense of trust in her capabilities and the ability to help them through the biggest decision of their lives.

Stephanie comes from a successful background in the hospitality industry working with a large hotel chain in Operations. She and her teams were called upon to share best practices for their consistent award-winning guest satisfaction results.

After taking a few years off from the working world to dedicate herself to raising her young family, Stephanie was asked by Rose to join her in creating this mother-daughter real estate team.

With her background in service and leading many hotel opening teams in Canada and the U.S., Stephanie was a natural in transitioning to the real estate industry.

She is results-driven with excellent negotiating skills and an enthusiastic approach to guiding her clients through their real estate journey.

Rose and Stephanie keep up to date with the market

and trends in the areas they service and can help clients find a suitable home. This includes knowing the neighbourhoods and the nearby amenities that people are looking for when searching for a new place to live.

They can advise you on nearby schools, restaurants, clubs, sports facilities, recreation facilities, and even things like medical practices and pharmacies that clients may require close to home.

...Rose and Stephanie keep up to date with the market and trends in the areas they service and can help clients find a suitable home...

With online platforms now allowing potential buyers to view most details of a listing, Rose and Stephanie ensure each property is showcased to attract the attention of qualified buyers. Rose and Stephanie's selling process includes professional staging and photography to highlight key features of properties resulting in higher sale prices and less time on the market.

The Rose Perdue Team is proud of the feedback and support they have received from satisfied clients.

Clients leave testimonials on their website encouraging others to work with Rose and Stephanie for a successful outcome.

Some examples include:

"Stephanie and Rose provided us with professional guidance and respectful representation throughout our recent home sale and new home purchase. They were very thorough in putting together our sales strategy, utilized numerous selling aids and techniques, and were diligent in following up on every lead."

"I had the pleasure of working with the Perdue Team for several years now and had sold and purchased a few homes with them. With every transaction, they made the process stress-free. From beginning to end Stephanie and Rose maintained a level of professionalism beyond our expectations."

Proud and active members of the community, the Rose Perdue Team sponsors two hockey teams and a soccer team. They also conduct food drives four times per year.

A percentage of every Rose Perdue Team transaction is donated to the Canadian Breast Cancer Foundation and the Children's Miracle Network.

You can contact Rose and Stephanie directly at 647-388-0919 or 416-574-2727.

Via e-mail, you can reach either at spdueteam@gmail.com or rperdueteam@gmail.com.

– Written by Brian Lockhart

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

Published By: **LP** London Publishing Corp.



STUNNING PROPERTY: LUXURY, COMFORT & PRIVACY
1.5 storey home with 3+1 bedrooms, 3 bathrooms, primary bedroom features w-in closet & ensuite, finished basement has rec room, games room, bedroom & bath. Backyard oasis: heated inground pool, cabana, multi tiered deck & hot tub. 2 car garage, on a cul de sac.
6 ROSEHILL COURT, CALEDON VILLAGE \$1,499,000

THE **CHRIS RICHIE** GROUP

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

www.remoxinthehills.com

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



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

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



A rundown of 3 popular flooring materials

Even though it's underfoot, flooring can set the tone for how a room or even an entire home is viewed. Perhaps that's one reason why flooring generates such strong opinions when homeowners look to refurbish or replace their floors.

HOMEOWNERS now have more choices than ever when considering new flooring for their homes. The following rundown of three popular flooring options can help homeowners as they try to decide which material best suits their homes.

1 HARDWOOD FLOORS

Hardwood floors might once have been a relatively straightforward option, but homeowners may now choose between solid wood flooring and engineered wood flooring. According to The Home Depot, engineered wood flooring provides the look of solid wood flooring without the high maintenance of such floors. Engineered wood is manmade and created with the use of wood strands, particles, fibres or veneers of wood that are forged together with adhesives. Each engineered wood flooring plank is composed of several layers of plywood or fibreboard with a solid wood veneer on top, which is how it can provide the look of solid wood flooring. Solid wood flooring planks are made from a single piece of hardwood. Each type of flooring has its pros and cons, and homeowners who prefer hardwood floors are urged to

speak with a flooring professional about the features that make these options unique from one another.

2 LAMINATE FLOORS

Laminate flooring is another engineered flooring product. But unlike engineered wood flooring, laminate flooring does not utilize real wood and many people can recognize that the moment they step on a laminate floor. Flooring is such a vital and heavily trafficked component of a home that it's typically best to leave the installation to a qualified professional. However, homeowners who prefer the DIY route should know that laminate flooring is viewed as among the easiest types of flooring for DIYers to install.

3 VINYL FLOORING

The experts at Good Housekeeping report that vinyl flooring is the fastest-growing category of flooring. The Home Depot notes that vinyl flooring is made from plastic and usually consists of acrylic, PVC and similar polymers. Luxury vinyl tile is thick and durable, and it's often noted for its likeness to solid wood. Vinyl tile also is considered a versatile flooring option, as The Home Depot notes it can be purchased in planks, sheets or tiles. The Home Depot advises homeowners to consider the thickness range when mulling their vinyl flooring options. Thickness ranges between four and 40 millimetres, and a thicker layer is more resistant to water, scratches and stains.

Homeowners will be confronted with a variety of options when considering a flooring project for their homes. The right option for a given home may come down to a host of factors, including cost, look and durability.

Wood floor cleaning guide

Wood floors are coveted for a number of reasons, not the least of which is their aesthetic appeal. Many people prefer wood flooring because dust and dirt do not become trapped as they would in carpet fibres, seemingly making wood flooring easy to clean.

Most floors endure a lot of wear and tear. However, with care, wood flooring may last for decades. Part of that care includes understanding how to properly clean and maintain wood floors so they look their best. The following are some steps for keeping wood floors as pristine as possible.

REMOVE SHOES

It's a good idea to remove shoes, particularly heels, when walking on wood floors. Sharp heels, cleats and other shoes can scratch or dent wood flooring.

SWEEP OR VACUUM FREQUENTLY

The experts at The Spruce suggest sweeping, vacuuming or dust-mopping wood floors daily. Dirt and dust make

floors more slippery, and dirt or sand particles can lead to scratches on the floor.

LEARN YOUR FLOORING TYPE

Wood flooring is broken down into three main categories: solid hardwood flooring, engineered hardwood flooring and laminate wood flooring. Traditional hardwood is made of planks or strips of any hardwood covered in a wood stain. Engineered flooring is manufactured by gluing together several thin plies of hardwood. Laminate flooring looks like wood but generally is a veneer or a photographic image of wood covered by a thick layer of melamine resin over fiberboard.

SKIP HARSH CLEANSERS

Regardless of flooring type, most are covered by a sealant that can become streaky or dull if the wrong cleanser is used. Avoid chlorine bleach, ammonia, pine oil, or undiluted vinegar. Instead, choose a cleanser that is specifically recommended for the flooring type. Do not allow water or solutions to sit on the floor, as that can contribute to staining and warping. With laminate flooring, avoid wet mopping unless the flooring is specifically marked as being able to be wet. The underlayers of laminate flooring can warp if it gets wet.

DAMP IS BETTER THAN WET

When cleaning wood flooring, use a damp rather than a soaking wet mop. Better Homes & Gardens says standing water can damage wood surfaces.



USE THE HARD FLOOR SETTING

When vacuuming, adjust the vacuum to a hard flooring setting, which will not engage the brush rollers on the vacuum head. Rollers can scratch wood and laminate flooring, advises The Home Depot.

USE REPAIR PRODUCTS AS NEEDED

Scratch and repair kits can fill in small scratches. Wood floor polish and wood waxes also can revitalize worn floors. Again, check that the product is safe for your particular flooring before use.

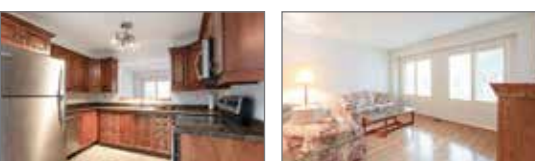
Pine Meadow Homes Available



79 White Bark Way - \$550,000

A well maintained and upgraded Belwood with approx. 1158 sq ft. 2 bedrooms and 1 bathroom on the main floor and 3 piece bathroom in the basement. Basement finished with lounge and gas fireplace. 1 1/2 car garage. New sinks, taps and countertops in kitchen and bathrooms. New heat pump and water softener in 2022. New roof in 2011. Inground sprinkler system. Motivated seller. Short closing. All reasonable offers considered. For more information, go to www.pinemeadows.ca. Call or text 226 821 1688.

Thinking of moving to Greenbriar or Briar Hill? Call today for more details.



Welcome to this Attractive & Well Maintained Detached Home W/ Many Recent Upgrades Located in the Popular Lifestyle Community of Green Briar in Alliston Featuring Golf Courses, Walking Trails, A 16000 Sq.Ft. Community Centre W/ a Number of Daily Events to Suit Everyone's Needs. The Home Feat; 2 Bedrooms, 4 Baths & Open 2-Storey Cathedral Ceiling in Entrance, Updated Kitchen, Some Updated Baths, Furnace & AC Updated, Newer Garage Door + Much More!! Home Has Been Recently Freshly Repainted W/ Neutral Colors. Main Floor Laundry, 3x Gas Fireplaces (Basement one is New), One on Main Floor & One On Upper Level In Sitting Area Perfect Spot For Relaxing & Reading Your Favorite Book!! Main Level Has Convenient Access To Garage W/ GDO!! Great Location on a Quiet Side Street In Desirable Area Minutes To All Alliston's Amenities Including; Shopping, Dining, Hospital & More!!

Angeja Brazeau ABR
Sales Representative

RE/MAX
WEST REALTY INC.
Giving you the Key.

Office: 905-857-7653 / Direct: 416-951-4470
givingyouthekey@gmail.com / angelabrazeau.remax.com



**RESALE
HOMES
COLLECTIONS**



Turn your bedroom into a relaxing retreat

Furnish a home for comfort

As people continue to fix up their homes, they may be interested in ways to make them more comfortable. Lawns, kitchens and living rooms are popular spaces to renovate. Certain furnishings can ensure living spaces are comfortable places to pass the time.

ENSURE AN ABUNDANCE OF LIGHT

One stark overhead light will not create a cozy environment. Introduce groupings of illumination where you hope residents and guests will congregate to engage in conversation. Utilize different lighting sources, such as task lighting, table and floor lamps, recessed or ambient lighting, and even candles. Warm temperature light bulbs will add to that comfortable feeling.

COORDINATE DESIGNS FOR EACH SEASON

Crisp cotton and breezy linens are great for the warm weather, but when the colder temperatures arrive, it's time to swap for flannel or jersey. Folded quilts or throws on the sofa also can be handy for chilly evenings. Make subtle changes to the home as the temperature changes to epitomize comfort in your spaces.

SPLURGE ON YOUR SOFA AND BED

Much time will be spent lounging on the couch or sleeping in your bed. It's worthwhile to invest in pieces that are durable and, above all else, comfortable. While these items may be more expensive up front, the comfort they provide will be well worth it.

SOFTEN HARSH LINES

Tricks like incorporating round area rugs or using oval or round pillows can break up the straight line of rooms and even modern furniture pieces. Opt for soft and inviting textiles as well. Textural elements, such as woven decor baskets, also can soften harsh lines.

INTRODUCE ORGANIC ELEMENTS

Home entertaining expert Julie Blanner says plants, flowers, fruits, and vegetables bring life to a space. Choose easy-care plants if you do not have a green thumb, or swap out freshly cut blooms in vases as pops of colour and fresh elements are needed.

UTILIZE WARM PAINT COLOURS.

Cool-toned paints can make a space seem colder and more utilitarian or clinical. When looking at swatches, select paints that have warm undertones. Eggshell and satin sheens will be more inviting and evoke a cozy feel more effectively than flat or matte finishes.

These are just a few ways to build a cozy and comfortable home. Working within these parameters, homeowners can customize their interior spaces to maximize comfort.

Bedrooms are more than places to lay our heads at the end of the day. Bedrooms serve different functions, and not all are conducive to relaxation.

PEOPLE WHO USE their bedrooms as a workspace may find they're compromising their well-being by introducing activities into the bedroom. The Sleep Foundation says having an office in the bedroom blurs the lines between work and personal life, which can have serious effects on sleep. Rather, people should be looking to turn their bedrooms into relaxing retreats that offer a respite from the outside world.

REMOVE BLUE-LIGHT EMITTING DEVICES
Computers, tablets, smartphones, and other electronic devices emit blue light, which can compromise natural melatonin production in the body that contributes to sleep. Such devices should not be used at night in the bedroom.

USE A NEUTRAL COLOUR PALETTE
Neutral colour palettes evoke a spa feeling. Walls can be painted white, beige or a light shade of gray. This can help the room feel calming and welcoming.

DECLUTTER THE ROOM
A sense of calm can be achieved simply by removing excess clutter. There is some evidence that the brain is more calm near an empty dresser, desk or clothes hamper. Therefore, removing excessive items from the room is the first step to making a nice retreat.

ADD SOFT LIGHTING.
Adjust the intensity and the colour of the lighting in the bedroom. It should be subtle and warming. Dimmers enable homeowners to adjust lighting as needed.

INSTALL AN ELECTRIC FIREPLACE
There is something to be said for the relaxing effects of gazing into the flames of a fire. A crackling (faux wood) fire is an added layer of indulgence in a bedroom.

ADD AN AREA RUG
Even in rooms with carpeting, an area rug under the

bed can further define the bed's perimeter and add extra plushness underfoot.

INVEST IN AROMATHERAPY DIFFUSERS
Certain smells can create a relaxing mood. These may be sandalwood, lavender or jasmine. Utilizing their preferred scents, homeowners can employ reed diffusers in their bedrooms to enjoy the aromas of natural oils.

USED CLOSED STORAGE
Open shelves and visible closet interiors may not hide a mess. Exposure to clutter can contribute to feelings of anxiety. Store items that shouldn't be on display behind closed doors or drawers.

BRING IN LUXURY LINENS
Homeowners should not skimp on comforters, sheets, duvet covers, and pillows for their beds. A cozy bed to dive right into can serve as the centrepiece of a bedroom retreat.

Turning a bedroom into a relaxing space can help individuals sleep better and reduce anxiety.



Airport, Grand Valley. Coming Soon to MLS

Situated on over 91 acres sits this meticulously upgraded Century Farmhouse with a thoughtful addition. Taken back to the studs and rebuilt with considerable care to maintain the historical character while providing modern conveniences and peace of mind, this 2 storey, 3 bedroom, 2 1/2 bath home has gorgeous hardwood throughout, a modern kitchen, a luxurious primary ensuite and many entertaining, gathering options both inside and out. Commute or just have fun by flying from your very own federally approved Airport! There is an 80' x 50' Hangar with heat, hydro and water. There is also a rental hangar 100' x 32' with hydro and solar panels that can host approximately 3 planes. Take off on your 2200' runway that has been professionally installed and enjoy views of your very own pond and of the nearby Grand River! This is the real deal, exuding quality and craftsmanship. Close to restaurants and amenities in Grand Valley.



374170 6th Line, Amaranth

Newly Built, Beautiful 3 Bed, 3 Bath W/O Bungalow Sits On Landscaped, 2.5 Peaceful Acres. Chef's Dream Kitchen w/ Commercial Grade Appliances, Massive Island, Separate Butler Pantry w/ 2nd Stove. Stunning Hardwood Throughout. Private Primary Bedroom w/5 pc Ensuite, Fabulous Main Floor Laundry w/ Lots of Storage. W/O Basement w/ Finished Rec. Rm/ Bedroom. Enjoy Gorgeous Views of Country Fields From The Massive Great Room Window, As You Sit By The Gas Fire Place. Bring your Family to The Peace Quiet Of Country Living Yet Close to Schools and Amenities.

\$1,899,000



Iron Wood Drive, Meaford. Coming Soon to MLS

Golf In The Morning And Get Out On Georgian Bay In The Afternoon! Here You Can Have The Lifestyle You Want With The Peace Of Mind That 2016 Construction Brings. Chef's Kitchen W Quartz Counters, Gleaming Hw Throughout The Main Floor, Provides Lovely Flow In This Open Concept 2 + 1 Bedrm, Brick & Vinyl Bungalow Adjacent To Meaford Golf Course. Fully Finished Basement With Open Concept Layout Boasting, Gym, Rec Rm, Office + Bedrm w/ Semi Ensuite. Gorgeous Gardens & Mature Trees Complete With Privacy Fenced Area Around Back Deck And Hot Tub.



Parkette Drive, New Tecumseth. Coming Soon to MLS

Where Lifestyle and Luxury Meet. Beautifully updated 3 + 1 bedroom, 3 bath w/ Finished Basement in Prestigious Community of Green Briar. Spacious and Bright, Boasting A Lovely New Kitchen, Walkout To Deck, Large Bedrooms and Access to Golf Courses, Fitness Centre, Hiking Trails and Community Centre.



sarahaston.ca

SARAH ASTON
Sales Representative

SUTTON - **HEADWATERS REALTY INC**
Town and Country Properties

519.217.4884

Organizational tips for bathrooms and laundry spaces

BATHROOM

Apart from a vanity and possibly a medicine cabinet, many bathroom layouts tend to be pretty sparse in terms of storage. So it is up to homeowners to introduce more storage and organizational function.

- **Over-toilet shelving:** Freestanding units are available from many different retailers, but they may lack aesthetic appeal. Homeowners can install open shelves above the toilet that coordinate with the style of the home. Use them to store extra towels or display decorative items.

- **Streamlined containers:** Invest in coordinating storage containers (clear are preferable) so that all items can be uniformly put away. First sort through all items to determine which size containers are necessary and how many are required.

- **Conceal toilet paper:** Homeowners want to have bath tissue on hand, but simply placing it near the toilet can look cluttered or unsightly. Use decorative baskets to house one or two extra rolls and place them on shelving or on the toilet tank itself.

- **Freestanding cabinet:** Those lucky enough to have linen closets in their bathrooms can keep everything behind closed doors. In small bathrooms, this may not be possible. However, a freestanding cabinet, similar to a kitchen pantry cabinet, can be used if there is space for it. Store all of the linens and other items inside.

LAUNDRY

Laundry rooms can be very organized or a catch-all space for objects that simply do not fit in other rooms in the home. Perfecting laundry room organization can take some effort.

- **Folding station:** A laundry room is more useful with a folding station. It can be a separate counter over cabinetry, or innovative homeowners build a counter over front-loading washing machines and dryers.

- **Utilize wall space:** Use hooks and shelving to get items off the floor or counters. Use them to hold brooms, mops, ironing boards, detergent, and much more.

- **Invest in a pedestal storage drawer:** Laundry pedestal storage drawers can be used to keep dryer sheets, laundry pods and additional supplies out of view.

- **Use space-saving cabinetry:** Pull-out drawers and cabinets can be used to hold hampers, ironing boards, and other frequently used items without cluttering up the room.



Simple strategies to create more storage space in the kitchen

If home is where the heart is, then the kitchen is where that heart spends most of its time. Kitchens are where family and friends tend to congregate during holiday celebrations, and many a homework assignment has been completed at a kitchen island while parents prepare dinner.

THE POPULARITY OF KITCHENS is reflected in the attention these rooms get from renovation-minded homeowners. Data from the National Association of Home Builders indicates kitchens are the most popular room to remodel. Upgrading kitchen storage is a popular renovation project, and it's also one that has practical appeal. Adding more storage in the kitchen gives the room a more organized feel, which can make preparing meals more enjoyable and create space

when hosting and guests inevitably congregate around an island. With those benefits in mind, would-be organizers can consider these strategies to create more storage space in the kitchen.

TAKE STOCK OF THE SPICE RACK

Creating more storage space does not necessarily have to involve tools like screwdrivers, hammers and nails. Spice racks can easily become overcrowded as amateur cooks expand their culinary repertoire. A crowded spice rack inevitably spills out onto the surrounding countertop. Take stock of the spice rack and discard any spices or seasonings you haven't used in a while. This can create a more organized look and free up extra counter space.

MAKE A DIGITAL COOKBOOK

If your go-to recipes are filling a binder or two, those binders are almost certainly taking up precious storage space. Scan printed recipes and convert your physical recipe collection into a digital cookbook you store on a tablet.

INSTALL ROLL-OUT SHELVING IN THE PANTRY

Roll-out shelving puts the entire pantry to use. Without such shelving, items are destined to be relegated to that nether region known as the back of the pantry. Some items never emerge from this area, as cooks forget they're there and then purchase duplicates, which inevitably contributes to storage issues. Roll-out shelving ensures all items in the pantry can be found and greatly reduces the likelihood that cooks will have lots of duplicate items taking up precious kitchen space.

REMOVE SINGLE-USE GADGETS FROM THE KITCHEN

Much like spices and seasonings vital to the preparation of specialty meals tend to be used just once, kitchen gadgets that lack versatility have a way of gathering dust and taking up storage space. Whether it's a popcorn maker, a seldom-used but space-needy wok or another gadget that's used infrequently, if at all, store single-use gadgets in the garage or another area of the house where they won't get in the way or contribute to a less-than-organized look in the room.



We work for you, not the banks!



Tips to keep in mind between your mortgage approval and funding dates

In light of the new market realities and tightening of credit underwriting standards by both lenders and mortgage default insurers as of late, keep in mind that now – more than ever – it's important to be careful what you do between the time your mortgage is approved and when it funds.

A few mortgage lenders and insurers have been doing something lately that they have not done in a long time – pulling new credit bureaus prior to funding, especially if there is a long period between the time of your approval and when the mortgage actually funds.

Following are eight tips to keep in mind between your mortgage approval and funding dates:

- 1 Don't buy a new car or trade up to a more expensive lease.
- 2 Don't quit your job or change jobs. Even if it's a better-paying job, you still are likely to be on a probationary period. If in doubt, call your mortgage professional and they can let you know if this may jeopardize your approval.
- 3 Don't change industries, decide to become self-employed or accept a contract position even if it's within the same industry. Delay the start of your

new job, self-employment or contract status until after the funding date of your mortgage.

- 4 Don't transfer large sums of money between bank accounts. Lenders get especially skittish about this one because it looks like you're borrowing money. Be ready to document cash transactions or money movements.
- 5 Don't forget to pay your bills, even ones that you're disputing. This can be a real deal-breaker. If the lender pulls your credit bureau prior to closing and sees a collection or a delinquent account, the best you can hope for is that they make you pay off the account before they will fund. You don't want to have to scramble to pay off a debt at the last minute!
- 6 Don't open new credit cards. Again, just wait until after your funding date.
- 7 Don't accept a cash gift without properly documenting it – even if this is from the proceeds of a wedding. If you have a bunch of cash to deposit before your funding date, give your mortgage professional a call before you deposit it.
- 8 Don't buy furniture on the "Do not pay for XX years plan" until after funding. Even though you don't have to pay now, it will still be reported on your credit bureau and will become an issue – especially if your approval was tight to begin with.

While you may not risk losing your mortgage approval because you have broken one of these rules, it's always best to talk to your mortgage professional before doing any of the above just to make sure!

– Provided by Dwight Trafford



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

\$724,900



SPLIT WITH PERSONALITY

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. Enjoy heated floors in the entrance and bathrooms. Lots of additional space for storage or hobby area in the unfinished basement.


\$889,900



GROW INTO YOUR NEW HOME


We all want some space of our own and this beautiful "Karleton" model delivers just that. With over 2,000 sq.ft plus a finished basement, there is room for all. Enjoy 4 bedrooms, 4 bathrooms, primary bedroom has private 4 piece ensuite. Create enviable dinners in a kitchen that boasts quartz counters, SS appliances and has walkout to the deck, gazebo and fenced yard. Features access to double car garage and lower level laundry with custom storage.

\$1,499,900




LOOK BEYOND THE ORDINARY

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, white oak plank floors, floating staircase, Primary bedroom with luxurious ensuite bath, multiple walkouts, main floor den, large private patio area with mature landscaping, oversized & heated double garage. PLUS a private 1 bedroom, main level apartment with its own entrance & driveway, perfect for home office, extended family or additional income! Schedule your private viewing today.



\$959,900



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.



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 - December

	December, 2023	December, 2022	% Change
# of Active Listings	54	46	17.39%
# of Homes Listed	16	15	6.67%
# of Sales	19	17	11.76%
List Price vs. Sale Price Ratio	96%	96%	0.00%
Average Days on Market	31	38	-18.42%
Average Sale Price	\$749,732	\$716,294	4.67%

Orangeville Statistics - Year to Date

	Jan - December, 2023	Jan - December, 2022	% Change
# of Homes Listed	748	896	-16.52%
# of Sales	408	493	-17.24%
List Price vs. Sale Price Ratio	99%	105%	-5.71%
Average Days on Market	20	17	17.65%
Average Sale Price	\$823,540	\$909,356	-9.44%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	54
Divided by Sales per Month	19
Months of Inventory	2.8

There is currently 2.8 months of inventory on the Market in Orangeville.
In a Buyers Market, there is normally more than 6 months worth of inventory.

Peel - Caledon Statistics - December

	December, 2023	December, 2022	% Change
# of Active Listings	198	177	11.86%
# of Homes Listed	72	64	12.50%
# of Sales	39	30	30.00%
List Price vs. Sale Price Ratio	95%	96%	-1.04%
Average Days on Market	36	32	12.50%
Average Sale Price	\$1,771,733	\$1,180,922	50.03%

Peel - Caledon Statistics - Year to Date

	Jan - December, 2023	Jan - December, 2022	% Change
# of Homes Listed	2,082	2,040	2.06%
# of Sales	759	792	-4.17%
List Price vs. Sale Price Ratio	97%	101%	-3.96%
Average Days on Market	25	18	38.89%
Average Sale Price	\$1,415,883	\$1,595,414	-11.25%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	198
Divided by Sales per Month	39
Months of Inventory	5.1

There is currently 5.1 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 - December

	December, 2023	December, 2022	% Change
# of Active Listings	105	101	3.96%
# of Homes Listed	35	38	-7.89%
# of Sales	18	22	-18.18%
List Price vs. Sale Price Ratio	98%	94%	4.26%
Average Days on Market	25	44	-43.18%
Average Sale Price	\$819,500	\$810,636	1.09%

Simcoe - New Tecumseth Statistics - Year to Date

	Jan - December, 2023	Jan - December, 2022	% Change
# of Homes Listed	1,224	1,507	-18.78%
# of Sales	568	653	-13.02%
List Price vs. Sale Price Ratio	99%	102%	-2.94%
Average Days on Market	26	20	30.00%
Average Sale Price	\$901,019	\$1,010,053	-10.79%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	105
Divided by Sales per Month	18
Months of Inventory	5.8

There is currently 5.8 months of inventory on the Market in New Tecumseth.
In a Buyers Market, there is normally more than 6 months worth of inventory.

PROVIDED BY



FOCUS ON DECORATING
88 First St. Unit #4A
Orangeville, ON L9W 3J6
519-942-8171
focusondecorating.ca

COLOUR OF THE YEAR & COLOUR TRENDS 2024

Blue Nova
CC-860

Explore the extraordinary.



Indulge in the joy of colour with Benjamin Moore® Aura.

Visit us today and let us make sure you get the best paint and advice to get your project done right. Hurry, this exclusive offer ends 02/29/2024.



Offer valid for \$20 OFF manufacturer's suggested retail price per 3.79L can of up to five (5) 3.79L cans of Benjamin Moore® premium, AURA® products. Redeemable only at participating retailer. Limit one per customer. Subject to availability. Retailer reserves the right to cancel this offer at any time without notice. Cannot be combined with any other offers. Offer expires 02/29/2024.

©2020 Benjamin Moore & Co. Aura, Benjamin Moore, Genex, and the triangle "M" symbol are registered trademarks licensed to Benjamin Moore & Co. Color accuracy is ensured only when tinted in quality Benjamin Moore® paints. Color representations may differ slightly from actual paint. 6/20



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



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

FABULOUS OPPORTUNITY TO GET INTO THE GEORGETOWN MARKET!



\$609,000

Lovely end unit townhome in prime location at the end of the row! Lots of privacy here, with a big deck & fenced yard! Newer laminate flooring through living/dining rooms, and continued in the finished basement, which also has a 2 pc bath! Cozy kitchen with window over sink & plenty of cupboards! 3 spacious bedrooms for your growing family, primary has extra deep closet. Priced to sell at \$609,000! Don't wait, this one won't last!

FABULOUS WALDEMAR! LIVE & WORK HERE!



\$799,000

Check out this beautiful bungalow 10 minutes from Orangeville! The ultimate spot to run your small business from home, with huge shop & separate office! Bungalow is a lovely 3 bedroom updated home on a pretty lot with fire pit and two decks! 2 full baths with the ensuite boasting heated floors & glass shower. Pot lights throughout, hard floors with no carpet. Shop is heated for the handyman, car enthusiast or contractor. Lots of parking. Great price! Call for your private viewing!



DIANE & CHRIS BOYD
iPro Realty Ltd., Brokerage
www.dianeboydhomes.com

Direct 416-418-4145 • diane@iprorealty.com
647-629-5159 • cboyd@rogers.com

Superior Service Since 1985!
Serving happy clients in Caledon, Dufferin, Peel and the entire GTA for 39 years!





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.



New legislation clarifies client/customer definition

New legislation in Ontario will clarify the distinction between a client and a customer when engaging in real estate transactions in the province.

As a customer, you are pretty much on your own. A realtor will not advise you on anything to do with a real estate transaction.

Previously, a real estate contract was between the brokerage and the client. Although this can still be an option, most brokerages have adopted a 'designated representation' format, where the contract is now with the individual realtor.

Under the previous rules, the difference between a client and a customer had a lot of grey areas.

With the new TRESSA legislation, you have the choice of being a client or being a self-represented party.

This new legislation is designed to clarify the relationship between a realtor and a potential buyer or seller. The industry does not want the consumer relying on the realtor for advice and guidance when that realtor is looking out for the best interests of the client on the other side.

Another big thing in TRESSA Phase 2, is the ability to have Open Negotiations. Realtors can now share all or some, of the contents of a written offer, but only if the seller chooses to do so.

A seller may decide to start with closed negotiations, but then opt to provide that information late in the negotiation process.

The new legislation will provide a more transparent understanding of what is expected when you choose to hire a realtor for full service as a client, and what you can expect if you are a customer hoping to do much of the process on your own.

Whether you are buying or selling real estate, your best option is to work with a local realtor who knows the local market and the current trends and can advise you with professional advice all the way through your transaction.

Many consumers do not realize there is a very different set of rules for those interested in entering the market under one of those two categories.

As realtors, there are two major guidelines or rules that must be adhered to.

First of all, the realtor's code of ethics defines how a realtor must conduct themselves when working with the public. This includes treating everyone honestly, with integrity, and in a fair manner.

While this aspect of the industry hasn't changed, new legislation has redefined the difference between a client and a customer.

The second guideline determines the service provided to a potential buyer or seller, based on their status as client or customer.

The new legislation has changed from the REBBA (Real Estate Business Brokers Act) to TRESSA (Trust in Real Estate Service Act). Phase 2 of this legislation came into effect on December 1, 2023.

When working with a realtor, a person can be considered either a client or a customer. The two may sound similar, but in real estate, there is a big difference between the two designations.

A client will receive full service from a realtor, while a customer may receive very little information or advice.

As a client, your realtor must look out for your best interests, and guide you through the entire process. They must provide advice and do what they can to make sure you are buying a property that fits your needs.

Written by Brian Lockhart

Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - December			
	December, 2023	December, 2022	% Change
# of Active Listings	157	155	1.29%
# of Sales	21	25	-16.00%
Average Sale Price	\$1,092,021	\$1,177,756	-7.28%

Dufferin Statistics (excluding Orangeville) - Year to Date			
	Jan - December, 2023	Jan - December 2022	% Change
# of Sales	402	427	-5.85%
Average Sale Price	\$1,081,835	\$1,171,587	-7.66%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	157
Divided by Sales per Month	21
Months of Inventory	7.5

There is currently 7.5 months of inventory on the market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.

December 2023 vs. December 2022

The number of active listings in Dufferin (excluding Orangeville) increased by 1.29% in December 2023 over the same month in 2022. The number of homes sold decreased by 4 homes or 16.00% in December 2023. Average sale prices decreased by 7.28%.

Year to Date 2023 vs. Year to Date 2022

The number of homes sold in Dufferin (excluding Orangeville), year-to-date decreased from 427 to 402, which is a decrease of 5.85%. Average sale prices were down by 7.66%.



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!



CHERYL ROBB
REAL ESTATE TEAM



IS 2024 TIME TO MAKE A CHANGE?

Considering a downsize, but feel stuck by the memories and emotional ties to your home?

Considering a fresh new chapter in your life, but are not quite sure where to live?

Considering making a move, but not sure if it's the best time right now?

Making life changes - especially selling your home - is a difficult decision. That's why for over 33 years my clients have trusted me to help them navigate this emotional journey.

I'm uniquely qualified with decades of real estate experience and my specialized training in counselling along with my team of experts to help with house preparation. I can help you get to the heart of what's blocking you from realizing your real estate dreams.

LET ME HELP YOU GET SOME CLARITY.

WE KNOW YOUR NEIGHBOURHOOD

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



www.roseperdue.com

Not intended to solicit Buyers & Sellers currently under contract with a Broker.



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.



PRIME COUNTRY LOCATION
Bungalow, 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 \$1,299,000



THIS HOME IS READY FOR YOUR IMAGINATION TO TAKE OVER
Privacy & views of countryside on 1.5 acres. Bungalow with addition in the 80's: vaulted ceiling, fireplace & walkout. Inside is ready for someone to rejuvenate the entire package. Trees line property perimeter. 300 ft of frontage on a quiet road. Toronto only 45 mins away.
16437 KENNEDY ROAD, CALEDON \$1,250,000



LOG HOME WITH LONG PRIVATE GATED DRIVEWAY
2 storey home features 3 bedrooms, 3 bathrooms, family room with vaulted ceiling & walkout basement. Amazing garage features a studio above like no other with bathroom, kitchenette & living/dining space. 10 acres, gated entry & Geothermal heat.
873043 5th LINE, MONO \$1,988,000



21 ACRES WITH CUSTOM HOME & AMAZING VIEWS
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



CUSTOM BUILT 33 PRIVATE ACRE COUNTRY HIDEAWAY
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



TRANQUIL HOME WITH PLENTY OF ROOM FOR A GROWING FAMILY
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. 1.4 acres, 3.5 car garage & concrete driveway.
41 PINE RIDGE ROAD, ERIN \$2,099,000



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 \$449,000



CORNER LOT WITH DETACHED 2 CAR GARAGE & 2 ENTRANCES
Well maintained bungalow with 3 bedrooms, 2 bathrooms, eat-in kitchen, sunroom & primary bedroom with semi-ensuite. Part finished basement features a large rec. room for extra living space. Close to town for shopping & dining.
5362 NINTH LINE, ERIN \$999,999